Mitigation Monitoring and Reporting Program

The Initial Study-Mitigated Negative Declaration (IS-MND) for the 22626 4th Street Residential Project identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

> ...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Hayward departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

The first column identifies mitigation measures that were identified in the Draft IS-MND. The second column, entitled “Action Required,” refers to the monitoring action that must be taken to ensure the mitigation measure’s implementation. The third column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is complete. The fourth column, “Responsible Agency,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The “Compliance Verification” column is where the Responsible Agency verifies that the measures have been implemented.

Mitigation measures BIO-2, BIO-6, and T-4 include minor revision made as a result of the responses to comments on the Draft IS-MND and to clarify the requirements of the measure.

Mitigation Measure/ Condition of Approval	Monitoring and Reporting Actions	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
Biological Resources						
BIO-1: Invasive Weed Prevention						
All efforts shall be made to avoid the spread or introduction of invasive weeds during construction and operation of the project. Appropriate best management practices that are intended and designed to curtail the spread of invasive plant species shall be implemented during construction, and operational practices shall be incorporated into the Homeowner's Association (HOA) CC&Rs. These include the following: • During construction, the project shall limit the use of imported soils for fill. Soils currently existing on site shall be used to the extent possible for fill material. If the use of imported fill material is necessary, the imported material shall be obtained from a source that is known to be free of invasive plant species. • Equipment and vehicles shall be free of caked on mud and weed seeds/propagules before accessing the project site. • As the site already contains invasive species (rated by the California Invasive Plant Council [Cal-IPC]), all equipment and vehicles shall be free of caked on mud and weed seeds/propagules before leaving the project site. • Landscaping materials and plants for lots adjacent to the creek corridor shall not include invasive, non-native ornamentals as identified by the Cal-IPC Inventory. This requirement shall be included in the CC&Rs. • Use of herbicides and other plant pesticides shall be prohibited during construction and for the duration of operation of the residential community. This requirement shall be included in the CC&Rs.	Verify procedures in place during construction. Verify landscape materials do not include invasive plant species. Verify prohibition of herbicides and pesticides included in CC&Rs.	Periodically during construction. Prior to issuance of grading permit. Prior to issuance of occupancy clearance.	City of Hayward Planning Division			
BIO-2: Designated No-Access Area						
To prevent impacts to San Lorenzo Creek during construction or operation of the project, no work or general access shall be permitted along the top of bank of San Lorenzo Creek beyond the designated six-foot fence along the property boundary. • Updated site plans shall be provided prior to issuance of a grading permit that clearly indicate the property limits, the distance of the six-foot wood fence setback from the measured top of bank of San Lorenzo Creek, and the designated "no access" area between the six-foot wood fence and the top of bank of San Lorenzo Creek. • Posted "no access" signs shall be placed along the six-foot wood fence and along the bank of San Lorenzo Creek at the intersection of A Street and 4th Street to	Review site plans and confirm fence setback and no access area and location of "no access" signage. Confirm "no access" sign installed and area described in CC&Rs.	Prior to issuance of grading permit Prior to issuance of occupancy clearance.	City of Hayward Planning Division			

