

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED DRIVE-THRU COFFEE SHOP AND CONVENIENCE STORE
28590 MISSION BOULEVARD
CONDITIONAL USE PERMIT, SITE PLAN REVIEW, AND VARIANCE
APPLICATION NO. 201800093**

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. 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.
3. Site Plan is approved subject to the Architectural, Civil and Landscape plans dated August 25, 2020, respectively, 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.
4. 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 pulled to construct the project.
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.
5. 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.

6. 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.
7. The proposed use shall operate according to these conditions of approval and the approved plan dated August 25, 2020. 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.
8. The Drive Thru Coffee Shop shall comply with City's Noise Regulations. SEC. 4-1.03.1 – Noise Restrictions By Decibel.
9. 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.
10. 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.
11. 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.
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. Property addresses will be assigned by the Development Services Department prior to issuance of a building permit.
15. 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.
16. 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 dated August 25, 2020. 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.

17. 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.
18. 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.
19. 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.
20. 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 Sign Permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.
21. 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.
22. In accordance with Hayward Municipal Code (HMC) Section 10- 1. 3055, approval of this Conditional Use Permit/Site Plan Review 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 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 30 days prior to the expiration date of this approval.

- 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.
- 26. 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.
- 27. 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.
- 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.

Building

- 29. As part of the building permit application stage, a plumbing fixture count based on Chapter 4 of the 2016 California Plumbing Code shall be provided.
- 30. For the building permit set, it shall be noted on the plans if the “drive-thru” will serve any food or drinks that are consumed on the premises. If so, it will be classified as a restaurant and will require a restroom for the customers.
- 31. While not shown on this plan set, please note that exterior dining tables can be considered part of the facility and may trigger the restaurant definition per the 2016 California Plumbing Code. For clarity, on the permit set, it shall be noted if outdoor tables are going to be provided or not.

Engineering

Prior to submitting for a building permit

- 32. Storm water pollution prevention plan shall be submitted for approval by the City Engineer.
- 33. Retaining wall design shall comply with the Hayward Municipal Code Section 10-1.245 - Minimum Design and Performance Standards and shall have adequate provisions for fall protection, repair, maintenance, replacement and drainage collection and disposal.
- 34. Stormwater Requirements Checklist corresponding to MRP Permit issued in November 2015 shall be completed and submitted with the site grading and improvement plans.

During Construction

- 35. Storm water pollution prevention measures shall be in place and maintained as per the City approved plans until construction is completed.

36. Grading permit will be required for ground surface alteration exceeding 5 feet or cut and fill quantities exceeding 300 cubic yards. The City's grading permit can be secured after approval of the plans prepared by a State licensed engineer by the City Engineer and the project geotechnical engineer. Grading plans shall be submitted together with the related geotechnical and engineering reports and plans for retaining structures and dust and storm water pollution prevention.
37. Street Encroachment Permit shall be secured before starting any construction or traffic disrupting activity within the City's right-of-way. Permit Application shall include plans detailing the proposed work and traffic control.
38. Excavation in the street pavement, resurfaced within the last five years, shall require pavement restoration as per the City Standard Details DWG. No. SD-126. Pavement resurfacing in a single patch may be required over three or more excavations in close vicinity.
39. The grounds and landscaping in the island at the corner of Tennyson/Mission Blvd. shall be designed and maintained to minimize any site obstruction to pedestrians and vehicle operators.
40. Damaged curb, gutter and sidewalk fronting the property shall be replaced with new improvements.
41. Construction activities in the City's right-of-way shall comply with the permit conditions and the 2017 City Standard Details available on-line at:
https://www.hayward-ca.gov/sites/default/files/documents/ET_STANDARD%20DETAILS_V042117.pdf
42. All utility services to the property shall be placed underground.
43. The drainage system shall comply with the following:
 - a. Alameda Countywide Clean Water Program C.3 Technical Guidance Manual, available at: www.cleanwaterprogram.org/c3-guidance-table.html
 - b. Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria
 - c. Storm water runoff shall not block flows from adjacent properties or augment it.
 - d. Drainage discharge rate to public drainage system shall not exceed pre-development condition.
 - e. Drain inlets on or fronting the property must be labeled "No Dumping - Drains to Bay" using the City approved specifications.
44. All construction activities shall comply with the storm water pollution prevention, air quality, resources protection, public health and safety and other requirements of the regulatory agencies and the Hayward City Municipal Code.

Prior to Requesting Certificate of Occupancy

45. All City required improvements shall be complete.
46. Photo-mylar copies of the "As-Built" street improvement plans along with related electronic files in AutoCad and PDF formats shall be submitted to the City Engineer.

47. The Storm Water Pollution Prevention Program required improvements shall be completed and maintained as per the plans approved by the City Engineer
48. The City's standard "Stormwater Treatment Measures Maintenance Agreement" (prepared by the City) shall be executed by the property owner(s). The Maintenance Agreement shall be recorded with the Alameda County Recorder's for the benefit of future property owners and continued maintenance of storm water treatment measures.

