

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED AFFORDABLE HOUSING AND CHARTER SCHOOL DEVELOPMENT
LOCATED AT PARCEL GROUP 3, NORTH OF TENNYSON ROAD BETWEEN 16TH STREET
AND THE FUTURE LA VISTA PARK
SITE PLAN REVIEW, ADMINISTRATIVE USE PERMIT, AND DENSITY BONUS
APPLICATION NO. 202001594**

DRAFT CONDITIONS OF APPROVAL

GENERAL

1. The developer 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. Site Plan is approved subject to the Architectural, Civil and/or Landscape plans date stamped May 12, 2021 except as modified by the conditions listed below. Any proposal for alterations to the conditionally approved site plan and/ or design that does not require a variance to any zoning ordinance standard shall be subject to review and approval by the Development Services Director or his/her designee prior to implementation. Alterations requiring a variance shall be subject to review and approval by the Planning Commission, if applicable.
3. The permittee, property owner or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
4. The charter school use is limited to a maximum enrollment of 384 students in grades pre-kindergarten (3-year-olds) up to 6th grade. A detailed "School Pick-Up and Drop-off Plan" shall be approved by the Planning Division and Transportation Division prior to building permit issuance.
5. The proposed charter school use shall operate according to these conditions of approval and the approved narrative and plan set dated May 12, 2021. Any future change, modification, or expansion of the approved use shall require the submittal of a new use permit application and be subject to additional review and approval by the City.
6. 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 filed to construct the project.

7. All outstanding fees owed to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
8. 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.
9. A copy of these conditions of approval shall be scanned and included on a separate, full-sized sheet(s) in the building permit plan check set.
10. The Planning Director or designee may revoke this permit for failure to comply with, or complete all, conditions of approval or improvements indicated on the approved plans.
11. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.
12. The applicant shall be responsible for graffiti-free maintenance of the property and shall remove any graffiti within 48 hours of occurrence or City notification.
13. The applicant shall apply for and obtain all necessary permits from the City and/or outside agencies prior to any site work.
14. Within 60 days of following the issuance of a building permit and prior to construction, the applicant shall install one non-illuminated "Coming Soon" sign on the project site that includes a project rendering, a project summary, and developer contact information. The sign shall be constructed of wood or recyclable composite material, be placed in a location at least ten (10) feet back from the property line, and shall not impede pedestrian, bicycle, and vehicular visibility or circulation. The sign shall be maintained in accordance with Section 10-7-709 of the Hayward Municipal Code and may be up to thirty-two (32) square feet of sign area and shall not exceed ten (10) feet in height. Sign design, size and location shall be reviewed and approved by the Planning Division prior to placement.
15. Prior to operation, issuance of a Building Permit or the Certificate of Occupancy, the applicant shall contact the Planning Division and be subject to a site inspection by

the designated project planner to verify that all applicable mitigations and conditions of approval have been satisfied. The cost of inspection, including any subsequent inspections that are deemed necessary by the City, shall be paid by the applicant.

16. Final design of the trail connections to La Vista Park shall be approved by the Planning Division and Public Works Department prior to issuance of a building permit. The trail connections shall meet the requirements of the Hayward Foothill Trails Special Design Overlay District (SD-7):
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.2600SPDEOVDISD_S10-1.2640HAFOTR

MAILBOXES/ADDRESSES

17. Mailboxes shall be installed in accordance with Post Office policy and include locking mechanisms to minimize opportunities for theft.
18. Property addresses will be assigned by the Development Services Department prior to issuance of a building permit.

LIGHTING

19. All lighting fixtures shall incorporate a shield to allow for downward illumination. No spillover lighting to adjacent properties is permitted and all exterior lighting on walls, patios or balconies shall be recessed/shielded to minimize visual impacts.

COLORS AND MATERIALS

20. The building colors and materials shown on the building permit plans shall match those shown on the architectural plans, color/material exhibit and/or renderings date stamped May 12, 2021. Any revision to the approved colors and materials shall be reviewed and approved by the Planning Division prior to the issuance of a building permit and/or prior to construction.
21. All vents gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of the adjacent material unless specifically designed as an architectural element.
22. During construction, the applicant shall schedule a planning inspection of the painting color palette once a small initial sample has been painted on the structures for final Planning approval.