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prevent access along the top of back along San Lorenzo Creek. • All "no access" signage shall be permanent, and the no access zone shall be described in the CC&Rs.						
BIO-3: San Lorenzo Creek Avoidance						
No activities associated with project implementation shall result in cut, fill, erosion, sedimentation, or other impacts to San Lorenzo Creek or bank or any modification to the top of bank of San Lorenzo Creek. If it is not possible to avoid impacts to San Lorenzo Creek as outlined above, a jurisdictional delineation study shall be conducted by a qualified wetlands biologist prior to any project ground breaking and a determination of USACE, RWQCB, and/or CDFW jurisdiction shall be obtained. If any of the above agencies is determined to have jurisdiction of San Lorenzo Creek, permits shall be obtained from the relevant agency prior to any project ground breaking and shall be provided to the City of Hayward to demonstrate compliance with CWA and CFGC.	Verify plans do not involve disturbance to San Lorenzo Creek. If creek work would occur, verify jurisdictional delineation study has been prepared and permits acquired.	Prior to issuance of grading permit.	City of Hayward Planning Division			
BIO-4: Nesting Bird Avoidance and Minimization Efforts						
If project construction activities occur between February 15 and August 31, a qualified biologist shall conduct a pre-construction survey for nesting birds no more than 14 days prior to construction. The survey shall include the entire project site and a 300-foot buffer to account for nesting raptors. If nests are found the qualified biologist shall establish an appropriate species-specific avoidance buffer of sufficient size to prevent disturbance by project activity to the nest (up to 300 feet for raptors, up to 150 feet for all other birds). The qualified biologist shall perform at least two hours of pre-construction monitoring of the nest to characterize "typical" bird behavior. During construction, if active nests are present, the qualified biologist shall monitor the nesting birds to determine if construction activities are causing any disturbance to the bird and shall increase the buffer if it is determined the birds are showing signs of unusual or distressed behavior associated with project activities. Atypical nesting behaviors that may cause reproductive harm include, but are not limited to, defensive flights, vocalizations directed towards project personnel/activities, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority, through the resident engineer, to order the cessation of all project activities if the nesting birds exhibit atypical behavior that may cause reproductive failure (nest abandonment and loss of eggs and/or young) until a refined appropriate buffer is established. To prevent encroachment, the established buffer(s) should be clearly marked by high visibility material. The established buffer(s) should remain in effect	Verify that if initial ground disturbing activities occurs between February 15 and August 31, a qualified biologist has prepared a pre-construction survey two weeks prior to start of construction. If active nests are discovered, verify that buffers have been established and work is avoided in in the buffer as appropriate.	Once before construction to review pre-construction survey; as needed during construction to verify buffers established and work is avoiding buffer zones.	City of Hayward Planning Division			

Mitigation Measure/ Condition of Approval	Monitoring and Reporting Actions	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
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until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. Any sign of nest abandonment should be reported to the City and CDFW within 48 hours. The monitoring biologist, in consultation with the resident engineer and project manager shall determine the appropriate protection for active nests on a case by case basis using the criteria described above.						
BIO-5: Tree Replacement						
As required by the HMC, the applicant shall replace removed protected trees with like-size, like-kind trees or an equal value tree, or implement alternative forms of mitigation as determined by the City's Landscape Architect. The City's Landscape Architect shall review the final landscape plan to confirm that the proposed mitigation cost matches or exceeds the appraised value of the removed trees prior to the issuance of building permit.	Review the final landscape plan to confirm that the proposed mitigation cost matches or exceeds the appraised value of the removed trees	Once prior to issuance of building permit	City of Hayward Landscape Architect			
BIO-6: Tree Preservation Measures						
Tree Preservation measures are required to protect trees that will be preserved in place and replacement trees that will be planted as required under Mitigation Measure BIO-5. **Design Recommendations** 1. Establish a tree protection zone around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur inside this ZONE. No underground services including utilities, sub-drains, water, or sewer shall be placed in the tree protection zone. For design purposes, the tree protection zone shall be a follows: a. 2 feet behind the limit of soil remediation or grading for trees #8, 16–18, 20, 22–29, 32, and 48. b. The existing property line for trees #8, 16, 17, and 56. c. 2 feet behind the limit of grading or construction for trees #57 and 58. d. 14 feet from the trunk of tree #68. e. 1 foot behind the limit of excavation or grading for street trees #102, 104-107, and 109. 2. As trees withdraw water from the soil, expansive soils may shrink in the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.	Verify adherence to tree preservation measures	Periodically during construction	City of Hayward Planning Division			

