
MITIGATION MONITORING AND REPORTING PROGRAM

This Draft Mitigation Monitoring and Reporting Program (MMRP) is formulated based upon the findings of the 2695 W. Winton Avenue Industrial Project Initial Study/Mitigated Negative Declaration (IS/MND) published in December 2017. The MMRP, which is found in Table 1, lists mitigation measures recommended in the IS/MND prepared for the 2695 W. Winton Avenue Industrial Project (proposed project) and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the Lead Agency to adopt an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the IS/MND during implementation of the project.

The MMRP is organized in a matrix format. The first two columns identify the potential impacts and corresponding mitigation measures. The third column, entitled *Timeframe for Implementation*, refers to when the monitoring will occur to ensure that the mitigating action is completed. The fourth column, entitled *Method of Compliance*, refers to the actions taken by the party responsible for oversight to ensure compliance. The fifth column, entitled *Oversight of Implementation*, refers to the party responsible for oversight or ensuring that the mitigation measure is implemented.

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Impact	Mitigation Measures	Timeframe for Implementation	Method of Compliance	Oversight of Implementation
4.3 Air Quality				
<p>The proposed project could violate air quality standards or contribute substantially to an existing or projected air quality violation.</p>	<p>AIR-1: Consistent with the Basic Construction Mitigation Measures required by the BAAQMD, the following actions shall be incorporated into construction contracts and specifications for the project:</p> <ul style="list-style-type: none"> • 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 tracked-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. • 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 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. • A publicly visible sign shall be posted with the telephone number and person to contact at the City of Hayward regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure AIR-1 during all phases of construction.</p>	<p>All AIR-1 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.</p>	<p>Director of Development Services</p>

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4.4 Biological Resources				
<p>The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>BIO-1a: Invasive Weed Prevention. All efforts should be made to avoid the spread or introduction of invasive weeds during implementation of the proposed project. Appropriate best management practices that are intended and designed to curtail the spread of invasive plant species shall be implemented during construction as a condition of approval. These include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • During construction, the project applicant and contractor will make all reasonable efforts to limit the use of imported soils for fill. Soils currently existing on-site should be used for fill material. If the use of imported fill material is necessary, the imported material must be obtained from a source that is known to be free of invasive plant species. • Equipment and vehicles must be free of caked on mud and weed seeds/propagules before accessing the project site. • As the site already contains several highly invasive species (rated by the California Invasive Plant Council [Cal-IPC]), all equipment and vehicles must be free of caked on mud and weed seeds/propagules before leaving the project site as well. • Landscaping materials should not include invasive, non-native ornamentals as identified by the Cal-IPC Inventory. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1a during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>
	<p>BIO-1b: Light and Glare Minimization Efforts. The industrial building is proposed to be built on the eastern portion of the project site. The 8- to 10-foot concrete block wall will effectively obstruct glare from the building onto the baylands. To further minimize potential effects, street and parking lot lighting shall be designed to have sharp, cutoff angles and the height of lights adjacent to the western boundary shall be generally lower than the concrete wall height. Additionally, any lighting shall avoid spill-over to the adjacent undeveloped properties. These measures will avoid a significant increase to ambient illumination and would reduce potential impacts to normal wildlife behavior patterns or an increase in predation on special-status marsh species by avian predators.</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1b during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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	<p><u>BIO-1c</u>: Feral Cat Avoidance and Minimization Efforts. Feeding stations for feral cats shall be prohibited.</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1c during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>
	<p><u>BIO-1d</u>: Salt-marsh Harvest Mouse (SMHM) and Salt-marsh Wandering Shew (SMWS) Avoidance and Minimization Efforts. Potential direct impacts to SMHM and SMWS include general project-related disturbance. The applicant and contractor shall implement the following measures:</p> <ul style="list-style-type: none"> • Prior to the start of any project activities, a qualified biologist shall conduct a survey of the project site to confirm that the solid wall/barrier between the project site and suitable SMHM and SMWS habitat is intact, with no voids, cracks, or openings large enough for small mammals such as SMHM to fit through. • If cracks or openings are detected in the solid wall, all openings shall be repaired before the start of construction to assure that the solid wall is an effective barrier against SMHM and SMWS wandering onto the project site. • In addition, along the south border of the project area, a minimum 3-foot tall silt fence or wildlife exclusion fence (such as ERTEC or equivalent) with a climbing lip barrier shall be erected along the bottom portion of the chain link fence, for at least 50 feet east of the south end of the west solid wall, to provide a solid barrier against wildlife wandering onto the project site from the southwest. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1d during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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BIO-1d <i>Continued</i>	<ul style="list-style-type: none"> • The solid wall on the west, along portions of the northwest, and the silt fencing along the southwest, shall be maintained throughout construction to delineate environmentally sensitive areas and provide a barrier to SMHM and SMWS to prevent any possible movement onto the project site during construction. • If vegetation will be cleared for driveways or landscaping between the property and West Winton Avenue (in the right-of-way), wildlife exclusion fencing shall be installed on the west side between the wall and the road. Work area limits shall be fenced for activities outside the fence to ensure no activities affect adjacent salt marsh habitat. No salt marsh vegetation shall be removed as part of this project. • A qualified biological monitor shall be present during initial clearing and grubbing for all activities outside the existing wall and fence. If any small mammals are observed during any work outside of the western existing wall, work west of the wall shall be halted until the small mammal(s) can be positively identified. If SMHM are present work shall be halted within 100 feet until the SMHM move out of the work area of their own accord. Other small mammal species may be captured and relocated by the qualified biologist prior to re-initiating work. 			