FIRE

49. A building permit is required for the installation of storage racks greater than 6 feet in height. A Fire Department annual operation permit is required for any combustible storage (floor and/or rack) which exceeds 12 feet in height (Class I-IV type commodities), AND/OR any high hazard storage which includes commodities such as hazardous materials, flammable liquids, plastics, foam and rubber products, or any other classified commodity as dictated by the California Fire Code and NFPA 13 Standards, which exceeds 6 feet in height.
50. All building units shall have approved address numbers, building numbers. Address identification of shall be placed in a position that is plainly legible and visible from the street or road fronting the property. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
51. The building is located within the City of Hayward Wildland/Urban Interface Area, and shall meet the construction requirements as stated in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, which includes Class A roofing materials and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs.
52. Commercial cooking equipment and ventilation hood and duct systems shall have fire protection systems installed per NFPA 96 Standards and other applicable NFPA Standards relative to the fire extinguishing system type. As per the California Fire Code all new dry-chemical and wet-chemical extinguishing systems shall comply with UL300. Installation shall also conform to UL 300 requirements. Such protection shall be tied into the buildings' central station monitoring (*deferred submittal*).
53. In conjunction with the automatic fire extinguishing system, the Convenience Store tenant space shall have an audible and visual horn/strobe device installed in a central location as approved by the Fire Department if cooking equipment is installed. The audible/visual alarm device shall be interconnected to the cooking equipment's fire extinguishing system and shall alert the occupants within the restaurant space upon any activation of the fire extinguishing system. System design and installation shall meet the California Fire Code (CFC) and NFPA 72 Standard in addition to meeting ADA installation requirements.
54. 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. *(deferred submittal)*

55. 2A:10BC type fire extinguishers are required throughout the building for every 75' of travel or every 3,000 square feet of space including dining and service areas. The kitchen area where the cooking equipment is located shall have a minimum 40BC type fire extinguisher or a Class "K" type fire extinguisher installed within 30' of the cooking equipment.

Hazardous Material

56. **General Regulations** - Installation of all equipment shall be complying to the following.

- a. 2016 California Fire Code (CFC) and Manufacturer's Requirements
- b. California Underground Storage Tank Regulations
- c. California Health and Safety Code Chapter 6.7
- d. Bay Area Air Quality Management District Regulation
- e. Requirements of Hayward Planning and Building Divisions.

57. **Construction / Transition Plan** - Facility is to submit a transition plan for approval of operation/dispensing of fuel during the project. This plan shall include how the facility will protect the public during the demolition and construction of the project. The Plan should address but not be limited to the following:

- a. Facility shall obtain approval from building/planning division to operate during construction.
- b. Facility shall implement a safety site plan for public safety during construction.
- c. Any and all changes, modifications, removals, installations etc. for the existing underground storage tank (UST) system, shall be implemented under a separate permit from the Fire Department.
- d. Electrical Power shall remain ON uninterrupted for the tank monitoring panel and all tank monitoring sensors. The UST monitoring system shall not be disconnected during the time of construction.
- e. Emergency Shut off shall always be functional during construction.
- f. All underground storage tank (UST) equipment shall be third party approved and listed per State Water Resources Control Board "Leak Detection Equipment and Methods (LG113-16). It shall be the responsibility of the Owner/Contractor to make sure all UST equipment is third party certified and listed for use in LG 113.
- g. The UST contractors - shall be licensed by Contractor's State Licensed Board, certified/trained by the manufacturer and be ICC certified as a UST Tank technician and/or installer.
- h. UST Information / California Environmental Reporting System (CERS). Information submitted to CERS shall be updated to reflect any changes, modifications, removals, installations.
- i. Final Hazardous Materials Inspection required - Final inspection from the Hazardous Materials Office. Please contact Steve Lowe at the Hazardous Materials

Office at (510) 583-4961 at least 48 hours before the desired final inspection appointment.

58. **Monitoring Panel** - Temporary uninterrupted power for continuous monitoring of the existing UST tank system shall be provided in the event power is disconnected during construction.
59. **Carbon Dioxide System** - The CO₂ System for the new retail store shall be installed under a separate permit and will be reviewed by the Hayward Fire Department.
60. **Propane Tank** - Propane tank shall be relocated and installed under a separate permit and shall be reviewed by the Hayward Fire Department.
61. **Waste Oil Tank** - The Underground Waste Oil Tank shall be removed under a separate permit and will be reviewed by the Hayward Fire Department.
62. **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.
63. **Obstruction to view** - Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant.
64. **Dispensing into portable containers** - Dispensing into portable containers shall comply with 2016 California Fire Code Section 2306.5.
65. **Monitoring Wells** - As part of the grading and construction plan for this site. All monitoring wells and other similar items that could impact ground water shall be safeguarded. Those wells and other items shall be properly removed and relocated as required by the San Francisco Regional Water Quality Control Board and the Alameda County Public Works Flood Control Well Protection Program (James Yoo at 510-670-6632).
66. **Hazardous Waste** - All hazardous waste generated at the site is to properly manage and/or dispose of damage, spent, and returned products (hazardous materials) that are considered hazardous wastes.

