

Maple & Main Mixed-Use Project

Addendum to Initial Study/ Mitigated Negative Declaration

Prepared for:

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TABLE OF CONTENTS

Section	Page
1.0 Introduction	1
2.0 CEQA Requirements.....	1
3.0 Project Description	2
4.0 Environmental Factors Potentially Affected.....	3
4.1 Aesthetics	3
4.2 Agriculture and Forestry Resources	3
4.3 Air Quality	6
4.4 Biological Resources	6
4.5 Cultural Resources	6
4.6 Geology and Soils.....	7
4.7 Greenhouse Gas Emissions.....	7
4.8 Hazards and Hazardous Materials.....	8
4.9 Hydrology and Water Quality	8
4.10 Land Use and Planning	8
4.11 Mineral Resources.....	9
4.12 Noise	9
4.13 Population and Housing	9
4.14 Public Services	10
4.15 Recreation.....	10
4.16 Transportation and Traffic.....	10
4.17 Utilities and Service Systems.....	11
4.18 Mandatory Findings of Significance.....	11
5.0 Report Preparers.....	12

LIST OF FIGURES

Figure	Page
Figure 1, Original Site Plan.....	4
Figure 2, Revised Site Plan	5

1.0 INTRODUCTION

This environmental document is an Addendum to the Maple & Main Mixed-Use Project Initial Study/Mitigated Negative Declaration ([IS/MND] that was approved by the Hayward Planning Commission on December 15, 2016 (State Clearinghouse Number [2016082060]). Since approval of the IS/MND, minor changes to the location of residential units and retail space on the site plan have been proposed, thus requiring further environmental analysis. The proposed changes to the site plan are addressed in this Addendum. As demonstrated in this Addendum, the IS/MND continues to serve as the appropriate document for addressing the environmental impacts of these improvements pursuant to California Environmental Quality Act (CEQA).

2.0 CEQA REQUIREMENTS

CEQA Guidelines Section 15164(b) states that the lead agency shall prepare an addendum to an adopted Negative Declaration (ND) if only minor technical changes or additions are necessary, or none of the conditions described in Section 15162 calling for preparation of a subsequent ND have occurred. Section 15164(c) states that an addendum does not need to be circulated for public review. Section 15164(d) provides that the decision-making body shall consider the addendum in conjunction with the adopted ND prior to making a decision on the project. Section 15164(e) requires documentation of the decision not to prepare a subsequent Environmental Impact Report (EIR) pursuant to Section 15162.

CEQA Guidelines Section 15162(a) provides that once an EIR has been certified or an ND adopted for a project, no subsequent EIR shall be prepared unless the lead agency determines, on the basis of substantial evidence, one or more of the following:

“(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

CEQA Guidelines Section 15162(b) provides that if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

This Addendum has been prepared to satisfy the requirements of CEQA Guidelines Sections 15164(b), 15164(d), and 15164(e).

3.0 PROJECT DESCRIPTION

The Maple & Main Mixed-Use project (original project) that was the subject of the previously adopted IS/MND involved the demolition of all buildings on the project site except for a portion of the medical office building on the corner of Maple Court and McKeever Avenue, and construction of a residential building and six-level parking garage. The new residential building would include 240 rental apartments and 5,571 square feet of ground floor retail. The existing four- and two-story medical office building on the corner of Maple Court and McKeever Avenue would be reduced in size, improved and modernized. The improved medical office building would include approximately 48,000 square feet of building space. **Figure 1, Original Site Plan**, illustrates the original layout of the land uses analyzed in the adopted IS/MND.

Subsequent to the adoption of the IS/MND and the approval of the proposed project by the City of Hayward Planning Commission, and in response to a request from the neighborhood, the applicant submitted a revised site plan that relocated three ground-floor residential units along Maple Court to Main Street and 3,653 square feet of ground-floor retail along Main Street to Maple Court. In addition, of retail relocated to Maple Court, 564 square feet would be set aside for a community room and 330 square feet would be set aside for an entry gallery. Under the revised site plan (revised project), the number of residential units would remain the same at 240 units and the amount of retail would remain the same at 5,771 square feet. Therefore, the residential population and the number of employees associated with the project would remain unchanged as well as the number of vehicle trips associated with these uses. The revised project would provide the same amount of parking at the same location as the original project.

