

**CITY OF HAYWARD PLANNING DIVISION
PROPOSED CANNABIS CULTIVATION FACILITY
HIDDEN FARMS, 3166 DIABLO AVENUE
CONDITIONAL USE PERMIT APPLICATION NO. 201805426**

CONDITIONS OF APPROVAL

GENERAL

1. The applicant 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 applicant, 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.
3. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City and agreed to by the applicant, 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. The applicant acknowledges that the conditions set forth in this approval are not intended to supersede any obligations imposed pursuant to Chapter 6, Article 14 of the Hayward Municipal Code related to commercial cannabis permits, as it may be amended from time to time.
4. 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.

Cannabis Cultivation Use & Operations

5. The applicant shall take all reasonable steps to discourage and correct conditions that constitute a public or private nuisance in parking areas, sidewalks, alleys and areas surrounding a permitted facility. Such conditions include but are not limited to: smoking; noise; loitering; littering; and graffiti. Graffiti must be removed from property and parking lots within 72 hours of discovery.
6. All loading and unloading of delivery vehicles shall be done to the rear of the building as shown on the approved set of plans date stamped by Eloyan Architects Inc, September 2018.
7. Delivery vehicles shall not be stationed on public right of way.

8. The cannabis cultivation facility shall operate according to these conditions of approval and the business plan submitted on January 11, 2018, including the hours of operation, intensity of use and mode/character of the proposed cultivation operation. Any future change or modification of the operational plan and/or any expansion of the approved use may require the submittal of a new use permit application and commercial cannabis permit and shall be subject to additional review and approval by the City prior to any change, modification or expansion.
9. The applicant shall provide a detailed Community Benefits program and coordinate the implementation of the proposed Community Benefits program with City staff within six months from use permit approval. The applicant will be subject to annual review and verification on the implementation of the approved Community Benefits program prior to permit renewal.
10. Permittees shall employ only persons at least 21 years of age at any permitted facility within the City of Hayward. Employee records shall be kept and maintained, and proof of age shall be provided to the City upon request.
11. Permittees shall have an on-site manager at the permitted facility within the City of Hayward who is responsible for overall operation during times that employees are conducting operations and shall provide the City with contact information for all such persons, including telephone number and email address. Permittees shall also provide the City with the name and contact information including phone number of at least one manager that can be reached 24-hours a day.
12. The proposed cannabis use shall operate in a manner to prevent possible diversion of cannabis and shall promptly comply with any track and trace program established by the State.
13. No outdoor storage or uses permitted. All cannabis related activities are to be conducted indoors.
14. The applicant shall notify the City if it intends to transfer ownership or operational control of a Commercial Cannabis Business. The transferee shall be responsible for complying with all applicable local and state licensing requirements. Any conditions imposed upon the transferor by the original use permit shall be binding upon any subsequent transferees. Any transfer of ownership or operational control of a Commercial Cannabis Business which results in a lapse of normal operations for a period of six months or more shall be required to obtain a new use permit and/or commercial cannabis permit, consistent with Hayward Municipal Code Sections [10-1.3170](#) or [10-1.3270](#), as applicable.
15. Consumption or ingestion of cannabis or cannabis products on the premises of a permittee, including outdoor areas and parking lots, is prohibited.
16. No person who is younger than the minimum age established by state law for the purchase, possession or consumption of cannabis and cannabis-related products shall be allowed on the premises of a permitted Commercial Cannabis Business.

17. The Commercial Cultivation of Medical and Non-Medical Cannabis must be conducted in accordance with all applicable federal, state, and local laws and regulations governing the use of pesticides. Any fumigation or insecticidal fogging shall comply with the California Fire Code Chapter 26 (Fumigation and Insecticidal Fogging).
18. The Commercial Cultivation of Medical and Non-Medical Cannabis must be conducted in accordance with the Sustainability Plan approved.