SCREENING OF MECHANICAL EQUIPMENT

23. All exterior and rooftop mechanical equipment shall be screened or located away from public view. Mechanical and rooftop equipment shall include, but is not limited to, electrical panels, pull boxes, air conditioning units, gas meters, and swimming pool equipment. All rooftop screening and mechanical equipment shall

be shown on the project plans and be subject to final review and approval by City staff prior to the issuance of an occupancy permit. All screening shall be compatible with respect to forms and materials used on the building.

24. If permitted, all above-ground utility meters, air conditioners, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen from all perspectives, unless other noise mitigation is required. All equipment shall be designed to be compatible with respect to location, form, design, exterior materials, and noise generation. The applicant shall obtain planning division review and approval prior to issuance of any permits.

SIGNS

25. No signs are approved with this project. Any signs placed on-site or off-site shall be reviewed and approved by the Planning Division and a building permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.

ENVIRONMENTAL

26. If human remains, archaeological resources, prehistoric or historic artifacts are discovered during construction or excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

EXPIRATION

27. Approval of this Site Plan Review and Administrative Use Permit is void 36 months after the effective date of approval unless:

Site Plan Review

- a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or his/ her designee. If a building permit is issued for construction of improvements authorized by this approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on this approval; or

- b. A time extension of the approval has been granted by the Development Services Director or his/her designee, which requires that a request for an extension of this approval must be submitted in writing to the Planning Division at least 15 days prior to the expiration date of this approval.

Administrative Use Permit

- a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or a time extension of the approval has been granted by the Planning Director.
 - b. If a building permit is issued for construction of improvements authorized by the conditional use permit approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on the use permit approval. A request for an extension must be submitted in writing to the Planning Division at least 30 days prior to the above date.
 - c. Business operations have commenced in accordance with all applicable conditions of approval, have secured a business license and shall maintain a valid business license, including annual renewals, required for operation.
28. All administrative and conditionally permitted uses that cease operation for a period of more than six consecutive months shall be deemed to be discontinued, and the use permit establishing said use shall become null and void. Reestablishment of said use shall only be permitted upon obtaining a new use permit.

DEMOLITION OF EXISTING STRUCTURES

29. Unless otherwise specified or approved by the Planning Director, all vacant building(s) on-site shall be demolished within six (6) months from project approval, and the site shall be returned to a "pre-development condition" which includes the capping of any utilities, the planting of sod to prevent erosion, and a 6 foot tall perimeter fence shall be erected within the required front, side and rear yards of a vacant parcel, subject to the standards set forth in Section 10-1.2735.k, Fence Regulations for Vacant Properties. In addition, the property shall be maintained in a weed-free condition and if applicable, by subject to any pre-construction or demolition mitigation required as pursuant to CEQA.
30. Prior to, during and following demolition of vacant structures, the property owner shall be responsible for securing and maintaining the site in accordance with HMC Chapter 4, Article 1, Public Nuisances; HMC Chapter 5, Article 7, Community Preservation and Improvement Ordinance; and the California Building Code, among other applicable regulations.

BUILDING

31. The project will require a building permit application and the associated plan review process. A detailed building code analysis will be completed during that review along with comments and corrections. This could involve a change of construction type depending on the results of the allowable area calculation. Based on the proposed layout, there are no major issues that would prevent the project from moving forward to the next stage of review from a building code perspective.
32. The project will be subject to the City of Hayward's new Reach Code. This local ordinance modifies the California Energy Code to reduce or eliminate natural gas use in new buildings. The Reach Code also modifies CalGreen to expand the requirements for EV charging infrastructure. To learn more about the reach code, please visit the City of Hayward website here: <https://www.hayward-ca.gov/reach-code>
33. To see the specific code language and requirements based on building type, please see the Hayward Municipal Code Chapter 9, Article 1.

