

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

**FINDINGS FOR APPROVAL**

Environmental Review (CEQA)

1. Pursuant to CEQA Guidelines Section 15220, an Initial Study was prepared for this project with the finding that an MND was appropriate because all potential impacts could be mitigated to a level of less than significant with the implementation of mitigation measures. The Initial Study found that the project would result in potential impacts to Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Mandatory Findings of Significance. With mitigation, any potential impacts would be reduced to a level of less than significant.
2. A Notice of Intent to Adopt the MND was filed and posted with the Alameda County Clerk on October 1, 2018 for a twenty (20) day public comment period, which expired on October 22, 2018. No comments and/or correspondence have been received as of the writing of this report. The proposed IS/MND were posted and available for public review at City Hall, the City's website, and delivered to Hayward Weekes Library.

Site Plan Review

Pursuant to Hayward Municipal Code Section 10-1.3025, the Planning Commission or other approving authority may approve or conditionally approve an application when all of the following findings are made:

1. *The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City;*

The proposed expansion of the existing Fire Station #6, Regional Aircraft Rescue Firefighting Facility (ARFF) and Fire Training Center is compatible with on-site and surrounding structures and uses and is an attractive addition to the City in that the project incorporates a high-quality, contemporary architecture into the development that will improve the city image and streetscape of West Winton Avenue. The project will include the demolition of the existing structures on-site to accommodate for nine structures including the new fire station, classroom building, apparatus building, outdoor classrooms, and several training simulation structures such as a burn building, training tower, etc. The development will be setback approximately 100-feet from the public right-of-way to reduce the scale and massing impact of the facility and training buildings from the street and adjacent structures on nearby properties. As mentioned previously, the project will incorporate a modern architecture which will be an attractive addition to the City of Hayward and provide a state-of-the-art facility within close proximity to the Hayward Executive Airport and industrial corridor. The primary buildings will be constructed using contemporary materials such as pre-finished metal panels and finishes with extensive

glazing and storefront windows fronting the public right-of-way which will enhance the visual interest of the site.

2. *The development takes into consideration physical and environmental constraints;*

The development takes into consideration physical and environmental constraints in that the project adheres to the development standards for the AT-AC zoning district with regards to setbacks, height limitations, lot coverage, etc. The project site is relatively flat, and the project will be required to comply with Regional Water Quality Control Board (RWQCB) regulations during the construction phase for erosion and sediment control, as well as operationally through the implementation of the C.3 MRP requirement for the on-site treatment of stormwater management and runoff through bio-retentions and drainage management areas. In addition, the project site currently retains one access point along West Winton Avenue at the signaled intersection of Saklan Road. To enhance access to the proposed fire station and training center, limit impeding vehicular traffic along West Winton Avenue for fire apparatus turning radii, and improve site circulation – the proposed project will create a secondary access point along right-of-way, known as Manzella Road, combined with deceleration lanes at both ingress/egress points for vehicles (both fire trucks and standard vehicles) to safely enter the facility.

Further, the project site is located on the Hayward Executive Airport property, which requires approval from the Federal Aviation Administration (FAA). The height and coordinates of the proposed structures have been evaluated and reviewed by the FAA and the project has received its 7460 clearances for the development of the project to avoid potentially negative impacts on airport operations for outbound and inbound aircraft traffic.

3. *The development complies with the intent of City development policies and regulations; and*

The project site is located within the Airport-Terminal Aviation Commercial (AT-AC) zoning district. The HMC states that the purpose of the AT-AC sub-district is to provide for commercial and service activities that are clearly related to or supportive of the operational aspects of the Air Terminal. As the project involves the substantial upgrade and expansion of the existing Fire Station #6, ARFF, and Fire Training Center facility, it aligns with the intent of enhancing emergency services available while minimizing response times to support the operation of the Hayward Executive Airport.

