

**CITY OF HAYWARD PLANNING DIVISION
PROPOSED CAPITAL IMPROVEMENT PROJECT FOR THE EXPANSION AND
DEVELOPMENT OF THE FIRE STATION #6 AND FIRE TRAINING CENTER
LOCATED AT 1401 WEST WINTON AVENUE
CONDITIONAL USE PERMIT APPLICATION NO. 201703717**

DRAFT CONDITIONS FOR APPROVAL

1. The approval of Site Plan Review No. 201703717 permits the development and expansion of the existing Fire Station #6, Regional Aircraft Rescue Firefighting Facility (ARFF) and Fire Training Center located at 1401 West Winton Avenue, Assessor Parcel No. 432-0124-001-04. The approval includes, but is not limited to the following components for the development of the project:
 - Demolition of the four (4) existing primary structures including a four-story training tower, a fire station/classroom building, a burn building, and a storage building totaling approximately 18,000 square-feet of building area;
 - Development of nine (9) structures including the new fire station/classroom building, apparatus building, hangar building, training tower, burn building, covered break area, miscellaneous prop buildings, entry canopy, etc. for a total building area of approximately 66,300 square-feet;
 - Operation of a fire station and fire training center with associated vehicles and equipment to respond to calls for services, provide training for fire prevention personnel, students, etc.; and
 - Related on- and off-site improvements including landscaping, tree removal, stormwater management features, parking and paved areas, accessory structures, etc.
2. The proposed fire station and fire training center expansion shall conform to these conditions of approval and the narrative/plans on file with the Planning Division stamped "Exhibit A".
3. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
4. 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.
5. Prior to final inspection of all pertinent conditions of approval and all improvements (interior and exterior) shall be completed to the satisfaction of the Planning Director, Building Official, and Fire Chief.
6. 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.
7. 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. Violation of any of the conditions

of approval of this conditional use permit may constitute grounds for revocation pursuant to the Zoning Ordinance.

DEVELOPMENT SERVICES - PLANNING

8. If unknown pre-contact or historic-period archaeological materials are encountered during project activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resources materials may include pre-contact resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations shall be required to mitigate adverse impacts from project implementation. These additional studies may include, but are not limited to recordation, archaeological excavation, or other forms of significance evaluations.
9. If human remains are identified during construction and cannot be preserved in place, the City of Hayward shall fund 1) the removal and documentation of the human remains from the project corridor by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology, 2) the scientific analysis of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendant, and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendant, as identified by the California Native American Heritage Commission.
10. The applicant shall be responsible for adhering to the Mitigation Monitoring and Reporting Program (MMRP) for the adopted Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) Guidelines. A copy of the adopted MMRP into the Building Division plan check submittal.
 - a. Mitigation Measure BIO-1. The proposed development shall incorporate the following mitigation measures to mitigate the loss of the existing trees located on-site proposed for removal to the appraised value pursuant to the City's Tree Preservation Ordinance and to the satisfaction of the City Landscape Architect:
 - The installation of 7,024 square-feet of permeable pavers within the parking lot, pedestrian, and entry areas that will include pavers, 2-inch thick aggregate base, 4-inch thick stone for proper infiltration into the soil;
 - Upsizing required minimum 15-gallon parking lot trees to a minimum 24-inch box. Where feasible, 36-inch box trees may be planted; and
 - Tree Mitigation Fund in the amount of \$129,309 that will be dedicated for an off-site CIP project in the vicinity of the project site. The Hesperian Boulevard Landscape Median Improvement Project has been identified as the closest project in planning and in proximity to the project site from West Winton Avenue to Chabot Court.
 - b. Mitigation Measure GEO-1. The applicant shall be responsible for implementing the recommendations and mitigations measures identified in the Geotechnical Engineering Report prepared by Rockridge Geotechnical in regard to seismic design, site preparations, foundations, concrete slab-on grade, and drainage in accordance with the MMRP.

The recommendations and mitigation measures shall be incorporated into the building and 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.

- c. Mitigation Measure HAZ-1. A Final Site Management Plan (SMP) shall be provided to the City of Hayward Fire Department and the construction plans should contain a narrative of the worker protection measures, waste storage and disposal, and be signed and stamped by a Professional Engineer licensed in California prior to the issuance of a building permit. Ongoing mitigation shall be maintained during construction and excavation activities as determined by the third-party Professional Engineer environmental consultant.

