

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED AFFORDABLE HOUSING AND 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 (and two revised sheets - the Utility Plan dated June 2, 2021 and undated Sheet C4 submitted on June 25, 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 school use is limited to a maximum enrollment of 384 students in grades pre-kindergarten (3-year-olds) up to 6th grade. A draft "School Pick-Up and Drop-off Plan" shall be approved by the Planning Division and Transportation Division prior to building permit issuance and a final "School Pick-Up and Drop-off Plan" shall be approved by the Planning Division and Transportation Division prior to occupancy permit issuance.
5. The proposed 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 school use shall require the submittal of a new Administrative Use Permit application, subject to City approval requirements and zoning in effect at the time.

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, as proposed in the entitlement package. 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, similar to as proposed in entitlement package, 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.

BUILDING

- 29. 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.
- 30. The project will be subject to the City of Hayward's new Reach Code, with the exception of the Reach Code's EV charging infrastructure requirements for the residential portion of the project, as specified in the Affordable Housing and Density

Bonus Plan submitted with the project application. 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>

31. To see the specific code language and requirements based on building type, please see the Hayward Municipal Code Chapter 9, Article 1.

LANDSCAPING

General

32. No building permit shall be issued prior to approval of landscape and irrigation improvement plans.
33. Topography shall be provided in the planting plan.
34. Landscape base shall match the project boundary that is shown in the architect's plan to the north and shall restore sidewalk and to the center line of Tennyson Road on all plans to the extent that damage to the right of way planting, sidewalk, curb, gutter, and centerline of Tennyson Road was caused by project construction.
35. La Vista Residential and School project shall coordinate with La Vista Park team during improvement plan documentation phase to address planting and irrigation behind retaining walls to the east and the north within the project boundary to the extent that slope conditions permit.
36. An investigation shall be done for the emerging pest "Leaf and Twig Blight" for Arbutus 'Marina' tree species. An investigation is defined as verifying the status of this emerging pest by consulting the USDA or HortScience.
37. 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.
38. 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.

39. Trees 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.
40. Erosion control fabric, compost blanket or a combination of compost sock and erosion fabric 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).
41. 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.
42. All above ground mechanical equipment shall be screened from the street with five-gallon shrubs.
43. 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.
44. Mulch shall be arbor chips produced on site only, or organic recycled chipped wood in the shade of Dark Brown color, unless steep slope, as defined by Caltrans as greater than a three-to-one (3:1) slope, would prevent Applicant 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. Erosion control fabric, compost blanket or a combination of compost sock and erosion fabric 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).
45. 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.
46. Tree shall be irrigated on separate valves. Trees with different watering requirements shall be irrigated on separate valves.
47. Tree shall be irrigated with two tree bubblers. Each device shall not exceed 0.25 gallon per minute.
48. The adjacent landscape and irrigation improvements shall be completed for each building in accordance with the approved improvement plans prior to issuance of the certificate of occupancy for each building permit. A phasing plan shall be provided during the improvement plan documentation phase to determine the limits of the "adjacent" landscape area for each building. Remaining area landscape and irrigation improvements shall be completed prior to issuance of the final certificate of occupancy.

49. Landscape Maintenance:

- a. Landscaping shall be maintained in a healthy, weed-free condition at all times in clearly landscaped areas as proposed on Sheet L2 in the entitlements package 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

- 50. Prior to issuance of 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

51. 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.
52. 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.
53. 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.
54. Prior to the issuance of final Certificate of Occupancy, all landscape and irrigation shall be completed in accordance with 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*

55. 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), if identified as appropriate.
56. Geologic Hazard Assessment District: The project will be required to annex into the Hayward Geologic Hazard Abatement District (GHAD) or petition the City to form a new GHAD, if any public service infrastructure on-site is maintained by the City.

Prior to Issuance of Building Permit

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

58. 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.
59. Stormwater Discharge Control: Storm water run-off shall be detained on-site to control discharge to public drainage system to pre-development conditions.
60. 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.
- 61. 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 Project's portion of responsibility for stability of altered slopes, drainage collection and disposition and maintenance of new improvements.
- 62. Encroachment Permit Required: Encroachment permit shall be required before start of any activity in the City's rights-of-way.
- 63. Earthquake Fault Zone studies: Development of parcels within the earthquake fault zone may require ground rupture and slope stability studies as per the California Geologic Survey guidelines (Special Publication 117A, page 19).