Security

19. The proposed cannabis use shall provide adequate security on the premises, including any on-site security, lighting and alarms, to ensure the public safety and the safety of persons within the facility and to protect the premises from theft. Additionally, all Commercial Cannabis Businesses and Cannabis Operators shall include a security and safety plan that includes the following minimum requirements:
 - a. *Security Cameras.* Security surveillance IP video cameras shall be installed at the public and vendor entrances, in the parking lot and throughout the building in accordance with the Security Room Diagram provided in the Conditional Use Permit Application. All cameras shall be maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and exterior areas where Cannabis is dispensed. The cameras shall allow for remote access to be provided to the Hayward Police Department. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. IP cameras shall always remain active and shall be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for ninety (90) days.
 - b. *Building Security.* All points of ingress and egress to the proposed use shall be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. All heating, ventilating, air-conditioning and service openings shall be secured with steel bars and/or metal grating.
 - c. *Security Guards.* The applicant shall provide at least one uniformed security guard licensed by the State of California. The security guard(s) shall maintain order therein and prevent any activity which would interfere with the quiet enjoyment of their property by nearby businesses. Said personnel shall carry his/her Guard Card on their person at all times and present it to any Peace Officer upon demand. Said personnel shall be clothed in such a manner as to be readily identifiable.
 - d. *Alarm System.* A professionally monitored security alarm system shall be installed and maintained in good working condition. The alarm system shall include sensors to detect entry and exit from all secure areas and all windows. The applicant shall keep the name and contact information of the

alarm system installation and monitoring company as part of the Commercial Cannabis Business's onsite books and records.

- e. *Secure Storage and Waste.* Commercial Cannabis products and associated product distribution and dispensing waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.
- f. *Transportation.* The proposed use shall implement procedures for safe and secure transportation and delivery of Commercial Medical and Non-Medical Cannabis, including all Cannabis products and currency, in accordance with local and state law. None of the vehicles associated with commercial use shall have markings or advertising that indicates the presence of cannabis on-site.
- g. *Emergency Access.* Security measures shall be designed to ensure emergency access is provided to the Hayward Police Department and Hayward Fire Department for all areas on the premises in the case of an emergency.
- h. *Background Checks.* All employees working in conjunction with the cannabis cultivation use shall be subject to background/LiveScan checks. Additionally, all employees shall furnish the Hayward Police Department a state or federal registered Identification Card, upon request.
- i. *Inspections.* During regular business hours, the building premises shall be accessible, upon request, to an identified Hayward Police Department, Building Division or Code Enforcement employee for random and/or unannounced inspections.
- j. *Records Retention.* All financial records, personnel records, training records, contracts, permits, security records, destruction records, data entered into track-and-trace, and an accurate record of all business activities must be made available to the Hayward Police Department upon request
- k. *Local Contact.* Cannabis Operators shall also identify a local contact who will be responsible for addressing security and safety issues and shall provide and keep current that contact information to the Hayward Police Department as part of the permitting process.

Odor Control

- 20. No cannabis odors shall be detectable outside of the facility. The applicant shall incorporate and maintain adequate on-site odor control measures such that the odors resulting from cannabis stored and sold on-site cannot be readily detected from outside of the structure in which the Business operates or from other non-cannabis businesses adjoining the Commercial Cannabis Business.
- 21. The building permit applicant shall include duct work, filters and other recommendations included in the Odor Mitigation Plan and shall be certified by a professional engineer or industrial hygienist. The Odor Mitigation Plan submittal shall include the following:

- a. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
- b. Staff training procedures; and
- c. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

Commercial Cannabis Permit

- 22. The applicant shall obtain and maintain a valid Commercial Cannabis Permit from the City, including any other applicable State and local permits. Commercial Cannabis Permit renewals are subject to the requirements of HMC Section 6-14.15. **Commercial Cannabis Permits are valid for a period of one year from the date that the permittee received land use approval and shall be renewed annually.** The permit is invalid if the term has expired and the annual fee, as established in the City of Hayward Master Fee schedule, has not been timely paid in full. Non-payment will result in a violation penalty fee in accordance with the Master Fee Schedule for Cannabis uses. Additionally, the City may invalidate or suspend a Cannabis Permit for excessive calls for service or nuisance citations.
- 23. The proposed commercial cannabis use shall not commence operations until the Business can demonstrate compliance with all necessary state and local licenses (dual licensing) and agency permits. Failure to demonstrate dual licensing in accordance with the Hayward Municipal Code shall be grounds for revocation of a City approved permit. Revocation of a local permit and/or a state license shall terminate the ability of the Commercial Cannabis Business to operate until a new permit and/or state license is obtained.
- 24. The applicant shall maintain books, records, accounts, public safety calls for service, and all data and information relevant to its operations of the commercial cannabis use, including the implementation of the proposed community benefits component, and allow the City access to such records for purposes of conducting an audit or examination to determine compliance with the Hayward Municipal Code, and other local regulations, including compliance with local tax obligations. Prior to the applicant's commercial cannabis permit renewal each year, the applicant shall provide these records to the City for review to verify compliance.