DEVELOPMENT SERVICES - LANDSCAPE

- 11. The project shall be required to comply with the Federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503, in which if project construction activities are to occur within general nesting seasons identified between February 15th and September 1st, a qualified biologist shall conduct a pre-construction survey for active nests within 15 days prior to the start of work. In the event that active nests are identified onsite, appropriate buffer zones and types of construction activities restricted within the buffer zones will be determined in compliance with the prior mentioned federal and state laws.
- 12. Tree planting detail, Detail #I on Sheet O-L4, shall be modified to allow larger diameter stakes or more appropriate tree staking for larger size trees that are specified for the project. It is recommended to use galvanized wood screws in place of nails for adjusting tree ties and cross bracing when used. Two-inch diameter lodgepole stake is specified which is used for 15-gallon size tree planting. All trees are 24-inch-box or 36-inch-box in size, and 2-inch diameter stake will not be large enough to support larger size trees that are specified for the project.
- 13. Irrigation for trees planted in bio-retention area shall be on a separate valve.
- 14. 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. Irrigation audit must be performed by a third-party certified landscape irrigation auditor: Section 10-12.11.

DEVELOPMENT SERVICES - BUILDING DIVISION

- 15. The 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 most recent California Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the California Fire Code as adopted by the City of Hayward.

PUBLIC WORKS – ENGINEERING DIVISIONSite Improvements:

16. Plans prepared by the State licensed and qualified professionals for the project required grading, earth retaining structures, drainage, utility services, access improvements 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 online.
17. The final improvement and building plans shall include a statement from a qualified State licensed geotechnical consultant confirming compliance with the recommendations for seismic safety, slope stability for cuts or fills exceeding five feet in heights or 300 cubic yards, foundation designs, sub-drainage, etc.
18. The property shall have underground utility services for electricity, gas, telecommunication; public sewer collection; public water supply and drainage collection.
19. Public infrastructure serving the property shall be improved to their current standards as per plans approved by the City. Public infrastructure improvements fronting the property shall include replacement of existing damaged and extension of new street curb, gutter and sidewalk, street lights, street trees, sewer main and service laterals, water main and service laterals up to and including meter boxes and fire hydrant assemblies in the City's right-of-way and easements.
20. City shall receive photo-mylar copies of its approved improvement and grading plans along with digital files of the same in AutoCAD and .pdf formats.
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. All on-site and public street improvements shall be complete and approved by the City Engineer before any building occupancy permit is requested.
23. Construction Noise Management Plan shall be prepared and implemented. Such plan must be approved by the Public Works Department 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 including, but not limited to the following:
 - Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
 - Turn off idling noise-generating heavy equipment, vehicles, etc. when not in use.
 - Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.
 - Locate equipment staging in areas that would create the greatest possible distance between construction - related noise sources and noise - sensitive receptors nearest the active project site during all project construction.
 - Ensure that all general construction related activities are restricted to between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and holidays.
 - Designate a "disturbance coordinator/project manager" at the City of Hayward who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the

cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem, and ensure noise levels do not exceed noise ordinance standards.

24. Air pollution mitigation plan, approved by the City and Bay Area Air Quality Management District (BAAQMD) shall be secured before starting any construction, grading or material hauling for the project site. The approved plan shall be implemented throughout the duration of the project construction. Dust mitigation plan must specify practices which would ensure that no equipment or operation emits dust and air pollutants exceeding the permitted limits. The project shall also be subject to the following construction management practices:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
 - Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - A publicly visible sign shall be posted with the telephone number and person to contact at the City of Hayward regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.
25. Manzella Road, at its entrance shall have "Not a Public Street" sign(s).
26. Security gates on the west driveway on West Winton Avenue and Manzella Road, when closed, shall display reflector markers.
27. LED lighting shall be provided along West Winton Avenue, vehicle parking areas and pedestrian use areas and walkways.
28. Pavements intended for use by fire prevention equipment shall be designed for the required loads.