During Construction

- 64. 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.
- 65. Repair of Damaged Improvements: Damaged street curb, gutter, sidewalk, and driveway fronting the property as a result of project construction 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.
 - c. Applicant shall document damage to the existing street and other property improvements with video or photographs and provide a copy(ies) to the City's Public Works Inspector before start of any construction activity.

Prior to Issuance of Certificate of Occupancy

66. Stormwater Treatment Maintenance: The property owner shall execute the City's standard "Stormwater Treatment Measures Maintenance Agreement" for the required stormwater treatment measure.
67. 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.
68. 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.
69. 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

70. The 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.
71. Applicant, the Early Childhood Center and the 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.
72. 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. 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.
73. School 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. School Staff shall gather and walk students to and from school buildings during pick-up and drop-off periods. School shall include this requirement in new student/beginning of school year Orientation packets and send parent(s) quarterly reminders regarding this requirement.

74. 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. 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.
75. 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.
76. 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

77. 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 compliant 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.
78. 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.

79. Applicant, School/Early Childhood Center shall submit a "School Pick-Up and Drop-off Plan" ("Plan"), which shall include (but is not limited to) staggered drop-off and pick-up schedules, staffing assignments for traffic control during pick-up and drop-off periods, parking plan during pick-up and drop-off periods, separated pick-up and drop-off periods for the School and Early Childhood Center, and evaluation of opportunities to expand vehicular capacity of the drop-off and pick-up zones and/or widening the roadways on-site to provide vehicular passing lane(s). A Draft 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). Subsequently, the Plan shall be updated to incorporate specific information such as detailed enrollment data, mode-share by grade level, etc. when such information becomes available ("Updated Plan"). The Updated Plan shall be submitted to Public Works-Transportation for final review prior to issuance of Occupancy Permit(s).
80. Applicant, The Early Childhood Center and the 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.
81. 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.
82. 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.
83. 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.
84. 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.

85. 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)
86. 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).
87. 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.
88. Applicant shall submit a "Transportation Demand Management" Plan (TDM Plan) to encourage carpooling, rideshare, and other modes and facilitate carpool matching for staff and students prepared by a qualified Transportation/Traffic Consultant to Public Works-Transportation for review and approval prior to issuance of Building Permit(s). The TDM Plan may be combined with the School Pick-Up/Drop-Off Plan.
89. Applicant and the 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.
90. Applicant shall install and stripe a 100 foot inbound left-turn lane at the intersection of Tennyson Road / Project Access Driveway while maintaining acceptable through

lane and bicycle lane widths per City standards. This item shall be shown in the Signing & Striping Plans.

91. 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.
92. 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.
93. 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.
94. 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.
95. 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.
96. 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.
97. 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

98. All connections to existing water mains shall be performed by City Water Distribution personnel at the Applicant/Developer's expense.
99. Any modifications to existing water services (upscale, downscale, relocations, abandonments) shall be performed by City Water Distribution personnel at the Applicant/Developer's expense.
100. Only City of Hayward Water Distribution personnel shall perform operation of valves on the City of Hayward Water System.
101. 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>
102. 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.
103. 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.
104. 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.
105. Each non-residential commercial tenant space shall be served by separate water meters.
106. 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.

107. Water meters and services are to be located a minimum of two feet from top of driveway flare.
108. The development requires a separate irrigation water service for landscaping for each parcel.
109. 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.
110. 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.
111. 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.
112. 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

113. 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.
114. Each building shall have its own sanitary sewer lateral, per City Standard Detail 213 (SD-312) and 313 (SD-313).
115. 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>

116. The development's sanitary sewer mains and manholes shall be private, owned, and maintained by the property owner.
117. 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

118. 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

Access

119. When buildings or portion of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access, fire apparatus roads shall have unobstructed width of 26 feet in the immediate vicinity of the building. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
 - The design team proposes to provide both interior exit stairways in both Residential Building A and B to extend to the roof via stair penthouses. All interior exit stairways are anticipated to discharge either directly to the exterior of the building or into an exit passageway that extends to the exterior of the building. Both interior exit stairways in both buildings will have standpipes with hose valve connections at every level above grade and additional standpipe hose valve connections will be provided at the roof level near each stair.
 - The improved roof access via the interior exit stairways and the additional standpipe hose connections at the roof level will increase roof access for the fire department and allow for flexibility in manual firefighting operations from above (the exterior/roof level). Increased access points to the roof from the stairs on either side of the building and from an aerial apparatus access roadway on the north or south sides improve options for firefighting and approach during a fire event.