LANDSCAPING*General*

34. No building permit shall be issued prior to approval of landscape and irrigation improvement plans.
35. Topography shall be provided in the planting plan.
36. Landscape base shall match the project boundary that shown in the architect's plan to the north and shall provide sidewalk and to the center line of Tennyson Road on all plans.
37. La Vista Residential and School project shall coordinate with La Vista Park team to address planting and irrigation behind retaining walls to the east and the north to the project boundary.
38. An investigation shall be done for the emerging pest "Leaf and Twig Blight" for Arbutus 'Marina' tree species.
39. Pursuant to HMC Section 10-12.07 (a) (2) (C), plant spacing shall not be closer than the minimum spread provided in the reference books in the ordinance. Mature spread for Baccharis and Lampranthus shall be verified.
40. Pursuant to HMC Section 10-12.07 (4), soil amend shall only be done based on a qualified soil testing laboratory for a soil fertility and the testing laboratory shall provide recommendations for organic compost to bring the soil organic matter to a minimum of 5% by dry weight and incorporating organic fertilizers to

recommended levels for planting area. The final testing results, recommendations and organic compost shall be submitted to the project landscape architect for review and approval and shall be submitted to City Landscape Architect prior to requesting the final landscape inspection with Appendix C Certification of Completion.

41. Tree shall be located a minimum of 5 feet from lateral service lines and driveways, a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
42. Erosion control fabric, compost blanket or a combination of compost sock and erosion fabric shall be installed shall be installed for slopes equal or steeper than three-to-one (3:1) but less than two-to-one (2:1). Geotechnical engineer shall provide erosion control measures for slopes exceeds two to one (2:1).
43. Root barriers shall be installed linearly against the paving edge in all instances where a tree is planted within seven feet of pavement or buildings, and as recommended by the manufacturer.
44. All above ground mechanical equipment shall be screened from the street with five-gallon shrubs.
45. Minimum twelve inches wide band of large size exceeding six-inch diameter Noiya Cobblestone shall be provided around overflow catch basin or bubble up basin.
46. Mulch shall be arbor chips produced on site only, or organic recycled chipped wood in the shade of Dark Brown color, unless steep slope would prevent from using chipped wood. Mulch size shall not exceed 1-1/2-inch in diameter. For steep slopes, organic green waste, organic compost blanket or organic compost sock in combination of chipped wood mulch shall be considered
47. Backflow prevention device shall conform to the City Standard Detail SD-202 and the detail shall be incorporated into the irrigation detail plan. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.
48. Tree shall be irrigated on separate valves. Trees with different watering requirements shall be irrigated on separate valves.
49. Tree shall be irrigated with two tree bubblers. Each device shall not exceed 0.25 gallon per minute.
50. All common area landscaping, irrigation and other required improvements shall be installed in accordance with the approved improvement plans prior to issuance of the first certificate of occupancy.

51. Landscape Maintenance:

- a. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall maintain irrigation system to function as designed to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which contribute pollution to the Bay.
- b. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection.
- c. Three inches deep mulch should be maintained in all planting areas. Mulch shall be organic recycled chipped wood in the shades of Dark Brown Color and the size shall not exceed 1-1/2-inch diameter. The depth shall be maintained at three inches deep.
- d. All nursery stakes shall be removed during tree installation and staking poles shall be removed when the tree is established or when the trunk diameter of the tree is equal or larger to the diameter of the staking pole.
- e. All trees planted as a part of the development as shown on the approved landscape plans shall be "Protected" and shall be subjected to Tree Preservation Ordinance. Tree removal and pruning shall require a tree pruning or removal permit prior to removal by City Landscape Architect.
- f. Any damaged or removed trees without a permit shall be replaced in accordance with Tree Preservation Ordinance or as determined by City Landscape Architect within the timeframe established by the City and pursuant to the Municipal Code.
- g. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

Prior to Issuance of Building Permit

52. Prior to submitting the first building permit, detailed landscape and irrigation improvement plans prepared by a licensed landscape architect on an accurately surveyed base plan shall be approved by the City. The plans shall comply with the City's Bay-Friendly Water Efficient Landscape Ordinance (California Building Code Title 23) and all relevant Municipal Codes. Once approved, a digital file of the approved and the project landscape architect signed improvement plans shall be submitted to the City for the City's approval signatures. Copies of the signed improvement plans shall be submitted as a part of the building permit submittal.