Interior and Exterior Building Design

- 25. The building colors and materials shown on the building permit plans shall match those shown on the plans and renderings, except as modified in these conditions of approval. 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.
- 26. All exterior and rooftop mechanical equipment shall be screened. Mechanical and rooftop equipment shall include, but is not limited to, electrical panels, pull boxes,

air conditioning units, gas meters, and other 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.

27. Interior fixtures shall be sized and/or placed in a manner to ensure that cannabis is not visible from the public right-of-way.
28. All vents gutters, downspouts, flashings, electrical conduits, and other utilitarian fixtures shall be painted to match the color of the adjacent material unless specifically designed as an architectural element.
29. All lighting fixtures affixed to the building shall incorporate a shield to allow for downward illumination. No spillover lighting to adjacent properties is permitted and all exterior lighting on walls, shall be recessed/shielded to minimize impacts.
30. Any above-ground structures that may be required to provide utilities for the project shall be compatible as to location, form, design, exterior materials, and noise generation. The applicant shall obtain staff approval prior to issuance of permits.

Signage

31. 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 separate Sign Permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.

Expiration & Revocation

32. This Use Permit approval is void 36 months after the effective date of approval unless:
 - 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 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 conditional 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.
 - d. If this conditionally/administratively permitted use cease operation for a period of more than six consecutive months, it 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.

33. The Planning Commission may require modification, discontinuance or revocation of this Conditional Use Permit if it is determined that the use is operated or maintained in a manner that it:
- a. Adversely affects the health, peace or safety of persons living or working in the surrounding area;
 - b. Contributes to a public nuisance; or
 - c. Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of cannabis or cannabis products, public intoxication, smoking in public, harassment of passerby, littering, or obstruction of any street, sidewalk or public way; or
 - d. Violates any provision of the Hayward Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order, including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.

CODE ENFORCEMENT DIVISION

34. All tenant improvements and modifications and/or demolition require approval of a building permit prior to the start of the work. Verified violations of the California Building Code Section 105.1 are subject to a penalty fee of 205% of the required permit fees in addition to the regular Building Division fees in accordance with the City of Hayward Master Fee Schedule.
35. The Commercial Cannabis establishment shall maintain and visibly post valid copies of all required State, Local, and Municipal permits, including but not limited to the State of California Cannabis Bureau license, the Hayward Cannabis license, City of Hayward business license, and other pertinent permits and licenses according to the specific cannabis use.
36. Every owner of real property within the City is required to manage the property in a manner so as not to violate the provisions of the Cannabis Ordinance and/or any State and Municipal regulations. The property owner remains ultimately liable for all penalties and fees as a result of violation of any of the requirements for the Commercial Cannabis operation thereof regardless of any contract or tenant agreement or other third parties.

BUILDING DIVISION

37. Submit for proper building permits for the construction of the building to the Building Department. All building construction shall meet the requirements of adopted California Building Code.
38. In the building permit application drawings, applicant is subject, but not limited to provide following information:
- a. Information regarding the equipment and/or chemicals that support the plant cultivation.
 - b. Path of travel upgrades to the public right of way per CBC 11B section 202.

- c. T-24 energy reports for new lighting and any new conditioned floor area.
- d. Electrical panel schedules and single line diagrams.
- e. Mechanical drawings describing any new ventilation devices or HVAC systems.

PUBLIC WORKS ENGINEERING AND TRANSPORTATION

- 39. City's Encroachment Permit shall be secured for any work proposed in the public sidewalk.

