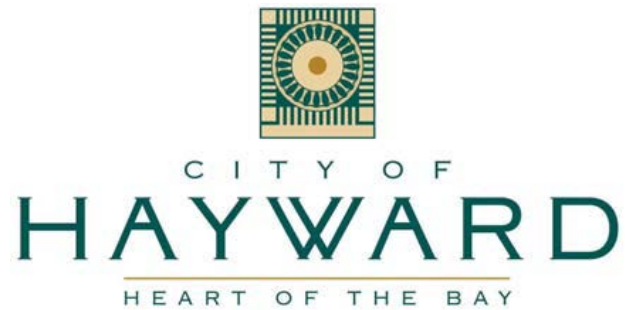


Mitigation Monitoring and Reporting Program

**Cavallo Highlands
Residential Project**



March 2019

MITIGATION MONITORING AND REPORTING PROGRAM
Cavallo Highlands Residential Project

Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Air Quality				
Impact AQ-1: The project would generate dust during construction activities that would affect nearby sensitive receptors.	MM AQ-1.1: During any construction period which causes ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph.	The applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of demolition, grading, and building permits.	Director of Development Services or his or her designee

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	• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone			

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	number shall also be visible to ensure compliance with applicable regulations.			
Impact AQ-2: Construction of the proposed project would generate significant quantities of toxic air contaminant emissions.	MM AQ-2.1: The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 78 percent reduction in DPM exhaust emissions. One feasible plan to achieve this reduction would include the following: All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may include the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to	Prior to grading or building permit, the applicant shall provide the plan demonstrating necessary emissions reduction to the Director of Development Services for review and approval. The applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans.	Director of Development Services or his or her designee

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	reduce community risk impacts to less than significant. The project shall be required to implement the measures listed above as conditions of approval. These measures shall be placed on project plan documents prior to issuance of any building permits for the project. The proposed project, therefore, would not result in a significant air quality impact due to construction dust emissions.			
Biological Resources				
Impact BIO-1: Construction of the proposed project could result in significant impacts to special-status species.	MM BIO-1.1: A qualified biologist will conduct an environmental education program for all persons employed or otherwise working on the project site before they perform any work. The program shall consist of a presentation from the biologist that includes a discussion of the biology and general behavior of special-status species on or near the site; information about the distribution and habitat needs of the species; sensitivity of the species to human activities; the status of the species pursuant to the Federal Endangered Species Act, the	The project applicant will be responsible for ensuring MM BIO-1.1 occurs prior to issuance of grading permits and prior to any site disturbance including tree removal.	The applicant shall provide to the Director of Development Services copies of the form stating that the construction workers have received the training.	Director of Development Services or his or her designee

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	California Endangered Species Act, and the California Fish and Game Code including legal protection; recovery efforts; penalties for violations; and any project-specific protective measures described in this document or any subsequent documents such as an Incidental Take Permit and/or Biological Opinion. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers before their performing work on the site. The biologist shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry on the site. Upon completion of the program, employees shall sign a form stating they attended the program and understand all the protection measures. Copies of the form shall be provided for the City. • A qualified biologist will be on the site daily to monitor initial vegetation clearing and ground-disturbing activities.		All measures shall be printed on all construction documents and fact sheet handouts and reviewed by the Director of Development Services prior to tree removal and the issuance of demolition, grading, and building permits.	