Prior to Issuance of Certificate of Occupancy

53. Upon acceptance of the landscape installation in accordance with the approved landscape improvement plans by the City, As-Built digital plans shall be submitted to the Engineering Department by the developer.
54. Children's playground equipment certification: Health and Safety Code in Chapter 4 titled "Safe Recreational Land Use (115725 - 115800)" calls for compliance with standard of ASTM and federal Consumer Protection and Safety Commission. Playground equipment is required an inspection by a certified playground safety inspector by the National Playground Safety Institute, and the certification letter shall be submitted City Landscape Architect prior to the final inspection and issuance of Certificate of Occupancy.
55. Required Irrigation Audit. Pursuant to HMC Section 10-12.11, the project applicant shall submit an irrigation audit report done by the third party as required in Appendix C - Certificate of Completion Part 5 to the City. The report may include, but not limited to inspection, system tune-up, system test with distribution uniformity, overspray or run off causing overland flow, an irrigation schedule, irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.
56. 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 e-mailed in prior to requesting an inspection from the City Landscape Architect.

ENGINEERING*General*

57. Site Grading: City Council approval will be required for the proposed grading/clearing required on the site with average slope exceeding 20% as per the Hayward Municipal Code Section 10-8.23 (b).
58. Geologic Hazard Assessment District: The project will be required to annex into the Hayward Geologic Hazard Abatement District (GHAD), if any public service infrastructure on-site is maintained by the City.

Prior to Issuance of Building Permit

59. Lot Line Adjustment Required: Lot line adjustment process shall be completed in compliance with the Subdivision Map Act and the Hayward Municipal Code.

60. Grading Permit Required: A grading permit issued by the City's Public Works Department is required. The permit application shall include site grading and improvement plans prepared by the state licensed and qualified engineer and approved by the City Engineer. The plans shall be subject to the following design & submittal requirements:
- a. Grading and building plans shall consider the findings and recommendations of the geotechnical engineering reports prepared by State licensed and qualified professionals retained by the applicant and their peer review reports prepared by the city designated engineering geologist.
 - b. Geotechnical engineering reports shall include, but not be limited to, slope stability analysis for static and seismically induced dynamic conditions, design criteria and recommendations for foundations, slabs, soil retaining structures, pavements, site grading and storm water pollution prevention.
 - c. Earth retaining structures exceeding 4' foot in height (top of wall to bottom of footing) shall require building permits.
 - d. The project shall not block runoff from, or augment runoff to, adjacent properties. Any augmented runoffs shall be mitigated with on-site detention, re-use, ground percolation or other means to control site discharge rate to pre-existing level. Hydrologic/hydraulics study report shall be submitted.
 - e. Site drainage shall be treated for pollution prevention before it enters public drainage system.
 - f. Site drainage plans shall include Stormwater Control Plan with details of all drainage management areas, treatment measures and numeric sizing calculations in conformance with Alameda County Clean Water Program C3 Design Guidelines.
 - g. The Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to design the storm drain system.
 - h. The City's grading permit may include site improvements per plans approved by the City Engineer. Such improvements may include parking lot, lighting and other site improvements.
61. Stormwater Discharge Control: Storm water run-off shall be detained on-site to control discharge to public drainage system to pre-development conditions.
62. RWQCB Permit Required:
- a. Storm Water Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) shall be filed with the Regional Water Quality

Control Board (RWQCB). A copy of the filed SWPPP shall be provided to the City Engineer before start of any grading operation.

- b. The City shall receive copies if the Notice of Intent with WDID number issued by RWQCB before start of any grading work.
63. Grading and Driveway Easement: Applicant shall apply for and secure an easement for grading and the lower driveway extension on property not owned by the applicant. Applicant shall execute an easement agreement assuming responsibility for stability of altered slopes, drainage collection and disposition and maintenance of new improvements.
64. Encroachment Permit Required: Encroachment permit shall be required before start of any activity in the City's rights-of-way.
65. Earthquake Fault Zone studies: Development of parcels with the earthquake fault zone may require ground rupture and slop stability studies as per the California Geologic Survey guidelines.
66. Trail above Parking Lots: If the trail shown above the parking lot in Sections A-A and B-B on Sheet C4 are intended to be part of the proposed project, show the lot lines next to the trail and provide details regarding its surface, start and end on plan sheets.