Under the revised project, no changes are proposed to the medical office component analyzed in the previously adopted IS/MND. **Figure 2, Revised Site Plan**, shows the location of these new and relocated uses.

4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This Addendum provides an analysis of each environmental issue identified in the IS/MND to determine whether new or more severe environmental effects would occur from the proposed changes to the site plan or new mitigation measures should be required. CEQA Guidelines Section 15164(b) states that the lead agency shall prepare an addendum to a previously adopted IS/MND if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent IS/MND have occurred. Here, an addendum is appropriate to address the proposed relocation of uses. This document evaluates the proposed changes to the site plan to determine whether its impacts are within the scope of the IS/MND or whether the changes would result in new significant impacts or substantially more severe impacts under CEQA Guidelines Section 15162.

4.1 Aesthetics

The analysis of the original project in the IS/MND found that impacts related to aesthetic resources would be less than significant. The proposed changes to the site plan would not result in additional impacts to aesthetic resources beyond those identified in the IS/MND as the height and design of the proposed structures in the revised site plan would remain unchanged. As a result, similar to the original project, aesthetic impacts associated with the revised site plan would be less than significant. No new or substantially increased significant aesthetic impacts would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.2 Agriculture and Forestry Resources

No impacts to agriculture and forestry resources were identified in the IS/MND for the original project. Similarly, the revised site plan would also not result in impacts to agricultural and forestry resources as there are no prime, unique, or statewide important farmlands in the project area. No new or substantially increased significant impacts associated with agriculture and forestry resources would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