Street Improvements

29. The City of Hayward Fire Department shall provide documentation establishing that proposed driveway width exceeding the City Standard Details is warranted for fire equipment maneuvers.
30. Repair existing and construct new curb, gutter and sidewalk across the property frontage on West Winton Avenue, generally as shown on the plans submitted with the application and as approved by the City Engineer.
31. Trenches and excavations in a public street shall be covered with properly placed steel plates or backfilled, compacted and temporarily paved at the end of the work day. Street pavement shall be fully restored as per the City Standard Details (SD-125 and SD-126) and made available for public use within fourteen days after excavation.

Grading and Land Disturbance

32. Land disturbing activity shall comply with plans approved by the City Engineer. Soil erosion and dust/sediment control plans must comply with the local and regional regulations and must include one or more provisions addressing each of the following topics:
 - Track-out prevention and control measures.
 - Dust Control for the construction site and staging areas.
 - Spill control and cleanup plan for earth moving activities.
 - Post construction stabilization of disturbed grounds.
 - Staging area
 - Monitoring and reporting frequencies
33. 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.
34. A grading permit is required for ground surface alteration exceeding 5 feet or cut and fill total quantity exceeding 300 cubic yards and significant ground disturbances. The City's permit will require approval of the design documents for retaining walls by the City's Building Official and grading plans prepared by a State licensed engineer by the City Engineer and the project geotechnical engineer.
35. Grading plans shall include details for existing and finished grades and retaining walls and re-establishment of ground cover.

Storm Drain System

36. The project shall not block runoff from, or augment runoff to, adjacent properties. Preliminary drainage calculations submitted with the application indicate that on-site detention of 3,294 cubic feet will exceed the required detention of 3,101 cubic feet to control site discharge rate to pre-existing level. Any significant increase in impervious area would require increased detention capacity.
37. New storm drain inlets must be labeled "No Dumping - Drains to Bay" using the City approved specifications.

38. Drainage calculations submitted with the application are satisfactory. The following documents shall be completed and submitted with the improvement and/or grading plans:
 - Updated Stormwater Requirements Checklist corresponding to MRP Permit issued in November 2015
39. Numeric Sizing Criteria used for storm water treatment (Calculations). On-site collector storm drains shall be not less than 12-inch in diameter to minimize potential for blockages. The minimum diameter of lateral drains shall be 8 inches.

Storm Water Quality Requirements

40. 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.
41. The proposed BMPs and storm water pollution prevention measures shall be designed 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 offers "BMP Design Criteria for Flow and Volume". These materials are available on the internet at www.cabmphandbooks.com
42. The Storm Water Pollution Prevention Program required improvements shall be completed as per the plans approved by the City Engineer.
43. Land disturbing activity on one acre or larger area require submittal of a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) and the Water Quality Control Board for review/approval. The SWPPP shall be submitted in a bound form. Its certificate page shall be signed by the project's owner, Qualified SWPPP Developer (QSD) and Qualified SWPPP Practitioner (QSP).
44. The SWPPP required improvements on-site shall be completed as per the plans prepared by the project's QSD and approved by its QSP in compliance with the Regional Water Quality Control Board regulations. All plans and improvements shall also be approved by the City Engineer.
45. The project QSP shall be required to submit monthly reports to the City Engineer summarizing installation and maintenance of the SWPP required measures.
46. The development shall include Low Impact Development (LID) Source Control Measures as per the Municipal Regional Permit (MRP) Provision C.3.b and C.3.c for Regulated Projects. Hydromodification Management as per MRP Provision C.3.g. shall be provided in storm water treatment basin (s) created with engineered soil fill. Site drainage shall be directed to treatment basin(s) for bio-treatment and ground infiltration at the rate not less than 5 inches per hour.