During Construction

67. Stormwater Pollution Prevention: Stormwater pollution prevention measures approved by the city engineer shall be in place before any ground disturbing activity.
- a. Stormwater pollution prevention measures shall be maintained as needed during construction.
 - b. Qualified SWPPP Practitioner (QSP) shall regularly inspect and submit monthly and final reports to the Public Works Inspector in addition to the submittals to the State Water Quality Control Board.
68. Repair of Damaged Improvements: Damaged street curb, gutter, sidewalk, and driveway fronting the property shall be replaced with the City standard improvements. Driveway shall be reconstructed to comply with ADA standards.
- a. All utility services to the property shall be installed underground.
 - b. Multiple trenches less than 20-feet apart in a street pavement shall be repaired with a single patch.

Prior to Issuance of Certificate of Occupancy

69. Stormwater Treatment Maintenance: The property owner shall execute the City's standard "Stormwater Treatment Measures Maintenance Agreement" for the required stormwater treatment measure.
70. Construction of Improvements: All improvements shown on plans approved by the City Engineer, including their punch list items, must be complete prior to the issuance of a certificate of occupancy.
71. As-Built Records: As-built records of improvements completed as per the City's site Grading and Encroachment Permits shall be provided to the City Engineer on electronic media in AutoCAD and pdf formats.
72. SWPPP Report: Developer retained Qualified SWPPP Practitioner shall prepare and file the final report with the Regional Water Board and provide a copy to the City Engineer.

TRANSPORTATION*General*

73. The Charter School shall serve no more than 384 total students at any time. Expanding beyond the 384-student capacity shall require additional Traffic Analysis and approval(s) from the City.
74. Applicant, the Early Childhood Center and the Charter School shall maintain pedestrian visibility at all project access driveway locations by maintaining and minimizing vegetation; and prohibiting signage from blocking visibility at these locations.
75. Charter School/Early Childhood Center staff shall monitor pick-up and drop-off activities to promote smooth flow of traffic into and out of the site and to provide traffic control during pick-up and drop-off periods. Charter School/Early Childhood Center staff shall prevent unnecessary queuing on the Project Access Roadway and shall prevent vehicle spill-back onto Public Right-of-Way (ROW)/City owned and maintained streets.
76. Charter School/Early Childhood Center staff shall discourage parent(s) from parking or walking students from their vehicles to School Buildings during the Drop-off and Pick-Up time periods. Parent(s) shall be required to remain in their vehicles during Drop-off and Pick-Up periods to promote smooth traffic flow along the project access roadway. Charter School/Early Childhood Center Staff shall gather and walk students to and from school buildings during pick-up and drop-off periods. Charter School and Early Childhood Center shall include this requirement in new student/beginning of school year Orientation packets and send parent(s) quarterly reminders regarding this requirement.

77. Charter School/Early Childhood Center staff shall prohibit parent(s) from dropping-off or picking-up student(s) along the Project Access Roadway, except at designated Drop-off and Pick-Up Zones. Charter School and Early Childhood Center shall include this requirement in new student/beginning of school year Orientation packets and send parent(s) quarterly reminders regarding this requirement.
78. Charter School/Early Childhood Center staff shall close-off vehicular access between the Residential portion of the project and the School portion of the project using temporary measures such as temporary barricades or cone(s), and post, at minimum, one staff member at this location to enforce the closure and provide traffic control, during the Drop-off and Pick-Up time periods.
79. Charter School/Early Childhood Center staff shall direct Early Childhood, Kindergarten, First and Second Grade drop-off and pick-ups to the drop-off/pick-up zone across from the Early Childhood Center (and) direct Third, Fourth, Fifth/Sixth grade drop-off/pick-ups to the drop-off/pick-up zone adjacent to the Elementary School Play Area during pick-up and drop-off period(s).