Figure 1, Original Site Plan

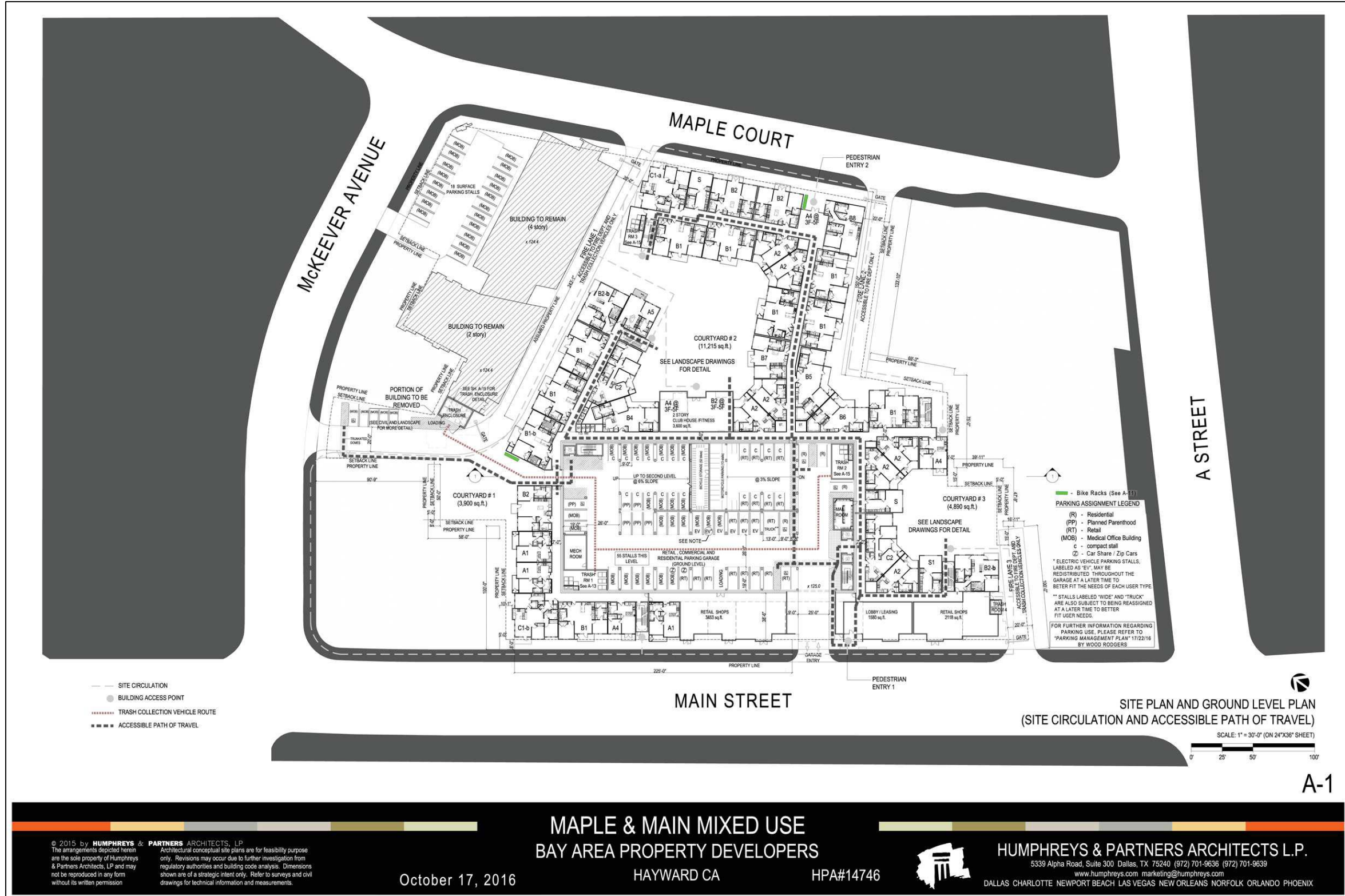
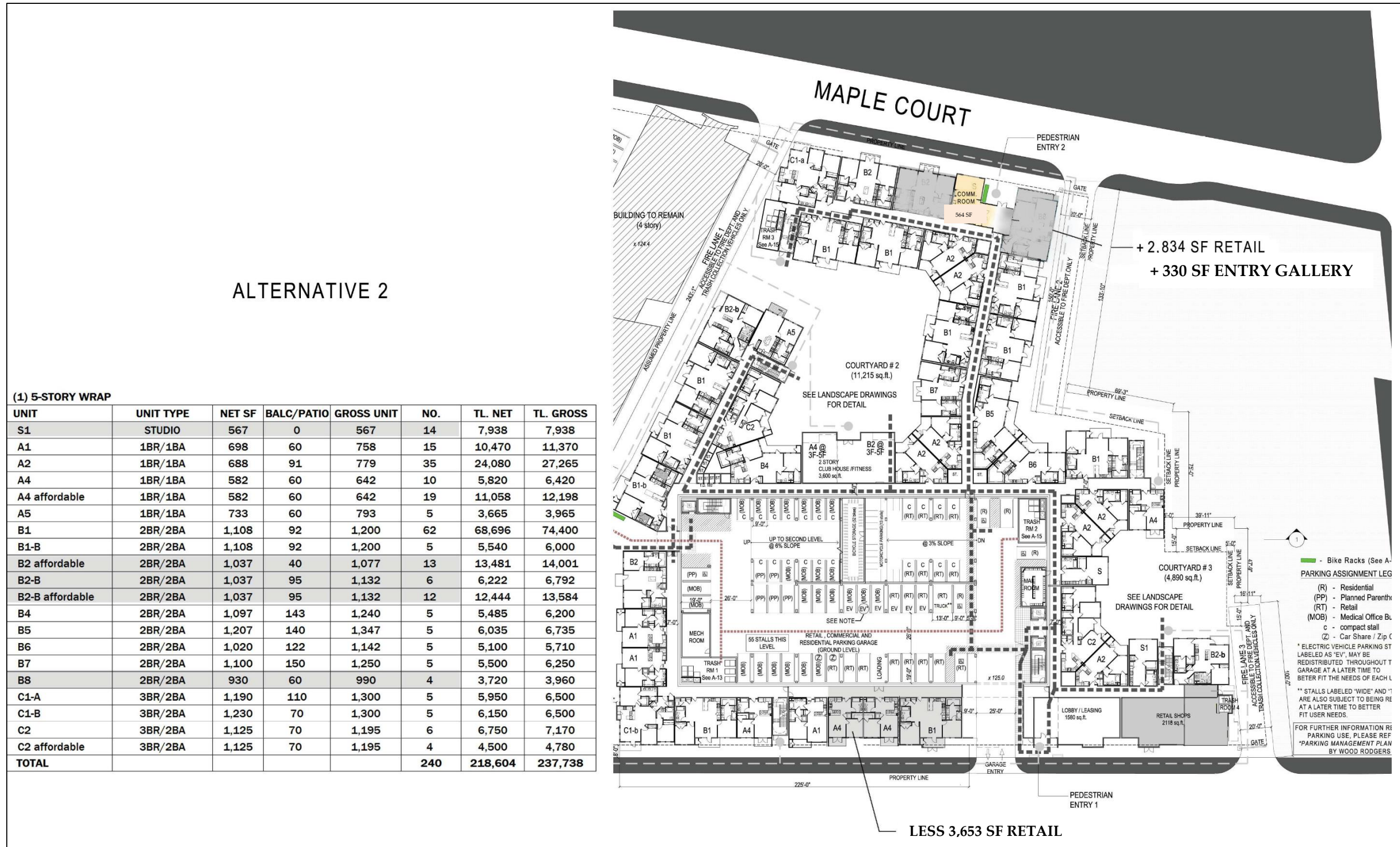


