

**MASTER DEVELOPMENT PLAN PARCEL GROUP 5
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 1. In July 2014, the City Council certified a Final Program Environmental Impact Report, adopted the Statement of Overriding Considerations, approved the Mitigation Monitoring and Reporting Program, Adopted the Hayward 2040 General Plan, and Approved related amendments to the General Plan Land Use Map for certain properties in the Planning Area.*
- 2. Pursuant to CEQA Guidelines Section 15164, LSA prepared for the City an Addendum, dated June 2019, analyzing the proposed land use changes and associated development project for Route 238 Corridor Lands Parcel Group 5: Bunker Hill Master Development Plan. Pursuant to CEQA Guidelines 15164(g), an Addendum need not be circulated for public review but can be included in or attached to the Final EIR.*
- 3. As demonstrated by the Addendum, the Route 238 Corridor Lands Parcel Group 5: Bunker Hill Master Development Plan would not result in any significant environmental impacts that are peculiar to the project or the project site; were not identified as significant project level, cumulative, or off site environmental effects in the certified Final EIR or were previously identified significant effects, which as a result of substantial new information that was not known at the time that the Final EIR was certified, are determined to have a more severe adverse impact than discussed in the certified Final EIR. As a result, pursuant to CEQA Guidelines Section 15183, the Project is exempt from further environmental review under CEQA.*
- 4. As demonstrated by the Addendum, the Route 238 Corridor Lands Parcel Group 5: Bunker Hill Master Development Plan would not cause new significant impacts not previously identified in the certified Final EIR, nor result in a substantial increase in the severity of previously identified significant impacts, and any feasible mitigation measures necessary to substantially reduce any significant effects have been adopted.. No changes have occurred with respect to circumstances surrounding the Hayward 2040 General Plan that would cause significant environmental impacts, and no new information has been put forward that shows that the Route 238 Corridor Lands Parcel Group 5: Bunker Hill Master Development Plan would cause significant environmental impacts. Therefore, no further environmental review is required for the Project in accordance with Public Resources Code Section 21166, and CEQA Guidelines Sections 15162.*
- 5. That the certified Final EIR identified all potential significant adverse impacts and feasible mitigation measures that would reduce impacts to a level of less than significant, and that all the applicable mitigation measures identified in the Mitigation Monitoring and Reporting Program will be implemented, if not already implemented and applicable to the project as described in the Addendum. Based on the Final EIR, the Addendum, and the whole record before the City Council, there is no substantial evidence that the project would have a significant effect on the environment.*
- 6. That the project complies with CEQA, and that the previously certified Final EIR, Mitigation Monitoring and Reporting Program, Technical Memoranda and Addendum was presented to the City Council, which reviewed and considered the information contained therein prior to approving the project.*

EXHIBITS

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| Exhibit A | 2014 General Plan Final EIR Mitigation Monitoring and Reporting Program |
| Exhibit B | Modifications to Mitigation Monitoring and Reporting Program |