Prior to Building Permit Issuance

80. Applicant shall submit the following items as part of Improvement Plans to Public Works-Transportation for review prior to issuance of Building Permits:
 - a. An on-site and off-site Signing and Striping Plan in accordance with Caltrans' latest Standard Plans (refer to Caltrans Standard Plans Sheet A90A for more information on marking complaint disabled stalls).
 - b. A Photometric Plan, refer to Hayward's Standard Plans Sheet SD-120 for roadway lighting criteria, link: <https://www.hayward-ca.gov/documents/hayward-standard-detail>
 - c. Turning Analysis using the largest vehicle expected on-site (typically a delivery vehicle) using AutoTurn software. Turning Analysis shall not depict vehicles backing into public streets/right-of-way.
81. Applicant shall identify opportunities to expand the vehicular capacity of the drop-off and pick-up zones and to widen the access roadway to provide vehicular passing lane(s) and shall include in Improvement Plan(s). Upon review of the Improvement Plan(s) by Public Works-Transportation staff, the Applicant shall implement these improvements at location(s) where Public Works-Transportation staff have deemed feasible. These improvement(s) shall be included in the Improvement Plan(s), including the Signing & Striping Plans.
82. Applicant shall submit a Turning Analysis for passenger vehicles indicating that vehicles are capable of adequately maneuvering into and out of the parking spaces adjacent to the Early Childhood Center, Residential Elevator Tower & Machine Room and Stormwater Retention and designated as "1 ADA & 3 Standard Drop-off

- Parking Spaces / 4 of 44 Dedicated School Spaces" on the Project's Site Plan Page A1.0. Upon review of the Turning Analysis by Public Works-Transportation, Applicant shall modify the Improvement Plan(s) to address any deficiency(ies) or item(s) identified by Public Works-Transportation staff regarding vehicular maneuvering at this location. Modification(s) to the Improvement Plan(s) shall be made to the satisfaction of the Public Works Director or his/her designee.
83. Applicant, Charter School/Early Childhood Center shall submit a "School Pick-Up and Drop-off Plan", which shall include (but is not limited to) staggered drop-off and pick-up schedules (by grade level), staffing assignments for traffic control during pick-up and drop-off periods, parking plan during pick-up and drop-off periods. The Plan shall be prepared by a qualified Transportation/Traffic Consultant and submitted to Public Works-Transportation for review and approval prior to issuance of Building Permit(s).
 84. Early Childhood Center drop-off/pick-ups shall be scheduled to occur during a different time period than Elementary School drop-off/pick-ups. Additionally, Elementary School drop-off/pick-ups shall be staggered by grade levels. Schedule(s) shall be included in the "School Pick-Up and Drop-off Plan" and shall be reviewed, approved by Public Works-Transportation prior to issuance of Building Permit(s).
 85. Applicant, The Early Childhood Center and the Charter School shall implement and adhere to the measure(s) identified in the approved "School Pick-Up and Drop-off Plan". Deviation from the "School Pick-Up and Drop-off Plan" shall be prohibited unless otherwise approved by the Public Works Director or his/her designee.
 86. Applicant shall install signage Prohibiting Parking in the five (5) Parking Spaces designated as "5 Drop-Off Parking Spaces 5 of 44 Dedicated School Spaces" adjacent to the Elementary School Building on the Project's Site Plan Page A1.0 during drop-off and pick-up periods. These spaces shall instead be used as a drop-off/pick-up zone during drop-off/pick-up periods for Early Childhood, Kindergarten, First and Second grade. This item shall be included in the Signing & Striping Plans.
 87. Applicant shall install signage along the Project Access Roadway indicating that Parking is Prohibited and that Drivers Must Remain in Vehicles At All Times during the Drop-off and Pick-up period. This item shall be included in the Signing & Striping Plans.
 88. Applicant shall install permanent signage, and post temporary signs during pick-up and drop-off periods, directing Early Childhood and Kindergarten, First and Second Grade drop-off/pick-ups to the drop-off/pick-up zone across from the Early Childhood Center (and) directing Third, Fourth, Fifth/Sixth grade drop-off/pick-ups to the drop-off/pick-up zone adjacent to the Elementary School Play Area. This item shall be included in the Signing & Striping Plans.