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3. Apply and maintain 4–6 inches of wood chip mulch within the TPZ or tree-well area. Keep mulch 2 inches from the base of the tree. 4. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans. **Pre-demolition and Pre-construction Treatments and Recommendations** 1. The demolition and construction superintendents shall meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures. 2. The tree protection zone shall be fenced at prior to demolition, grubbing or grading. Fences shall be 6-foot chain link or equivalent as approved by the City. 3. Structures and underground features to be removed in the tree protection zone shall use equipment that will minimize damage to trees above and below ground, and operate from outside the tree protection zone. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project Arborist. The Project Arborist shall be on-site during all operations within the tree protection zone to monitor demolition activity. 4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests. **Recommendations for Tree Protection during Construction** 1. Any approved grading, construction, demolition or other work within the tree protection zone should be monitored by the Project Arborist. 2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved. 3. Tree protection devices are to remain until all site work has been completed in the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist. 4. Construction trailers, traffic and storage areas must remain outside tree protection zone at all times. 5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the tree protection zone. 6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in						

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diameter should be avoided. 7. If roots larger than 2 inches in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment. 8. All trees to be retained shall be irrigated on a schedule to be determined by the Project Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the tree protection zone to a depth of 18 to 30 inches. 9. If injury 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. 10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel. 11. Prior to grading or trenching, trees may require root pruning outside the tree protection zone. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist. 12. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the tree protection zone. 13. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Project Arborist shall be spray-washed at the direction of the Project Arborist.						
BIO-7: Tree Replacement and Maintenance						
Replacement trees shall be planted with sufficient space to accommodate the mature size of the species and maintained sufficiently to ensure establishment. Preserved trees shall also be maintained to ensure the continued long-term health of the tree. Trees on-site shall be monitored and routine maintenance, such as occasional pruning, fertilization, mulch, pest management, replanting, and irrigation, shall be conducted by a landscape specialist.	Verify replacement trees are properly planted and maintained	Once after tree planting, and periodically thereafter	City of Hayward Planning Division, City of Hayward Landscape Architect			
Cultural Resources						
CUL-1: Worker's Environmental Awareness Program (WEAP)						
A qualified archaeologist shall be retained who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology to conduct a WEAP training for	Verify that an archeologist has been	Prior to issuance of grading permit.	City of Hayward			

Mitigation Measure/ Condition of Approval	Monitoring and Reporting Actions	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
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archaeological sensitivity for all construction personnel prior to the commencement of any ground disturbing activities. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	retained to complete WEAP training.		Planning Division			
CUL-2: Archaeological and Native American Monitoring						
Initial project-related ground-disturbing activities shall be observed by a qualified archaeological monitor under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (NPS 1983). Initial ground disturbance is defined as activities within previously undisturbed native soils. Monitoring activities shall be coordinated with the Federated Indians of Graton Rancheria and a Native American monitor shall be retained for the duration of project ground disturbance. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for significance under CEQA. Monitoring may be reduced or halted at the discretion of the monitors as warranted by conditions such as encountering bedrock, sediments being excavated are fill, soils occur within formations unlikely to yield cultural resources (e.g., soils formations predating human occupation of the region), or negative findings during the first 60 percent of rough grading. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location in the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).	Verify monitoring is occurring Verify that in the event that archeological resources are encountered during project construction, monitoring is increased to full time and that a Native American monitor is used if resources are of Native American origin	During initial project-related ground-disturbing activities.	City of Hayward Planning Division			
CUL-3: Unanticipated Discovery of Cultural Resources						
If cultural resources are encountered during ground disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and testing for the California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as data recovery excavation, may be required to mitigate any significant impacts to historical resources.	Verify that in the event that archaeological artifacts are encountered during project construction, all work in the vicinity of the find has been halted until such time as the find is evaluated	As needed during construction activities; work must stop immediately if resources are discovered, and consultation initiated as soon as practical	City of Hayward Planning Division			