The project is also consistent with the development policies and regulations of the Hayward 2040 General Plan, which designates this parcel with two land use designations: Public and Quasi-Public (PQP) and Industrial Corridor (IC). The General Plan Land Use and Community Character Element envisions that future changes to PQP-designated properties are expected to include landscaping and building improvements, and the rehabilitation or redevelopment of older facilities to enhance public services and to accommodate the changing needs of the Hayward community. The IC land use designation allows for service-oriented and high-technology land uses that will support the existing and future industrial operations within the area such as research and development, warehousing and logistics,

manufacturing (traditional, advanced, specialized, and food manufacturing), and biotechnology companies.

The expansion of the Fire Station and Fire Training Center would be consistent with the two land use designations as the improvement of the existing public safety facility will enhance emergency services provided to the ongoing operations of the Hayward Executive Airport and to the vast industrial corridor located on western and southwestern portions of the City. The project is located on a City-owned property to primarily support a public airport facility as well as provide required training to public safety personnel including, but not limited to the Fire Department, Police Department, and paramedics.

The replacement of the existing fire station buildings with the new facilities will also improve environmental sustainability as the new development will be constructed to LEED standards for energy efficiency incorporating low water use appliances, installing solar panels, and striving for a goal of zero net energy for the primary structures to minimize consumption and promote resource conservation. Overall, the proposed development would further support and be consistent with the following Hayward 2040 General Plan goals and policies:

- Land Use Policy-9.1: Design of City Public Facilities. The City shall ensure that all City-owned facilities are designed to be compatible in scale, mass, and character with the neighborhood, district, or corridor in which they are located.
- Community Safety Policy-4.5: Station Call Volumes and the Reallocation of Resources. The City shall monitor call volumes at individual fire stations to determine if certain areas of the City are in high demand of fire and emergency medical services. The City shall consider reallocating resources or building new fire stations to serve high demand areas.
- Community Safety Policy-4.6: New Fire Stations. The City shall ensure that new fire stations are strategically placed to provide optimum response times throughout the Hayward community.
- Community Safety Policy-4.7: Fire Facilities Master Plan. The City shall develop, maintain, and implement a Fire Department Facilities Master Plan that serves as the long-term plan for providing the Fire Department with state-of-the-art equipment and facilities.
- Community Safety Policy-4.8: Fire and Paramedic Training. The City shall ensure that firefighters and paramedics have access to state-of-the-art training and professional development opportunities.
- Public Facilities and Services-1.1: Capital Improvement Program. The City shall maintain the CIP program to ensure the implementation of the General Plan and the adequate and timely provision of public facility and municipal utility improvements.
- Public Facilities and Services-1.3: Public Facility Master Plans. The City shall maintain and implement public facility master plans to ensure compliance with appropriate regional, State, and Federal laws; the use of modern and cost-effective technologies and best management practices; and compatibility with current land use policy.

- Public Facilities and Services-2.7: Energy Efficient Buildings and Infrastructure. The City shall continue to improve energy efficiency of City buildings and infrastructure through implementation of the Municipal Green Ordinance, efficiency improvements, equipment upgrades, and installation of clean, renewable energy systems.
4. *The development will be operated in a manner determined to be acceptable and compatible with surrounding development.*

The proposed development, as conditioned, will operate in a manner determined to be acceptable and compatible with surrounding development in that the Fire Station and Fire Training Center will be required to comply with RWQCB standards during the construction and operational phases of the project for erosion control, stormwater management, etc. Additionally, the construction and grading activities will be required to comply with the noise limitations and hours set forth in the Hayward Municipal Code to minimize potential nuisances onto adjacent properties and businesses and the fire station will be required to comply with all FAA standards to ensure the safe ongoing operations of the Hayward Executive Airport.

Overall, the proposed expansion of the Fire Station #6 and Fire Training Center will continue to operate similar to its current operations with respect to calls for service city-wide, in the industrial district, and for the Hayward Executive Airport. The facility will continue to provide trainings to current and prospective fire prevention and hazardous materials personnel, training simulations using prop structures, as well as partner with local programs such as Chabot College for fire science courses and classes. Further, with the incorporation of the Mitigation Measures set forth in the MMRP and the best management practices (BMPs) required within the Conditions of Approval, any potential significant environmental impact will be reduced to a level of less than significant.