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Impact BIO-2: Construction of the proposed project could adversely impact the white-tailed kite or other migratory bird species.	MM BIO-2.1: Information on white-tailed kites and other protected migratory birds shall be included in the environmental education program, as detailed in Mitigation Measure MM BIO – 1.1. MM BIO – 2.2: If feasible, construction activities shall occur during the non-breeding season (September 1 - January 31). If such activities are scheduled during the breeding season, a qualified biologist shall conduct a preconstruction nest survey of all trees and shrubs and other suitable nesting habitat in and within 300 feet of the limits of work. The survey shall be conducted not more than five (5) days prior to the start of work. If the survey indicates the potential presence of nesting white-tailed kites or other birds, the biologist shall determine an appropriately sized buffer around the nest and no work will be allowed in this buffer until the young have successfully fledged. The size of the nest buffer will be determined by a qualified biologist in consultation with CDFW and will be based on the nesting species and its sensitivity to	The project applicant and contractors shall implement MM BIO-2.1 and MM BIO-2.2 prior to issuance of grading permits and prior to any site disturbance including tree removal. The survey results shall be provided no more than five days prior to start of work.	Refer to MM BIO-1.1 A final report documenting the survey effort and any protection measures implemented by the project shall be submitted to the City Planning Department prior to the start of any demolition or grading activity.	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	disturbance. In general, buffer sizes of up to 300 feet for raptors and 50 feet for other birds would prevent disturbance, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.			
Impact BIO – 3: Construction of the proposed project could result in significant impacts to the pallid bat.	MM BIO – 3.1: <i>Pre-demolition Bat Survey.</i> A qualified bat biologist shall conduct a bat survey, no more than 14 days prior to the removal of any buildings or structures, to determine if bats are present. No activities that would result in disturbance to an active roost shall proceed prior to completion of the survey. If no active roosts are observed, then no further action shall be warranted. If a maternity roost is present, a qualified biologist shall determine the extent of a construction-free buffer zone around the active nurseries located during the survey. CDFW shall be notified of any active nurseries within the demolition/construction zone. No demolition or construction activities shall occur within the construction-free buffer zone between March 1 and August 31 to avoid construction disturbance to the maternity roost, as determined by the bat	The project applicant will ensure MM BIO-3.1 occurs prior to issuance of grading or demolition permits.	A final report documenting the survey effort and any protection measures implemented by the project shall be submitted to the City Planning Department prior to the start of any demolition or grading activity.	Director of Development Services or his or her designee

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	biologist. After August 31, roosting bats shall be safely evicted by a qualified bat biologist. A final report documenting the survey effort and any protection measures implemented by the project shall be submitted to the City Planning Department prior to the start of any demolition or grading activity.			
Impact BIO – 4: Construction of the proposed project may impact San Francisco dusky-footed woodrats on the site.	MM BIO – 4.1: Information on the San Francisco dusky-footed woodrat shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1. MM BIO – 4.2: A qualified biologist shall conduct a preconstruction survey for San Francisco dusky-footed woodrat houses within 14 days prior to any tree removal or ground-disturbing activities. Any woodrat houses shall be identified and their locations mapped and flagged to be avoided during construction activities. No work shall occur within a 20-foot buffer of any woodrat houses. If it is not possible to avoid a woodrat house, a qualified biologist shall develop a	The project applicant would ensure MM BIO – 4.1 and MM BIO-4.2 would occur prior to issuance of grading or demolition permit.	Refer to MM BIO-1.1 above. The relocation plan shall be submitted to CDFW for approval and then implemented as necessary. Copies of the relocation plan shall be	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	relocation plan. The relocation plan shall be submitted to CDFW for approval and then implemented as necessary. Copies of the relocation plan shall be provided to the City.		provided to the City.	
Impact BIO – 5: Grading and other construction activities may crush or entomb individual Alameda striped racers resulting in injury or mortality to snakes and result in the loss of 8.2 acres of habitat.	MM BIO – 5.1: Information on the Alameda striped racer shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1. MM BIO – 5.2: A qualified biologist shall survey for Alameda striped racer during all initial ground-disturbing activities on the site. If an Alameda striped racer is found, it shall be captured and relocated away from the construction area by a qualified biologist in accordance with an approved relocation plan in compliance with all applicable regulations and guidelines. The biologist shall submit the results of the survey (and capture/relocation plan if applicable) to CDFW and USFWS for review and approval.	The project applicant shall ensure measures MM BIO – 5.1 through MM BIO – 5.3 are implemented prior to issuance of grading or demolition permits.	Refer to MM BIO-1-1 above. The biologist shall complete a survey and submit the results of the survey (and capture/relocation plan if applicable) to CDFW and USFWS for	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	MM BIO – 5.3: Unless alternative (equivalent or more effective) measures are recommended by the qualified biologist and approved by the Director of Development Services , the project applicant shall install a solid fence to deter Alameda striped racers from entering the work site. The snake exclusion fence shall be constructed as follows: • Plywood sheets at least three feet in height, above ground. Heavy duty geotextile fabric or other materials approved by USFWS and CDFW may also be used for the snake exclusion fence; • Buried four (4) to (six) 6 inches into the ground; • Soil back-filled against the plywood fence to create a solid barrier at the ground; • Plywood sheets maintained in an upright position with t-posts or stakes; • Ends of plywood sheets overlapped with no gaps to ensure a complete barrier; • Escape funnels installed in the fence every 200 linear feet; and		review and approval. Director of Development Services	