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Geology and Soils						
GEO-1: Geotechnical Considerations						
The project applicant shall implement all measures and recommendations set forth in ENGEO's January 2017 Preliminary Geotechnical Assessment and June 2017 Supplemental Conceptual Slope Stabilization Recommendations (Appendix B to the Initial Study). These recommendations include but are not limited to: • Grading (demolition and stripping, existing fill and disturbed soil, selection of materials, differential fill thickness, fill placement, surface venting mitigation) • Slope setback • Slope stabilization for lots 3 through 10 • Building code seismic design • Foundation design • Pavement design • Drainage • Stormwater bioretention areas In addition, a comprehensive site-specific, design-level geotechnical exploration shall be prepared for review and approval by the City of Hayward as part of the design process. The exploration may include borings and laboratory soil testing to provide data for preparation of specific recommendations regarding grading, foundation design, corrosion potential, and drainage for the proposed project. The recommendations set forth in the design-level geotechnical exploration shall be implemented.	Verify that building plans incorporate all design and construction criteria specified in the geotechnical report	Once prior to approval of grading permit; periodically on site during grading and construction	City of Hayward Planning Division			
Hazards and Hazardous Materials						
HAZ-1: Site Risk Management Plan						
Prior to issuance of permits allowing any earth-disturbing activity, the developer shall prepare a site risk management plan (SRMP). The SRMP will address known and unknown environmental issues that may be encountered during development. The plan shall identify appropriate measures to be followed if contaminants are encountered during excavation including health and safety measures to reduce exposure to potentially impacted soil for construction workers and dust control measures to reduce exposure to contaminated dust particles for nearby residents. Health and safety measures shall include the required personal protective equipment	Review and approve SRMP.	Prior to issuance of grading permit.	City of Hayward Planning Division			

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(PPE) to be used by site personnel, including action levels and decision criteria for upgrading the levels of PPE. The SRMP shall also identify personnel to be notified, emergency contacts, and a sampling protocol if impacted media is encountered. The excavation and demolition contractors shall be made aware of the possibility of encountering known and unknown hazardous materials including impacted soil, soil vapor, and groundwater (if encountered), and shall be provided with appropriate contact and notification information. The plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination. Removal, transportation, and disposal of impacted soil shall be performed in accordance with applicable federal, state, and local laws, regulations, and ordinances. The plan shall be submitted for City of Hayward for review and approval.						
Hydrology and Water Quality						
HYD-1: Design-level Drainage Analysis and Minimization of Runoff						
The applicant shall conduct a design-level drainage analysis prior to issuance of a grading permit that shall identify existing drainage patterns across the project site and existing off-site stormwater discharge locations. The drainage analysis shall quantify the existing and predicted post-construction peak runoff rates and amounts both on-site and off-site immediately downgradient of the project site. The drainage analysis shall identify any changes to the location of down-gradient discharge of stormwater runoff and any potential impacts on off-site property that would result from those changes. Stormwater control measures shall be developed to maximize on-site infiltration of stormwater and minimize off-site stormwater discharge. These stormwater control measures shall be designed to achieve conformance with MRP C.3 requirements and to ensure that post-development stormwater discharge rates and amounts to off-site locations, including San Lorenzo Creek, are maintained at or below pre-development levels. In addition, on-site drainage improvements shall be designed to ensure that runoff leaving the project site does not flow over the bank of San Lorenzo Creek. The stormwater control measures may include, as necessary, additional or expanded above-ground retention and/or detention basins, stormwater collection tanks, subsurface infiltration devices such as cisterns with permeable bottoms or perforated pipes, permeable pavement, and vegetated swales. The stormwater control measures required by this mitigation may be used, in whole or in part, to satisfy the erosion and runoff control standards of the NPDES-required SWPPP. The design-level drainage analysis shall be submitted to and approved by ACPWA prior	Review and approve design-level drainage analysis.	Prior to issuance of grading permit	City of Hayward Planning Division/ Alameda County Public Works Agency			