UTILITIES AND ENVIRONMENTAL SERVICES

- 40. Utility plans must show the sizes and locations of all existing and proposed water service lines, water meters, backflow prevention assemblies (per SD-202), and sewer lines.
- 41. Provide a complete floor plan and plumbing plan that clearly shows all existing and proposed water fixtures (toilets, sinks, mop sinks, dishwashers, etc.) and irrigation system for the cultivation operation.
- 42. All connections to existing water mains, and any modifications to existing water services (upsized, downsized, relocate, abandon, etc.) shall be performed by City of Hayward Water Distribution personnel at applicant's or owner's expense.
- 43. The Fire Department will make the determination if fire sprinklers are required. New fire services must be installed by City Water Distribution Personnel at the owner's/applicant's expense. Fire service and fire hydrant installation costs are based on actual costs of work performed and equipment/materials used with a time and materials deposit due prior to the start of installation.
- 44. All domestic and irrigation water meters must have Reduced Pressure (RP) Backflow Prevention Assemblies, per City of Hayward Standard Detail 202 (SD-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. Backflow prevention assemblies on domestic water services shall be lead-free.
- 45. Water meters and services must be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218. Water meters shall not be in setback areas or private driveways or roadways unless approved otherwise.
- 46. Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.
- 47. An industrial waste monitoring structure is required to be installed on all points of wastewater discharge, per SD-209.

SOLID WASTE

48. All trash enclosures must adhere to all the basic design guidelines provided in Section 3 of the City's Standard Design Requirements for Collection & Storage of Trash, Recyclables and Organics for Commercial Projects. All trash enclosures shall be adequately screened from view, utilizing a decorative wood or masonry wall or combination thereof and incorporate a roof, and doors which are compatible with the design of the primary building on site. The building permit submittal shall include a detailed set of plans that show the design details of the enclosures, including the location of all bins and bin capacity (ex: three cubic yards, four cubic yards, etc.) as well as the type of waste trash, recyclables, organics).
49. Any waste, recycles, or organics not serviced by the City must be disposed of by the applicant as deemed necessary or as require by the City of Hayward.
50. Construction & Demolition Debris: The City requires that construction and demolition debris be recycled per certain ordinance requirements. Submittal of the Debris Recycling Statement will be required at the time of your building permit. The form can also be found at <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>. You may also visit Hayward's [Green Halo webpage](#) and create a waste management plan instead of filling in the Debris Recycling Statement.

HAYWARD FIRE DEPARTMENT

51. The Hayward Fire Department has completed technical review for the fire protection analysis dated September 3, 2019, prepared by Zari Consulting Group. Fire protection features proposed in the report become stipulations in conjunction with provisions of 2016 California Fire Code, 2016 NFPA 13, as well as related codes/standards.
52. No oil extraction is allowed without the approval of the Hayward Fire Department and the Hayward Planning Department.
53. The building is divided into two control areas using 1-hour rated barrier walls. A metal 45-minute fire rated door shall be provided between control areas.
54. The Ax60+ (Multi-gas Safety Monitor with data output module) is a wall-mountable gas safety device for monitoring oxygen and carbon dioxide. Each room shall have a visual/audio alarm/notification when levels of CO2 reach 3,000ppm and a caution alarm at 5,000ppm. The facility will have CO2 generator that burn natural gas as well as 10 CO2 tanks onsite. CO2 tanks are to be primary supply and the generator will be backup when tanked CO2 is used up.
55. Installation of fire alarm system shall comply with 2016 NFPA 72. The existing fire alarm system will be removed and replaced with the Honeywell ES-200X intelligent addressable FACP with communicator with smoke detectors and heat detectors.