Figure 2, Revised Site Plan



4.3 Air Quality

The analysis of the original project in the IS/MND found that impacts related to air quality would be less-than-significant with the incorporation of mitigation. The IS/MND identified potential impacts from dust and on-site diesel emissions during construction, and mitigation measures were identified to minimize dust and limit on-site diesel emissions to acceptable levels. As the number of residential units, amount of retail space, and disturbance footprint of the proposed structure under the revised site plan would remain unchanged from the original project, there would be no increase in air quality emissions under the revised project. Mitigation measures identified to reduce air quality impacts would remain applicable to the revised project. Therefore, similar to the original project, air quality impact associated with the revised project would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant air quality impacts would result from the proposed project beyond those discussed in the IS/MND. No new mitigation is required.

4.4 Biological Resources

The analysis of the original project in the IS/MND found that impacts to biological resources would be less-than-significant with the incorporation of mitigation. The IS/MND identified impacts to nesting birds that would result from the removal of mature trees, and mitigation measures were proposed to conduct pre-construction surveys and avoid active nests, if found. Implementation of the revised site plan would result in the same disturbance footprint as the original site plan and would require the removal mature trees. Mitigation measures identified in the IS/MND to protect active nests would remain applicable to the revised project. Therefore, impacts on biological resources associated with the revised site plan would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant impacts on biological resources would result from the revised project beyond those discussed in the IS/MND. No new mitigation is required.

4.5 Cultural Resources

The analysis of the original project in the IS/MND found that impacts to cultural resources would be less-than-significant with the incorporation of mitigation. The IS/MND identified potential impacts to unknown pre-historic and historic-period archaeological resources, and unknown human remains, and mitigation measures were proposed that outline procedures to follow in the event that unknown archaeological resources and human remains are discovered during construction. Implementation of the revised site plan would result in the same disturbance footprint as the site plan analyzed in the adopted IS/MND, and a similar amount of soil would be disturbed. In addition, similar to the original project, under the revised site plan, all buildings at the project site would be demolished except for a portion of the medical office

building at the corner of Maple Court and McKeever Avenue. Therefore, impacts on cultural resources associated with the revised site plan would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant impacts on cultural resources would result from the revised project beyond those discussed in the IS/MND. No new mitigation is required.