FIRE DEPARMENT

47. Grading – 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 residents and other persons are mitigated.

48. Former Hazardous Materials/Waste Facility Closure – When a site is being developed on a location where hazardous materials/waste were used, stored or generated then a Closure Plan will need to be filed with the Hayward Fire Department to ensure proper handling, disposal and documentation of materials.
49. 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.
50. Underground Storage Tanks, Oil Water Separators, Hydraulics Lifts – If found on the property beyond the analysis of the Phase 1, 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:
 - Underground storage tank and associate piping (plan, sampling and Hayward Fire Department permit and follow up report is required)
 - Oil Water Separators (plan, sampling required and follow up report is required)
 - Hydraulic Lifts (plan, sampling and follow up report is required)
51. Discovery of Potentially Hazardous Materials or Vessels/Containers – The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4900 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.
52. Use of Hazardous Materials or Generation of Hazardous Waste – During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.
53. Hazardous Materials over the Maximum Allowable Quantities (MAQs) – Quantities of hazardous materials/ waste shall not be stored and used in amounts greater than the maximum allowable quantities (MAQs) in the 2016 California Fire Code as adopted by the City of Hayward.
54. Flammable and Combustible Liquid Storage and Use – The storage and use of flammable and combustible liquids shall meet the requirements of Chapter 57 of the 2016 California Fire Code as adopted by the City of Hayward. Flammable Liquid Storage Cabinets shall be provided for safe storage of flammable liquids.
55. Liquified Petroleum Gas - The Storage and Use Liquified Petroleum Gas (LPG) and associated equipment shall be per Chapter 61 of the 2016 California Fire Code as adopted by the City of Hayward and NFPA 58.- Tanks shall be properly anchored per the California Building Code and shall be provided approved vehicle impact protection. Per 312 of the 2016 California Fire Code. Smaller containers of LPG shall also be provided adequate protection to prevent vehicle impact and protection of valves.
56. Spill Controls and Secondary Containment – Shall be required for hazardous materials.

57. Hazardous Materials – The storage and use of hazardous materials shall meet the requirements of Chapter 50 of the 2016 California Fire Code as adopted by the City of Hayward
58. Signage and Labeling Requirements – All containers shall be properly identified and labeled. Signage stating “No smoking” –No open flame within 25 feet shall be posted at the entrance of Flammable storage areas.
59. Special Labeling – Areas with special hazards shall be adequately labeled indicating the hazard and safe locations. To assist employees, visitors, and emergency responders.
60. Placarding – Due to the amount of hazardous materials being contained within the building, NFPA 704 placards shall be provided for the exterior of the building.
61. Hazardous Materials Business Plan (HMBP) / California Environmental Reporting System (CERS) – The storage and use of hazardous materials shall be electronically reported through the California Environmental Reporting System for the HMBP elements if hazardous materials exceed required reporting levels. If this proposed project will be a part of the existing Fire Station Facility, then the CERS for that facility will need to be resubmitted to reflect the new storage and facilities.
62. Hazardous Materials Permit – The applicant shall apply for and obtain an annual Unified Hazardous Materials/Hazardous Waste Management Regulatory Program Permit prior to storage and use of Hazardous Materials / Waste. Additionally, the operator shall keep current and maintain the conditions of this permit. If this proposed project will be a part of the existing facility’s permit, then the permit shall be modified to ensure the accuracy of the permit.
63. Piping Compatibility and Pressure Tests – Piping, tubes, valves, fittings and related components shall be designed and fabricated from materials compatible with the materials to be contained. Piping being used to convey hazardous liquids should be adequate strength and durability and shall be pneumatically tested at 150% of the maximum anticipated pressure of the system for a 24-hour period or it shall be tested according to manufacture guidelines.
64. Compressed Gas – Any compressed gas cylinders shall be chained /secured and labeled with contents of compressed gas cylinders. Compressed gas tanks shall be seismically anchored per the California Building Code.
65. Final Inspection – A final inspection is required by the Hazardous Materials Staff. Contact 583-4910 at least 48 hours in advance to schedule inspections.

Fire Prevention Requirements:

66. When any portion of a building or facilities exceeds 30 feet in height above the lowest level of fire department vehicle access, fire apparatus roads shall have unobstructed width of 26 feet in the immediate vicinity of the building. The required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
67. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus 75,000 lbs. and shall be surfaced to provide all-weather driving capability.