- The proximity of the courtyard roads to the buildings was not addressed in the report. The Fire Department has taken this into consideration from a tactical perspective in the acceptance of this proposal. All courtyard roads that extend beyond 150' shall provide a turn around. The north courtyard road (shown on the site map as 150') shall demonstrate a code compliant hammerhead turn around at the beginning of the north courtyard road.
120. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
121. Fire apparatus access roads shall not exceed 10% on grade. Grade's steeper than 10% shall conform to the following:

APPENDIX D
FIRE APPARATUS ACCESS ROADS

SECTION D103 MINIMUM SPECIFICATIONS

D103.2 GRADE. Fire apparatus access roads shall not exceed 10 percent.

Exception 1: Grades 10% to 15% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete, upon approval from the Fire Marshal Office.

Exception 2: Grades 15.1% to 20% shall be constructed with a minimum 6-inch-thick Portland Cement Concrete with grooves, upon Fire Chief's approval.

D103.3 TURNING RADIUS. The minimum inside turning radius shall be 17 feet. The minimum outside turning radius shall be 45 feet.

122. Design of the public streets and private streets and courts shall meet all City of Hayward and California Fire Code Standards.
123. All public streets, private streets and private courts shall be designed and engineered to withstand 75,000 lbs. gross vehicle weight of fire apparatus. Such standard is also applicable to pavers or decorative concrete.
124. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26ft. exclusive of shoulders.
125. Turnaround provisions shall meet the intent of the current edition of the California Fire Code (CFC).
126. Fire apparatus access road 20 feet to 26 feet wide shall be posted on both sides as a fire lane; fire apparatus access road 26 feet to 32 feet wide shall be posted on one side of the road as a fire lane. "No Parking" signs shall meet the City of Hayward Fire Department fire lane requirements.

Water Supply

127. Per the current edition of the California Fire Code (CFC) Table BB105.1, the minimum required fire flow shall be provided to the site. A fire flow reduction of up to 50% is allowed when the building is provided with an automatic fire sprinkler system in accordance with NFPA 13. The resulting fire flow shall not be less than 1,500 GPM. Upgrades to the existing water system in the proposed area may be essential to provide the required fire flow to the proposed site.
128. The minimum number of fire hydrants shall be provided in accordance with the City of Hayward Fire Code Ordinance and the California Fire Code (CFC). The average spacing between hydrants is 300ft. Any portion of each building or facility shall be within 400ft. of a fire hydrant. Spacing locations of fire hydrants shall be subject to review and approval by the Hayward Fire Department.
129. The current proposal shows a total of (5) new fire hydrants around the building site. All new fire hydrants shall be double steamer type equipped with (2) 4-1/2" outlets and (1) 2-1/2" outlet. Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants. Vehicular protection may be required for the fire hydrants.
130. Additional fire hydrants may be required to serve the entire site. Fire hydrants shown for this version of the project addressed the proposed buildings only. The numbers of hydrants are subject to change.
131. Blue reflective pavement markers shall be installed at fire hydrant locations. If fire hydrants are located to be subjected to vehicle impacts as determined by the Hayward Fire Department, crash posts shall be installed around the fire hydrant(s).

Fire Protection

132. A Manual and Automatic fire alarm system with occupant notification shall be provided in accordance with the current edition of the California Fire Code (CFC) Section 907 and all NFPA 72 Standards for the proposed buildings. The alarm system(s) shall also include Elevator Recall per Section 606 of the CFC. (Deferred Submittal by licensed C10 Contractor)
133. An audible alarm bell (device) shall be installed on the exterior of the fire sprinkler system riser. The device shall activate upon any fire sprinkler system water flow activity.
134. Interior audible alarm device(s) shall be installed within each dwelling unit in a location approved by the AHJ. Said device shall activate upon any fire sprinkler system water flow activity.