89. Applicant shall install all necessary School Zone signage (as determined by Public Works-Transportation staff), including (but not limited to) on existing or new Speed Limit (CA MUTCD R2-1) signs, at pedestrian crossing(s) and other location(s) as determined by the Public Works Director or his/her designee along Tennyson Road, the Project Access Roadway, E. 16th Street and Hancock Street. This item shall be included in the Signing & Striping Plans.
90. Applicant shall install, and include on Signing & Striping Plans, the following traffic calming measure(s) along Hancock Street:
 - a. Center-line striping between Mission Boulevard and E.16th Street;
 - b. Two (2) "25 MPH" Speed Limit Pavement Markings (one per direction) between Mission Boulevard and E. 16th Street.
 - c. Two (2) "25 MPH" Speed Limit Signs (CA MUTCD R2-1) plus "School" (CA MUTCD S4-3P) between Mission Boulevard and E. 16th Street (one per direction)
 - d. Two (2) Vehicle Speed Feedback Signs between Mission Boulevard and E. 16th Street (one per direction)
91. Applicant shall install, and include on Signing & Striping Plans, the following traffic calming measure(s) along E. 16th Street:
 - a. Two (2) "25 MPH" Speed Limit Signs (CA MUTCD R2-1) plus "School" (CA MUTCD S4-3P) (one per direction) between Hancock Street and the Project Driveway.
 - b. Two (2) Vehicle Speed Feedback Signs between Hancock Street and the Project Driveway (one per direction).
92. Applicant shall deposit \$10,000 into a Public Works & Utilities account for the purpose(s) of installing the following traffic calming measure(s):
 - a. Center-line striping on E. 16th Street between Hancock Street and the Project Driveway; and
 - b. Two (2) x "25 MPH" pavement marking(s) on E. 16th Street between Hancock Street and the Project Driveway.
93. Applicant shall submit a "Transportation Demand Management" Plan (TDM Plan) prepared by a qualified Transportation/Traffic Consultant to Public Works-Transportation for review and approval prior to issuance of Building Permit(s).
94. Applicant and the Charter School shall implement and adhere to the measure(s) identified in the approved "Transportation Demand Management" Plan (TDM Plan).

Deviation from the TDM Plan shall be prohibited unless otherwise approved by the Public Works Director or his/her designee.

95. Applicant shall widen Tennyson Road to accommodate (and shall install and stripe) an inbound left-turn lane at the intersection of Tennyson Road / Project Access Driveway. Tennyson Road shall be widened by, at minimum, 11 feet to accommodate the left-turn lane. This item shall be shown in the Signing & Striping Plans.
96. Parking shall be prohibited within 50 feet of the project driveway(s) and the intersection(s) of E. 16th Street/Project Access Driveway and Tennyson Road/Project Access Driveway to maintain visibility. Applicant shall install signage and red curbs at these locations to prohibit parking. This item shall be shown in the Signing & Striping Plans.
97. Applicant shall install bikeway signage, caution signage and green conflict zone markings at and through the Tennyson Road/Project Access Driveway intersection. This item shall be shown in the Signing & Striping Plans.
98. Applicant shall install high-visibility "school" ladder-crosswalks and any related signage on all legs of the Tennyson Road/Project Access Driveway intersection. This item shall be shown in the Signing & Striping Plans.
99. Applicant shall coordinate with Public Works-Transportation to determine the feasibility of shortening the westbound right-turn lane at the Mission Boulevard/Tennyson Road intersection as a potential improvement for bicyclists. If it has been determined by Public Works-Transportation staff, the Public Works Director or his/her designee, that such an improvement is feasible, the Applicant shall install such improvement in addition to any related improvement(s) identified by Public Works-Transportation staff. In addition, if this improvement has been deemed feasible by Public Works-Transportation, this item shall be included in the Signing & Striping Plans.
100. Applicant shall install high-visibility "school" ladder crosswalks and any related signage at the Tennyson Road/Mission Boulevard intersection. This item shall be included in the Signing & Striping Plans.
101. Applicant shall stripe a high-visibility "school" ladder crosswalk and any related signage at the intersection of E. 16th Street and Hancock Street. This item shall be included in the Signing & Striping Plans.
102. Upon review of Improvement Plan(s) and required item(s) listed above by Public Works-Transportation, Applicant shall modify Improvement Plan(s) to address any deficiency(ies) or item(s) identified by Public Works-Transportation staff, to the satisfaction of the Public Works Director or his/her designee, prior to issuance of Building Permit(s).