4.6 Geology and Soils

The analysis of the original project in the IS/MND found that impacts related to geology and soils would be less-than-significant with the incorporation of mitigation. The IS/MND identified potential impacts to the proposed structure from differential settlement and unstable soils, and mitigation measures were proposed that require the design of the building foundation to resist settlement and the removal and re-compaction of soils to compensate for soil instability. Implementation of the revised site plan would result in the same disturbance footprint as the site plan analyzed in the adopted IS/MND, and a similar amount of soil would be disturbed. Mitigation measures identified in the IS/MND to resist settlement and compensate for soil instability would remain applicable to the revised project. Therefore, similar to the original project, impacts related to geology and soils associated with the revised site plan would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant impacts related to geology and soils would result from the revised project beyond those discussed in the IS/MND. No new mitigation is required.

4.7 Greenhouse Gas Emissions

The analysis of the original project in the IS/MND found that impacts related to greenhouse gas emissions would be less than significant. As the number of residential units, amount of retail space, and disturbance footprint of the proposed structure under the revised site plan would remain unchanged from the original project, there would be no increase in greenhouse gas emissions under the revised project. As a result, similar to the IS/MND project, impacts related to greenhouse gas emission associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to greenhouse gas emissions would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.8 Hazards and Hazardous Materials

The analysis of the original project in the IS/MND found that impacts related to hazards and hazardous materials would be less than significant with the incorporation of mitigation. The IS/MND identified potential impacts to future residential users and construction workers from soil contamination of the project site, and mitigation measures were proposed that require the installation of a vapor barrier to

protect building occupants from soil gas and the preparation of a site management plan to protect construction workers. Implementation of the revised site plan would result in the same disturbance footprint as the site plan analyzed in the adopted IS/MND, and a similar amount of soil would be disturbed. Mitigation measures identified in the IS/MND to protect building occupants and construction workers would remain applicable to the revised project. Therefore, impacts related to hazards and hazardous materials associated with the revised site plan would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant impacts related to hazards and hazardous materials would result from the revised project beyond those discussed in the IS/MND. No new mitigation is required.

4.9 Hydrology and Water Quality

The analysis of the original project in the IS/MND found that impacts related to hydrology and water quality would be less than significant. The proposed changes to the site plan would not result in additional impacts to hydrology and water quality beyond those identified in the IS/MND. Implementation of the revised site plan would result in the same disturbance footprint as the original project. In addition, the project site boundaries would remain unchanged and the project site would remain in an area of minimal flood hazard. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to hydrology and water quality associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to hydrology and water quality would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.10 Land Use and Planning

The analysis of the original project in the IS/MND found that impacts related to land use and planning would be less-than-significant. The changes to the site plan would not result in additional impacts to land use and planning beyond those identified in the IS/MND. As the number of residential units and amount of retail space would remain the same under the revised project as compared to the original project, implementation of the revised site plan would not conflict with City's density and intensity standards that are applicable to the project site. As a result, similar to the original project analyzed in the adopted IS/MND impacts related to land use and planning associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to land use and planning would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.11 Mineral Resources

No impacts to mineral resources were identified in the IS/MND for the original project. The project site boundaries would remain unchanged under the revised site plan. Therefore, similar to the original project,

implementation of the revised site plan would not result in impacts to mineral resources, because the project site is not located within an area of known mineral resources, either of regional or local value. No new or substantially increased significant impacts associated with mineral resources would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.12 Noise

The analysis of the original project in the IS/MND found that impacts related to noise would be less than significant with the incorporation of mitigation. The IS/MND identified potential impacts related to the exposure of future project site residents to noise levels in excess of City standards, and a mitigation measure was proposed that requires a qualified acoustical consultant to review the final plans prior to construction and recommend building treatments to reduce interior noise levels. In addition, the IS/MND identified potential impacts related to noise and vibration during construction, and mitigation measures were proposed which requires the implementation of best management practices to reduce noise from construction activities near sensitive land uses and prohibits the use of heavy vibration-generating construction equipment within 20 feet of any adjacent residence. Implementation of the revised site plan would result in the same disturbance footprint as the site plan analyzed in the adopted IS/MND. Therefore, implementation of the revised site plan would result in similar noise impacts to the same sensitive receptors on and off site identified for the original project in the IS/MND. Mitigation measures identified in the IS/MND to reduce noise impacts would remain applicable to the revised project. Therefore, impacts related to noise associated with the revised site plan would be less than significant with the implementation of mitigation measures identified in the IS/MND. No new or substantially increased significant impacts related to noise would result from the revised project beyond those discussed in the IS/MND. No new mitigation is required.