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	• Work site shall be completely enclosed by the exclusion fence or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda striped racer away from the construction area by a permitted biologist. • The location and design of the proposed exclusion fence shall be submitted for review and approval by CDFW, USFWS, and Director of Development Services and be included on plans for all construction-related permits. If permits obtained through the implementation of Mitigation Measure BIO-5.6 require an alternate design or approach, those requirements will take precedence. MM BIO – 5.4: The project applicant shall comply with the requirements in the above sections during construction activities. The approved protocol from Mitigation Measure BIO – 5.2 above shall be followed in the event an Alameda striped racer is encountered. The snake exclusion fence from Mitigation Measure BIO – 5.3 shall be installed and remain in place throughout the construction period.	The project applicant would ensure MM BIO-5.4 occurs during construction.	A biological survey would be completed in the event a snake is encountered to determine if it is	Director of Development Services or his or her designee

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	All construction activities and equipment/materials/debris storage shall take place on the project side of the exclusion fence. MM BIO – 5.5: To compensate for permanent impacts to 8.2 acres of degraded, low-quality potential Alameda striped racer habitat, the project applicant shall purchase 8.2 acres of Alameda striped racer credits from a CDFW-approved mitigation or conservation bank(s) or other approved site. Permanent protection and funding for perpetual management of compensatory habitat shall be complete before starting construction. MM BIO – 5.6: The applicant shall obtain the appropriate permits from USFWS and CDFW agencies or shall obtain concurrence from these agencies that no permits are required prior to initiation of construction activities and implement all conditions stipulated in the permits.	The project applicant would ensure MM BIO-5.5 occurs prior to grading permits.	an Alameda striped racer. Provide evidence of CDFW permits to the Director of Development Services	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Impact BIO – 6: Construction of the proposed project could cause injury and/or mortality of California red-legged frogs and result in the loss of permanent habitat.	MM BIO – 6.1: Information on the California red-legged frog shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1. MM BIO – 6.2: No more than 24 hours prior to the date of initial ground disturbance, a preconstruction survey for the California red-legged frog shall be conducted by a USFWS-approved biologist at the project site. The survey shall consist of walking the project limits and within the project site to ascertain the possible presence of the species. The USFWS-approved biologist shall investigate all potential areas that could be used by the California red-legged frog for	The project applicant would ensure MM BIO-6.1 through MM BIO – 6.3 occurs prior to construction.	Refer to MM BIO-1.1 above. A USFWS-approved biologist would submit a daily report to the Director of Development Services prior to initiating	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	feeding, breeding, sheltering, movement, and other essential behaviors. This includes an adequate examination of mammal burrows. If any California red-legged frogs are found, the USFWS-approved biologist shall contact the USFWS to determine if moving any of the individuals is appropriate. In making this determination the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the applicant shall ensure that the USFWS-approved biologist is given sufficient time to move the animals from the work site before ground disturbance is initiated. Only USFWS-approved biologists shall capture, handle, and monitor the California red-legged frog. MM BIO – 6.3: To the extent practicable, initial ground-disturbing activities will be avoided between November 1 and March 31, when California red-legged frogs are most likely to be moving through upland areas. When ground-disturbing activities must take place between November 1 and March 31, the applicant shall ensure that daily monitoring by the USFWS-approved biologist is completed for the California red-legged frog. MM BIO- 6.4: The applicant shall obtain the appropriate permit from USFWS and implement all	The project applicant would	construction on-site. Provide the City with documentation of	