135. Combination smoke/carbon monoxide detectors shall be installed at approved locations based on the California Building (CBC), California Fire (CFC) Code(s) and NFPA 72 Standards.
136. An automatic fire sprinkler system in accordance with NFPA 13 Standards is required for this building. A separate fire permit is required for the fire sprinkler system installation. A State Licensed C-16 Fire Sprinkler Contractor shall be responsible for the fire sprinkler system installation. Maximum static pressure of 80 PSI should be used when the test data indicates higher pressures. (Deferred submittal by licensed C16 Contractor)
- The design team proposes to provide increased sprinkler density to provide improved fire suppression and a higher level of protection for Residential Building B and the School Building to mitigate the insufficient 150-foot travel distance. These increases are not intended to apply to Residential Building A, as the fire apparatus access roadways within the 150-foot travel distance is compliant for Residential Building A. The increases are as follows, intended to exceed the requirement in NFPA 13 Figure 11.2.3.1.1:
 - Light Hazard occupancies will have an increased sprinkler design density from 0.10 gpm/sf to 0.15 gpm/sf over the remote 1,500 square feet.
 - Residential occupancies will have an increased sprinkler design density of eight sprinklers flowing 0.10 gpm/sf, or four sprinklers flowing at 0.15 gpm/sf, which exceeds the requirement in NFPA 13 Section 11.3.1.
 - Ordinary Hazard Group 1 occupancies will have an increased sprinkler design density from 0.15 gpm/sf to 0.20 gpm/sf over the remote 1,500 square feet.
 - Ordinary Hazard Group 2 occupancies will have an increased sprinkler design density from 0.20 gpm/sf to 0.25 gpm/sf over the remote 1,500 square feet.
 - The increased sprinkler density will discharge more water to the fire, which will control fire growth and spread, if not extinguish the fire. The improved sprinkler system should result in more favorable conditions for firefighting and search and rescue operations, as well as allow more time for occupants to evacuate the building.
137. A maximum static pressure of 80 PSI should be used when test data indicates higher pressures. Residual pressures used in the calculation should also be adjusted accordingly.

138. Underground fire service lines that serve NFPA 13 systems shall be connected to the city water main per Hayward Public Works Dept. SD-204. An Underground Fire Service line is required for each proposed building onsite. (Deferred submittal)
139. A standpipe system is required for buildings 3 stories or more in height. Standpipe system shall conform to Sec. 905 of the CFC and NFPA 14 Standards. Standpipe system(s) are required for each proposed 5-story residential building onsite. (Deferred submittal)
140. 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)
141. Elevators shall be installed and maintained per the California Building and Fire Codes, respectively. New elevators shall be provided with Phase 1 emergency recall operation and Phase 2 emergency in-car operations.
142. Proposed fire pump(s) shall conform to all NFPA 20 Standards and California Fire Code (CFC) requirements. (Deferred Submittal)
143. The Fire Department grants the proposal variance request based on the enhancement features proposed in the report, which become stipulations in conjunction with provisions of 2019 California Fire Code, 2019 NFPA 13, as well as related codes/standards. Should the proposed project be altered in any way that negatively impacts fire operations and/or fails to demonstrate meeting all other applicable minimum code requirements, this variance proposal will no longer be valid.
144. Address and premise identification approved numbers shall be placed on all buildings in such a position as to be plainly visible and legible from the road or street fronting the property. Dimensions of address numbers or letters on the front of the buildings shall be approved by the fire department.
145. This development is required to provide a fuel management plan per chapter 49 of the California Fire Code (CFC) to the AHJ for review and comment.

Hazardous Materials

146. Environmental and Health Based Site Clearance – Our office has reviewed the “Phase I Environmental Site Assessment, Route 238 Properties Groups 3 and 4, Hayward, California” by Cornerstone Earth Group, dated September 17, 2018.

An evaluation and regulatory oversight is required to ensure that the site meets environmental and health-based clearances that are appropriate for this residential development. As a condition of approval, the applicant shall provide an environmental screening clearance from the Alameda County Department of

Environmental Health's Local Oversight Program (LOP). The LOP contact, Paresh Khatri, can be reached at (510) 567-6700 or (510) 777-2478. Clearance from the LOP will ensure that the proposed residential project meets development investigation and cleanup standards, including, if necessary, any clearance stipulations, such as a deed restriction or the need for any groundwater/soil vapor/soil management plan. LOP clearance shall be submitted to the Hayward Fire Department's Hazardous Materials Office, the City of Hayward Planning Division and City of Hayward Public Works/Engineering Division prior to issuance of any grading and building permits.