Mitigation Measure/ Condition of Approval	Monitoring and Reporting Actions	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
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to issuance of a grading permit. The design-level drainage analysis shall be accompanied by a Drainage Review Checklist provided by ACPWA. The drainage analysis and Drainage Review Checklist shall demonstrate that curb elevations are not less than 1.25 feet above the hydraulic grade line and not lower than the energy grade line, that the MRP C.3 requirements are met, that required riparian setbacks have been implemented, that no surface runoff will flow over the existing bank of San Lorenzo Creek, that outfall structures to the channel conform to ACFCD standards, and that the rates and amounts of post-development stormwater discharge are maintained at pre-development levels.						
HYD-2: Stormwater Control Plan, Operation and Maintenance Plan, and Maintenance Agreements						
Prior to issuance of grading permits, the applicant shall submit a Stormwater Control Plan, prepared by a registered professional engineer, addressing the MRP C.3 post-construction runoff requirements. The plan shall include the location of the drainage facilities and the materials used to construct those facilities. A report with supporting calculations shall also be provided. The Stormwater Control Plan shall be reviewed by a licensed Geotechnical Engineer to ensure conformance with the Preliminary Geotechnical Investigation (ENGEO 2017) or Engineering Geology Report. Prior to issuance of grading permits, the applicant shall submit an Operation and Maintenance Plan to ACPWA for review and approval. The plan shall be prepared by a registered Professional Engineer and include, at a minimum, the following: • a site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed • O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices, and • the O&M plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance. Prior to issuance of grading permits, the applicant shall enter into a Maintenance Agreement with Alameda County. The applicant shall submit a signed and notarized Maintenance Agreement to ACPWA for review and approval. The agreement shall clearly identify the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual report to be prepared by a registered Professional Engineer. The annual report shall be submitted to ACPWA, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of that same year. If maintenance is required, certification shall be provided that all recommended	Review and approve Stormwater Control Plan	Prior to issuance of grading permit.	City of Hayward Planning Division/ Alameda County Public Works Agency			

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maintenance has been completed before the start of the rainy season.						
Noise						
N-1: Construction Noise Reduction Measures						
The applicant shall apply the following measures during construction of the project. • Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. • Electrical Power. Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities. • Equipment Staging. All stationary equipment shall be staged as far away from noise-sensitive receptors as feasible. • Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use. • Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity. • Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. • Disturbance Coordinator. The applicant shall designate a disturbance coordinator who shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.	Verify noise reduction measures in place.	Periodically during construction	City of Hayward Planning Division			

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Traffic and Circulation						
T-1: B Street Roadway Striping and Signage						
Prior to issuance of a certificate of occupancy, the project applicant shall install cautionary signage warning of the new driveway locations on B Street approaching the project site. In addition, the project applicant shall fund roadway striping along the project's B Street frontage that shall display a prohibition against vehicles blocking access to the project driveways (Keep Clear) when waiting at a red light.	Verify site plans include location of signs and that signage properly installed.	Prior to issuance of a certificate of occupancy.	City of Hayward Planning Division			
T-2: Driveway Signage						
The project applicant shall install caution signage, stop bars, and marked crosswalks at the project driveways on B Street to ensure that vehicles stop before exiting the driveways and entering B Street.	Verify site plans include location of signs, stop bars, and marked crosswalks and that features properly installed.	Prior to issuance of a certificate of occupancy.	City of Hayward Planning Division			
T-3: 4th and B Street Pedestrian Improvements						
The project applicant shall coordinate with City of Hayward Transportation Department staff to design and fund installation of a marked crosswalk, pedestrian bulbouts, curb ramps, and a pedestrian countdown signal on the eastern leg of 4th Street and B Street. This includes expanding the traffic signal hardware to add a pedestrian phase, a pedestrian signal head, and a pedestrian push button.	Verify features designed, funded, and installed.	Prior to issuance of a certificate of occupancy.	City of Hayward Planning Division			
T-4: B Street Roadway Striping and Signage						
The project applicant shall coordinate with the City of Hayward and AC Transit to install a bus bulbout at the bus stop along the project site's B Street frontage at the southern quadrant of 4th Street and B Street as needed. The applicant shall also install signage warning pedestrians of entering and exiting vehicles at the project driveways.	Verify bus bulbout installed.	Prior to issuance of a certificate of occupancy.	City of Hayward Planning Division			

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Tribal Cultural Resources						
TCR-1: Unanticipated Discovery of Tribal Cultural Resources						
In the event that cultural resources of Native American origin are identified during construction, all earth-disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.	Verify that in the event that cultural artifacts of Native American origin are encountered during project construction, all work in the vicinity of the find has been halted until such time as the find is evaluated	As needed during construction activities; work must stop immediately if resources are discovered, and consultation initiated as soon as practical	City of Hayward Planning Division			