68. An automatic fire sprinkler system in accordance with NFPA 13 Standards shall be installed in all buildings identified by the 2016 CFC and local Fire Department Ordinance as required. (Deferred Submittal by licensed C16 Contractor)
69. Where a building fire alarm system or fire sprinkler monitoring system is required it shall be installed and monitored for integrity in accordance with NFPA 72 Standards.
70. A fire flow shall be provided in accordance with the 2016 California Fire Code Table B105.1 based on the construction type and building area with buildings exceeding 3,600 square feet. A fire flow reduction of up to 50 percent is allowed when the building is provided with automatic sprinkler system in accordance with NFPA 13. The resulting fire flow shall not be less than 1,500gpm.
71. The average spacing between hydrants is 400 feet. Any portion of the building or facility shall be within 400 feet of a fire hydrant. Additional hydrant(s) may be required based on distance and available fire flow to the site.
72. The number and distribution of fire hydrants shall be provided in accordance with the 2016 California Fire Code Table C105.1 and Hayward Fire Code Ordinance. The average spacing of fire hydrants is 400 feet. It is reduced by 100 feet for dead-end streets or roadways.
73. Underground fire service line shall be installed in accordance with NFPA 24. (Deferred Submittal)
74. New fire hydrants shall be double steamer type equipped with (2) 4-1/2" outlets and (1) 2-1/2" outlet. Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants. Vehicular protection may be required for the fire hydrants.

UTILITIES

75. Water Services – The property is served by a 2" domestic meter (account # 27883), a 1 1/2" irrigation meter (account # 27881) and an 8" fire service. If the existing water service lines and meters cannot be reused, they must be abandoned by City Water Distribution Personnel at the owner's/applicant's expense.
 Domestic: During the building permit plan review, provide a gallon per minute demand for the domestic water to determine if the existing 2" meter is sufficient. If a larger service is required, the existing service will need to be abandoned and the new larger service will need to be installed by City Water Distribution Personnel.
 Irrigation: During the building permit plan review, provide a gallon per minute demand for the irrigation system for the existing irrigation service and the new irrigation service to be installed for the landscaping in the parking area. The new irrigation service to be installed for the landscaping in the parking area must be installed by City Water Distribution Personnel at the owner's/applicant's expense.
 Fire: New fire services, if required, must be installed by City Water Distribution Personnel at the owner's/applicant's expense. Fire service installations are billed on an actual cost basis with a time and materials deposit due prior to the start of installation. The final billing of the job will be the actual costs of the work performed and materials used. If actual costs are less than the deposit amount, the owner/applicant will Department of Utilities & Environmental Services 777 B Street, Hayward, CA 94541-5007 TEL 510-583-4727 FAX 510-583-3610 201703717 1401 West Winton Avenue Fire Station #6 receive a refund in the amount of the

unused deposit. If actual costs exceed the deposit amount, the owner/applicant will receive an invoice in the amount of the overage.

Any modifications needed to the water services and/or water meters (upsized, downsized, relocated, etc.) must be performed by City crews at the owner's/applicant's expense.

76. Sewer Service – The parcel currently has an existing sewer service with a “grandfathered” discharge capacity of approximately 1,145 gallons per day of domestic strength discharge. Based on the current average water usage, it is not anticipated that any additional Sewer System Connection/Capacity will need to be purchased. Additional information regarding the estimated wastewater discharge for this operation will be required during the building permit plan review to determine if additional wastewater discharge capacity will need to be purchased.
77. All domestic & irrigation water meters must have Reduced Pressure (RP) Backflow Prevention Assemblies, per City of Hayward Standard Detail 202. Backflow Prevention Assemblies shall be at least the size of the water meter or the water line on the property side of the meter, whichever is bigger. City records indicate that the existing domestic and irrigation water meters are not protected with RPs. The installation of RP backflow prevention assemblies will be required.
78. All fire services must have Double Check Valve Assemblies, per City of Hayward Standard Detail SD-201. City records indicate that the existing fire service does not have an existing above ground DCVA. The installation of a DCVA will be required.
79. The property main sewer shall be installed per City of Hayward Standard Detail SD-301. Each sanitary sewer lateral shall have at least one cleanout and be constructed per SD-312.

SOLID WASTE & RECYCLING

80. Submit the Construction and Demolition Debris Recycling Statement at the time of your building permit. The applicant shall 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 <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>.
81. Per City Ordinance, all businesses are required to arrange for separate collection of recyclables. In addition, food related businesses are required to separately collect organics (compostable materials). For more information, please visit <http://www.recyclingrulesac.org/city/city-of-hayward/>. Please see Section 2 of attached for capacity needs. Also, see Section 3 of attached for trash enclosure design requirements, should an enclosure be deemed necessary.