147. Electronic Submittal of Environmental Documentation – Environmental Documentation associated with the evaluation, investigation and/or clearance of this site shall be provided in an electronic format to the City of Hayward Fire Department and Planning Division prior to the issuance of the Building or Grading Permit.
148. Grading and Demolition – A condition of approval, prior to grading: If structures and their contents are present, then they shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure hazards posed to development construction workers, the environment, future uses, and other persons are mitigated.
149. Hazardous Materials/Waste during Construction - During grading and construction hazardous materials and hazardous waste shall be properly stored, managed, and disposed.
150. Wells, Septic Tank Systems or Subsurface Structures – Any wells, septic tank systems and others subsurface structures shall be removed properly in order not to pose a threat to the development construction workers, future residents, or the environment. These structures shall be documented and removed under permit from appropriate regulatory agency when required.
151. Hazardous Materials/Waste and their Vessels discovered during Grading/Construction – If hazardous materials/waste or their containers are discovered during grading/construction the Hayward Fire Department shall be immediately notified at (510) 583-4910.
152. Underground Storage Tanks, Oil Water Separators, Hydraulics Lifts – If found on the property, the underground vessels/structures shall be removed under a plan filed with Hayward Fire Department and appropriate samples shall be taken under the direction of a qualified consultant to ensure that contamination has not occurred to the soil or groundwater. A follow up report shall be required to be submitted that documents the activities and any conclusions. Below are specific requirements on each:

- a. Underground storage tank and associate piping (plan, sampling and Hayward Fire Department permit and follow up report is required)
 - b. Oil Water Separators (plan, sampling required and follow up report is required)
 - c. Hydraulic Lifts (plan, sampling and follow up report is required).
- 153. Hazardous Materials Storage –
- 154. School Project - Based on supplemental information and discussions with the developer, the school proposed for this project is an elementary school with no chemistry program and will have limited to no hazardous materials. If these conditions change then the “General Requirements” below shall be met. Note: Hazardous Materials Information shall be submitted with any plan for the project.
- 155. Fire Pumps, Maintenance Chemical or Other Hazardous Materials/Waste Storage – No hazardous materials have been identified associated with this project, including diesel fire pumps, maintenance chemicals or other hazardous materials/waste. If any hazardous materials/waste are to be part of the permanent operation, then the “General Requirement” below shall be met. Note: Hazardous Materials Information shall be submitted with any plan for the project.
- 156. General Requirement - If hazardous materials are proposed for use on site, then following requirement shall be address by the developer:
 - a. Hazardous Materials Information - Any hazardous materials shall be identified in the plan submittals for building permits on a “HAZ” page. A chemical inventory shall also be submitted.
 - b. 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 2019 California Fire Code as adopted by the City of Hayward.
 - c. Flammable and Combustible Liquid Storage and Use – The storage and use of flammable and combustible liquids shall meet the requirements of Chapter 57 of the 2019 California Fire Code as adopted by the City of Hayward.
 - d. Hazardous Waste Management – Hazardous waste generated at the school shall be properly managed accordingly to hazardous waste management regulations (storage, labeling and proper disposal)
 - e. EPA ID Number – Applicant is to obtain an EPA ID Number from the Department of Toxic substance control (DTSC).

- f. Signage and Labeling Requirements – All tanks, containers shall be properly identified with signage stating the contents within the vessel, the hazard identification (as per NFPA 704 Standards). Additional containers and storage areas for hazardous materials shall also be appropriately identified.
 - g. Hazardous Materials/Waste Permit - The applicant shall keep current an annual Unified Hazardous Materials/Hazardous Waste Management Regulatory Program Permit.
 - h. Hazardous Materials Business Plan (HMBP) – California Environmental Reporting System (CERS) – Applicant is required to submit a complete Hazardous Materials and Business Plan (HMBP) to the California Environmental Reporting System (CERS) including facility information, hazardous materials Inventory/facility map and Emergency response/training Plan (see <http://cers.calepa.ca.gov>). A complete HMBP will be required to be submitted annually.
 - i. No Hazardous Materials Storage Prior to Final Inspection - No hazardous materials shall be stored prior to the final inspection.
157. Final Inspection – Final inspection from the Hazardous Materials Office is required prior to the issuance of a “Certificate of Occupancy” or “Final Building Inspection”. Please contact the Hazardous Materials Office (510 583-4910) at least 48 hours before the desired final inspection appointment.