Transportation

67. Camera(s) shall be installed to monitor vehicle queues in the drive-through lane. Proposed camera locations shall be shown on Improvement Plans.
68. The property owner(s) or their tenant(s) shall be responsible for ensuring that vehicles queuing in the drive-through lane do not spill back onto public right-of-way and that vehicles utilizing the drive-through lane are fully accommodated on-site.
69. City reserves the right to impose additional restriction(s) on the operation(s) of the drive-through lane, including temporary closure, if it has been determined by the Director of Public Works, the City Engineer or the Transportation Manager or designee(s) that vehicle queues associated with the drive-through lane are spilling back onto, blocking or otherwise resulting in traffic operational deficiencies within the public right-of-way. Restriction(s) shall remain in place until the deficiencies have

been adequately addressed to the satisfaction of the Director of Public Works or the Transportation Manager.

70. 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 (fronting City ROW) 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: 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.
71. 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 Public Works-Transportation staff or the City Engineer, prior to issuance of Building Permit(s).

Landscaping

72. A tree removal permit shall be obtained prior to the removal of any tree in addition to demolition and grading permits.
73. Underground utility service lines such as water and sewer shall be provided in the planting plan base.
74. 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. Proposed plant spacing shall be provided in the planting legend.
75. All plants in bioretention basin shall conform to the plant list in the latest C.3 Stormwater Technical Guidance Appendix B. *Sesleria autumnalis* is not in the plant list.
76. Bio-retention area shall have full plant coverage at plant maturity.
77. This property is highly visible corner in the City. Limit the use of grass species and substitute with shrubs and groundcovers diverse color and texture. The City has been receiving complaints from the community regarding over use of native and ornamental grass.
78. Minimum three inches deep organic recycled chipped wood mulch in dark brown color shall be provided in all planting areas including biotreatment area. The size of the mulch shall not exceed 1-1/2-inch in diameter. Pine bark shall not be allowed. Correction to the landscape note shall be done.
79. 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.
80. 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.
81. Existing street tree in the Mission Blvd sidewalk shall be protected:
- a. Prior to beginning work, the contractors working in the vicinity of trees for preservation are required to meet with the Project Arborist at the site to review all work procedure, access routes, storage areas and tree protection measures.
 - b. If damages should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied. If the damages to tree result in removal, removed tree shall be replaced to its appraised value provided by the Project Arborist and approved by City Landscape Architect.
 - c. Fences will be erected to protect trees to be preserved. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Project Arborist.

- d. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel with a tree pruning permit from City Landscape Architect.
- 82. Pursuant to HMC Section 10-12.11: For new construction and rehabilitated landscape projects installed after December 1, 2015, 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.
- 83. 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.

Utilities

Water

- 84. The property is served by a 1" domestic water meter (account # 26719). If the existing water service and meter cannot be reused, it must be abandoned by City Water Distribution Personnel at the applicant's/owner's expense.
- 85. Per the City of Hayward Municipal Code, each building (or tenant space within a building) shall be served by a separate domestic water meter. A separate domestic water meter will be required for each tenant space.
- 86. If there will be more than 1,000 square feet of irrigated landscape a separate irrigation water meter shall be installed for landscaping purposes.
- 87. The applicant/developer shall install a Reduced Pressure Backflow Prevention Assembly on each domestic and irrigation water meter, per City Standard SD-202. City records indicate that the existing domestic meter is currently unprotected.
- 88. The development shall have its own fire service, sized per the requirements of the Fire Department. Fire services shall have an above ground Double Check Valve Assembly, per City Standards SD-201 and SD-204.
- 89. New fire services 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 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.

90. Water meters and services shall be located a minimum of two feet from top of driveway flare as per City Standard Details SD-213 thru SD-218.
91. Water mains and services, including the meters, shall be located at least 10 feet horizontally from, and one-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 piping materials.

Sewer

92. The sanitary sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312.
93. The applicant/developer shall install a grease control device to control fat, oil and grease discharge from any food service establishment.
94. Grease interceptors are required for fast food establishments. In no case will a grease interceptor of less than 750 gallons be approved.
95. If the trash enclosure will have a drain to the sanitary sewer system, it must connect to the proposed grease interceptor.

Solid Waste

96. Organics collection shall be required for any food waste produced from the property. For more information on County recycling requirements, please visit <http://www.recyclingrulesac.org/>
97. Construction & Demolition Debris: The City requires that construction and demolition debris be recycled when possible. Submittal of the Debris Recycling Statement is 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>
98. The premises shall be kept clean, and the operator shall make all reasonable efforts to see that no trash or litter originating from the use is deposited on adjacent properties. For drive-in restaurants or other uses which typically generate trash or litter, adequate trash containers, as determined by the Planning Director, shall be required and employees shall be required daily to pick up trash or litter originating from the site upon the site and within 300 feet of the perimeter of the property.