UTILITIES*Prior to Issuance of Building Permit*Water

103. All connections to existing water mains shall be performed by City Water Distribution personnel at the Applicant/Developer's expense.
104. Any modifications to existing water services (upsized, downsized, relocations, abandonments) shall be performed by City Water Distribution personnel at the Applicant/Developer's expense.
105. Only City of Hayward Water Distribution personnel shall perform operation of valves on the City of Hayward Water System.
106. All public water mains and appurtenances shall be constructed in accordance with 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: <https://www.hayward-ca.gov/your-government/departments/engineering-division>
107. A water impact study, at the Applicant/Developer's expense, is required and shall be used to finalize the development's water system design. The Utility Plan shown as part of the Site Plan Review is conceptual. The Applicant/Developer shall comply to any necessary water improvements identified in the water impact study and as determined by the Director of Public Works.
108. The development shall dedicate to the City a water line easement including rights of ingress and egress for the purpose of construction, reconstruction, maintenance, and repair of the development's proposed water system. The final location and width of the easement shall be to the satisfaction of the City Engineer.
109. The project proposes 100% affordable units; therefore, the project does not require separate water meters for each residential unit, per California Senate Bill 7 (SB-7). The development may have one or more master water meter(s), as necessary, to serve the residential dwelling units for domestic water service. The master water meter(s) shall be sufficiently sized per City of Hayward standards and may only serve domestic water service for the residential units.
110. Each non-residential commercial tenant space shall be served by separate water meters.
111. Water mains and services, including the meters, must be located at least ten (10) feet horizontally from and one (1) 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.

112. Water meters and services are to be located a minimum of two feet from top of driveway flare.
113. The development requires a separate irrigation water service for landscaping for each parcel.
114. The Applicant or Developer shall install an above ground Reduced Pressure Backflow Prevention Assembly (RPBA) on each irrigation water meter, per City of Hayward Standard Detail 202 (SD-202). Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.
115. A separate fire permit is required for the fire sprinkler system installation. The fire service size will be determined by the Fire Department's requirements. All fire services must have an above-ground double check valve assembly (DCVA), per City Standard Detail 204 (SD-204) and 201 (SD-201). New fire services must be installed by the City's Water Distribution personnel at the Applicant's or Developer's expense.
116. The Applicant/Developer shall install an above-ground reduced pressure (RP) backflow prevention assembly on all irrigation water services, non-residential domestic water services, and residential domestic water services where there is a water well on the property, per City Standard Detail 202 (SD-202). Backflow prevention assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.
117. The Applicant/Developer is responsible for applicable water and sewer connection/capacity fees, at the rates in effect at the time of application for water and sewer service, prior to water connection and sewer discharge.

Sewer

118. The Applicant/Developer is responsible for payment of sewer connection fees at the current rates at the time when application for water and sewer service is submitted. Sewer connection fees for non-residential connections are calculated based on the volume and strength of the wastewater discharge. The development's permitted sewer capacity and related sewer capacity fees shall be further assessed during the building permit application.
119. Each building shall have its own sanitary sewer lateral, per City Standard Detail 213 (SD-312) and 313 (SD-313).
120. All sewer mains and appurtenances shall be constructed in accordance with the City's "Specifications for the Construction of Sewer Mains and Appurtenances,"

latest revision at the time of permit approval. Available on the City's website:
<https://www.hayward-ca.gov/your-government/departments/engineering-division>

121. The development's sanitary sewer mains and manholes shall be private, owned, and maintained by the property owner.
122. The Applicant/Developer shall install a grease control device to control fat, oil and grease discharge from any food service establishment. The type, size, and location of the device shall be approved by the Public Works & Utilities Department.

SOLID WASTE

123. The owner or property manager shall be responsible for litter-free maintenance of the property and shall remove any litter on or within 50 feet of the property daily to ensure that the property and its street frontage remain clear of any abandoned debris or trash per Municipal Code Sec.11-5.22.

FIRE

Hazardous Materials

- 124.

Fire Prevention

- 125.