4.13 Population and Housing

The analysis of the original project in the IS/MND found that impacts related to population and housing would be less-than-significant. The proposed changes to the site plan would not result in additional impacts to population and housing beyond those identified in the IS/MND as there would be no increase in residential units, and thus no increase in residential population, and no increase in retail space, and thus no increase in the number of employees. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to population and housing associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to population and housing would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.14 Public Services

The analysis of the original project in the IS/MND found that impacts related to public services would be less than significant. The proposed changes to the site plan would not result in additional impacts to public resources beyond those identified in the IS/MND as there would be no increase in residential units, and thus no increase in residential population, and no increase in retail space, and thus no increase in the number of employees. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to public services associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to public services would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.15 Recreation

The analysis of the original project in the IS/MND found that impacts related to recreation would be less than significant. The proposed changes to the site plan would not result in additional impacts to recreational facilities beyond those identified in the IS/MND as there would be no increase in residential units, and thus no increase in residential population, and no increase in retail space, and thus no increase in the number of employees. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to recreation associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to recreation would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.16 Transportation/Traffic

The analysis of the original project in the IS/MND found that impacts related to transportation/traffic would be less than significant. The proposed changes to the site plan are not expected to result in new trips as there would be no increase in residential units, and thus no increase in residential trips, and no increase in the amount of retail space, and thus no increase in retail trips. The revised project would also provide the same amount of parking at the same location as the original project. However, due to the relocation of retail space along Maple Court, it is possible that some project vehicle trips might park along Maple Court, thus resulting in a slight redistribution of vehicle trips. Conversely, the loss of retail space on Main Street might result in fewer project vehicle trips parking along Main Street. The City estimates that changes to the site plan might result in a shift of up to 10 trips to Maple Court during the AM peak hour and up to 26 trips to Maple court during the PM hour. These trips would primarily pass through the intersections of Maple Court and A Street and Maple Court and McKeever Avenue. Under existing conditions, the intersections of Maple Court and A Street and Maple Court and McKeever Avenue operate at LOS A during the AM and PM peak hours, and under cumulative conditions both intersections are projected to operate at LOS A

and B, respectively. As these intersections are currently operating and are projected to operate well below the City's minimum acceptable threshold of LOS E, the addition of new trips generated by the original project as well as the shifted trips associated with the revised project would not cause the LOS of these intersections to fall below the City's significance threshold. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to transportation/traffic associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to transportation/traffic would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

44.17 Utilities and Service Systems

The analysis of the original project in the IS/MND found that impacts related to utilities and services systems would be less than significant. The changes to the site plan would not result in additional impacts to utilities and service systems beyond those identified in the IS/MND because the number of residential units and amount of retail space would remain unchanged, and thus there would be no increase in demand for water, wastewater, and solid waste services. As a result, similar to the original project analyzed in the adopted IS/MND, impacts related to utilities and services systems associated with the revised site plan would be less than significant. No new or substantially increased significant impacts related to utilities and services systems would result from the revised project beyond those analyzed in the IS/MND. No mitigation is required.

4.18 Mandatory Findings of Significance

The potential impacts of the revised site plan with regard to biological resources, cultural resources, and direct and indirect effects on human beings would be comparable to the original project. As individual and cumulative impacts under the revised site plan would be similar to the original project, mitigation measures identified in the IS/MND would reduce all impacts associated with the revised site plan to a less-than-significant level.

5.0 Report Preparers

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