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	conditions stipulated in the permit, or shall obtain concurrence that no permit is required prior to initiation of construction activities. MM BIO – 6.5: To compensate for permanent impacts to 8.2 acres of degraded, low-quality potential California red-legged frog upland habitat, the project applicant shall purchase 8.2 acres of California red-legged frog credits from a USFWS-approved mitigation or conservation bank(s). Permanent protection and funding for perpetual management of compensatory habitat shall be complete before starting construction. If a permit issued by the USFWS has differing requirements, those requirements shall take precedence.	ensure MM BIO-6.4 occurs prior to grading permits.	permits from USFWS	Director of Development Services or his or her designee
Impact BIO – 7: The construction of the proposed project would impact a potentially jurisdictional waterway as defined by the Corps.	MM BIO – 7.1: The project will compensate for impacts to all areas delineated as jurisdictional on the site. The impacted feature shall be mitigated at a 1:1 ratio consistent with the Corps “no net loss” policy. The project applicant will obtain the necessary permits from the Corps, Regional Water Quality Control Board, and CDFW for any fill of jurisdictional areas. All terms of the permits shall be implemented as a condition of the project.	The project applicant will ensure MM BIO-7.1 occurs prior to issuance of grading permits.	Provide the City with documentation of necessary permits from the Corps, Regional Water Quality Control Board, and CDFW for any fill of	Director of Development Services or his or her designee

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
			jurisdictional areas.	
Impact BIO – 8: Development of the proposed project would result in significant impacts to on-site protected trees and one off-site tree.	MM BIO – 8.1: All applicable requirements shall be followed and all permits obtained as required by the City’s Tree Ordinance (HMC Chapter 10, Article 15). Per that ordinance, every effort shall be made to preserve the character of the area and the more valuable tree specimens on site to the greatest extent practicable. Final landscape plans shall be reviewed and approved by the City of Hayward Landscape Architect prior to issuance of any grading, trenching, encroachment, demolition, or building permit for development. Final landscape plans shall clearly identify all “protected trees,” as defined in the Tree Preservation Ordinance, and all trees to be removed from the project site and the size, location, type, value of trees and specify the species of all replacement trees. MM BIO – 8.2: The project applicant shall implement all tree protection measures recommended in the Arborist Report prepared for the project, which include the following:	The applicant shall provide final landscape plans prior to issuance of any grading, trenching, encroachment, demolition, or building permit for development. Prior to and during all construction activity	Final landscape plans shall be reviewed and approved by the City of Hayward Landscape Architect. The project applicant shall pay applicable replacement values as specified in the arborist report and provide replacement trees and final landscape plan.	City of Hayward Landscape Architect and Director of Development Services (or his or her designee)

	• <i>Tree Avoidance.</i> The project plan shall avoid protected trees adjacent to the project site. The project plan shall incorporate placement of Tree Protection Fencing (TPF) outside the drip line of the off-site protected trees. The location of the TPF shall be shown on the project plans. • <i>Excavation.</i> Within the dripline of retained trees, digging should be done with low impact machinery and hand tools. If the roots of retained trees become exposed during construction and need to be removed to allow construction to proceed, these roots must be cut cleanly with a sharp saw blade. Tree roots shall not be pulled or torn. • <i>Tree Protection Fencing.</i> Prior to the start of construction, TPF shall be installed at the drip line of protected trees to be retained. The TPF should be maintained during the construction process to prevent direct damage to trees and their growing environment. The TPF should consist of high density polyethylene fencing with 3.5 inch by 1.5 inch openings (orange warning barrier fence) supported by metal “T-post” fence posts. • <i>Use of Heavy Equipment.</i> Heavy machinery should not be staged or operated within the drip line of retained trees.			
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	• <i>Incidental Damage to Retained Trees.</i> The attachment of wires, signs, and ropes to any retained tree should be prohibited. Injury to trees must be avoided. • <i>Trimming.</i> The pruning of retained trees shall comply with the guidelines established by the International Society of Arboriculture; BMP; tree pruning and any special conditions as determined by a certified arborist.			
Cultural Resources				
Impact CUL – 1: Construction of the proposed project could result in significant impacts to unknown archaeological resources, unique paleontological resources/sites, unique geologic features, or human remains, if present on-site.	MM CUL-1.1: <i>Unique Paleontological and/or Geologic Features and Reporting.</i> Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City Director of Development Services notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. The identified mitigation measures shall be implemented. Work may proceed on other parts of the project site while mitigation for	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of permits. In the	Director of Development Services or his or her designee