56. Installation of fire sprinkler system shall comply with 2016 NFPA 13. Fire sprinkler system in rooms (Room 1 Shipping & Receiving, Room 12 Storage and Room 13 Storage) with higher hazard such as high-piled storage will be provided with 0.40 GPM/SF over 2,500 square feet, hose allowance 500 GPM. Growing rooms will be provided with 0.15 GPM/SF over 1,500 square feet.
57. Attach evacuation (you are here) map signs shall be required on each end of the first floor grow room corridors and on the top of the second-floor stairs.
58. Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) with maximum travel distance of 75 feet within the tenant space. Maximum floor area for each extinguisher is 3,000 square feet.
59. Duct smoke detectors that are installed within the HVAC system (AHU's and Smoke Dampers) shall meet the California Mechanical Code for installation and the California Fire Code. Such detectors shall be interconnected to the buildings' main fire alarm control panel and zoned separately (if the building has a fire alarm panel).
60. Minimum building address shall be 12" high with 1.5" stroke. When building is located greater than 50 feet from street frontage, address shall be minimum 16" high with 1.5" stroke. Tenant space number shall be 6" high with 0.75" stroke on a contrasting background so as to be visible from the street.
61. Vehicle protection for CO2 tanks/cylinders – Tanks shall be seismic anchored, cylinders must be chained/secured and protected from vehicles in the rear yard area per the 2016 Calif. Fire Code sec. 312. Compressed gas cylinders shall be secured 1/3 from the top and 1/3 from the bottom with non-combustible straps.
62. Hazardous Materials Permit – The business shall apply for a Consolidated Permit/Registration for the Unified Hazardous Materials/Hazardous Waste Management Regulatory Program. The applicant shall obtain and keep current this Consolidated Permit. Application shall be submitted to the Hayward Fire Department Hazardous Materials Division. The facility is required to have the Consolidated permit at the time of the Final Inspection.
63. Hazardous Materials Business Plan (HMBP) / California Environmental Reporting System (CERS) – The storage and/or use of hazardous materials shall be electronically reported through the California Environmental Reporting System for the HMBP elements. Submittal of CERS information/documents including the HMBP is required at the time of the final inspection.
64. Hazardous Materials Limits – Hazardous materials storage and use in each control area shall not exceed the maximum allowable quantities (MAQs) as given in Chapter 50 of the 2016 California Fire Code (CFC) for non-hazardous occupancy classifications.

65. Chemical Information - Hazardous Materials and HMBP information shall be available at the exterior of the facility in a Fire Department Emergency information knox box. The knox box shall be large enough to hold the CERS/hazardous materials business plan chemical and a site map.
66. Regular Inspection – The applicant shall be subject to inspections by the City of Hayward Fire Department at a frequency determined by the Fire Chief as necessary to ensure the compliance of the facility. In addition to the regular Hazardous Materials inspections, the Hayward Fire Department shall inspect for compliance, including quantity limitations, facility security, appropriate storage configurations, labeling, signage, alarm systems, and Fire Department knox box.
67. Labeling Guidelines – All hazardous material containers, CO2 generators, rooms, and storage areas for hazardous materials shall be appropriately identified with signage, (example flower room 1). In addition, all hazardous material piping is to be labeled with its contents and have directional flow arrows placed every 20 feet.
68. Secondary Containment – is required per the City of Hayward Hazardous Material Ordinance and Hayward adopted California Fire Code for liquid containers equal to or greater than 55 gallons. For smaller liquid containers spill control is required and we recommend that these containers also be place in secondary containment and/or flammable cabinets.
69. Placarding – Due to the amount of hazardous materials being contained within the building, hazard placards shall be provided for the exterior face of the (front/rear) building per the Guidelines for the Placarding of Hazardous Materials Facilities, which can be obtained by calling the Hazardous Materials Office.
70. Carbon Dioxide (CO2) generators shall be wired to shut down in case of CO2 detector activation. Provide and label CO2 emergency shut off valves to CO2 tank / cylinder manifolds.
71. City inspector safety - The facility will provide Tyvek outer wear suits for inspector safety and provide standard operating procedures (SOPs) for entering/working grow rooms under a safe atmosphere.
72. Security Measures - The applicant shall contact the Hayward Police Department to ensure the business is meeting the requirements of the Hayward Police Department Including the requirements of the Hayward Security Ordinance, as well as any reasonable and customary recommendations of the Hayward Police Department.
73. Final Inspection – A final inspection of this facility shall be completed by the Hazardous Materials office once the facility is ready for operations and before commencement of operations and storage of hazardous materials. Please contact the Hazardous Materials office at (510) 583-4910 to schedule the inspection at least 48 hours in advance.