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	paleontological resources or geologic features is carried out. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology. MM CUL-1.2: <i>Undiscovered Archaeological Resources.</i> If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City’s Community Development Director shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City Community Development Director shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or		event of a discovery during construction, a report documenting implementation of MM CUL-1.1, -1.2, -1.3, and -1.4 shall be submitted to the City by a qualified paleontologist/archaeologist, as appropriate, prior to issuance of building permit..	

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	other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC. MM CUL-1.3: <i>Report of Archaeological Resources.</i> If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City’s Community Development Director prior to issuance of building permits. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources. MM CUL-1.4: <i>Human Remains.</i> If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Community Development Director and the Alameda County coroner shall be notified			

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	immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Hayward shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Hayward, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.			

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Geology and Soils				
Impact GEO – 1: The project during construction would result in soil erosion, and buildings and pavement constructed as part of the project could be subject to soil hazards related to expansive soils and differential settlement.	MM GEO – 1.1: Buildings shall be designed and constructed in accordance with a final design-level geotechnical investigation to be completed for the project by a qualified professional and submitted to the Department of Community and Economic Development. The final design-level geotechnical investigation shall identify requirement for the placement of fill on the project site and building foundations. MM GEO – 1.2: The civil engineer and the project landscape contractor shall implement a comprehensive erosion control plan to account for seasonal rainfall during and following construction. The project engineering geologist shall make periodic inspections of the site drainage and erosion control features for a period of two years.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction and following construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to the issuance of grading, and building permits.	Director of Development Services or his or her designee
Hazards and Hazardous Materials				
Impact HAZ – 1: The proposed project is located in a high fire hazard severity zone and	MM HAZ – 1.1: The project would be designed, constructed, and maintained consistent with the City’s Urban/Wildland Interface Guidelines including the incorporation of fire-resistant building materials, fire-resistant design features, and a fuel management	The applicant would ensure MM HAZ-1.1 occurs	The final measures to be incorporated in the project would be reviewed	Director of Development Services or his or her designee

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therefore may contribute to adverse impacts from wildfires.	program in the CC&Rs of the Homeowners' Association. The final measures to be incorporated in the project would be reviewed and approved by the Fire Marshall prior to the issuance of a building permit.	prior to issuance of a building permit.	and approved by the Fire Marshall.	
Noise and Vibration				
Impact NV – 1: The project would construct single-family residences adjacent to noise sensitive, residential and educational uses which could result in temporary disturbances during construction.	MM NV – 1.1: The project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor: - Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures: - Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site; - Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors; - Locate stationary equipment to minimize noise impacts on the community; - Minimize backing movements of equipment;	The project applicant shall ensure MM NV-1.1 occurs during all phases of construction. Copies of the advance notice of construction activity shall be provided to the City prior to grading permit.	The project sponsor shall designate a “disturbance coordinator” for construction activities to implement reasonable measures to correct the noise problem.	Director of Development Services or his or her designee

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Cavallo Highlands Residential Project

Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	• Use quiet construction equipment whenever possible; • Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible; • Prohibit unnecessary idling of internal combustion engines; and • Select routes for movement of construction-related vehicles and equipment in conjunction with the Hayward Economic and Development Services and Public Works Department so that noise-sensitive areas, including residences and schools, are avoided as much as possible. • The project sponsor shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would			

MITIGATION MONITORING AND REPORTING PROGRAM Cavallo Highlands Residential Project				
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	determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem. • The construction contractor shall send advance notice to neighborhood residents within 300 feet of the project site as well as the Stonebrae Elementary School administrator regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site. Copies of the advance notice of construction activity shall be provided to the City.			

Source: *Cavallo Highlands Residential Project Initial Study*. March 2019.