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	<p><u>BIO-1e</u>: White-Tailed Kite/Raptor Avoidance and Minimization Efforts. Potential indirect impacts to white-tailed kite or other raptors could result from noise and other disturbance if individuals nest in the immediate vicinity of the project area during active construction; however, with implementation of the proposed avoidance and minimization measures described below, no impacts to white-tailed kites are expected. These measures will also prevent disturbance to other nesting raptors that may be in the area.</p> <ul style="list-style-type: none"> • If construction activities occur during the nesting season (February 15 through August 31), a pre-construction nesting bird survey shall be conducted by a qualified biologist throughout all areas of potentially suitable and accessible habitats within 500 feet of any proposed construction activities. The pre-construction nesting bird survey shall be performed no more than two weeks prior to construction to determine the presence/absence of nesting birds within the project area. • Work activities shall be avoided within 250 feet of active raptor nests until young birds have fledged and left the nest(s). Readily visible exclusion zones shall be established in areas where nests must be avoided. Nests, eggs, or young of birds covered by the Federal Migratory Bird Species Act and California Fish and Game Code would not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor shall adult birds be killed, injured, or harassed at any time. If nests are present offsite, a biological monitor shall watch the nest for signs of disturbance to further avoid impacts. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1e during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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	<p><u>BIO-1f</u>: Nesting Bird Avoidance and Minimization Efforts. Nesting birds have the potential to be present within the project limits. The removal of vegetation may result in temporary impacts to nesting birds due to the temporarily reduced available nesting habitat.</p> <ul style="list-style-type: none"> If project construction activities occur between February 15 and September 1, a qualified biologist shall conduct pre-construction surveys for nesting birds no more than one week prior to construction. The survey shall include the entire project site and a 250-foot buffer for nesting raptors. If nests are found the qualified biologist shall establish an appropriate species-specific avoidance buffer of sufficient size to prevent disturbance of the nest by project activity. The qualified biologist shall perform at least two hours of pre-construction monitoring of the nest to characterize "typical" bird behavior. <p>The qualified biologist shall monitor the nesting birds and may increase the buffer if the qualified biologist determines the birds are showing signs of unusual or distressed behavior by project activities. Atypical nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, 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 which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. To prevent encroachment, the established buffer(s) shall be clearly marked by high visibility material. The established buffer(s) shall remain in effect until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. Any sign of nest abandonment shall be reported to CDFW within 48 hours.</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1f during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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	<p>BIO-1g: WEAP Training. Prior to the initiation of construction activities (including staging and mobilization), the applicant shall ensure all personnel associated with project construction should attend a Worker Environmental Awareness Program (WEAP) training.</p> <ul style="list-style-type: none"> The training shall be conducted by a qualified biologist, to aid workers in recognizing special-status resources that may occur in the project area. The specifics of this program should include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and avoidance measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form provided by the trainer documenting they have attended the WEAP and understand the information presented to them. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1g during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>
	<p>BIO-1h: General Wildlife Best Management Practices. The following general wildlife Best Management Practices are required:</p> <ul style="list-style-type: none"> No pets or firearms shall be allowed at the project site. All trash that may attract predators shall be properly contained and removed from the work site. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site. All refueling, maintenance, and staging of equipment and vehicles shall occur at least 100 feet from the salt marsh west of the site or any drainage that connects to the marsh or stormwater system. A plan shall be in place for prompt and effective response to any accidental spills prior to the onset of work activities. All workers shall be informed of the appropriate measures to take should an accidental spill occur. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure BIO-1h during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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	<ul style="list-style-type: none"> • To control sedimentation during and after project implementation, appropriate erosion control best management practices (i.e., use of coir rolls, jute netting, etc.) shall be implemented to control and prevent runoff from entering any drainage. No plastic monofilament netting shall be utilized on-site. • All vehicles and equipment should be in good working condition and free of leaks. • Work should be restricted to daylight hours. Activities such as pouring concrete panels and other activities that do not generate significant noise or emissions, or light/glare into adjacent open space lands would be allowed to occur outside of daylight hours, per City approval. 			

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4.5 Cultural Resources				
<p>The proposed project could cause a substantial adverse change in the significance of a historical cultural resource, as defined in §15064.5.</p>	<p><u>CUL-1</u>: If unknown pre-contact or historic-period archaeological materials are encountered during project activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations.</p> <p>Cultural resources materials may include pre-contact resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations shall be required to mitigate adverse impacts from project implementation. These additional studies may include, but are not limited to recordation, archaeological excavation, or other forms of significance evaluations.</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure CUL-1 during all phases of construction.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p> <p>In the event of a discovery during construction, a qualified archaeologist shall assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery.</p>	<p>Director of Development Services</p>

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<p>CUL-1 <i>Continued</i></p>	<p>The applicant shall inform its contractor(s) of the sensitivity of the project site for archaeological deposits, and include the following directive in the appropriate contract documents:</p> <p><i>“The subsurface of the construction site is sensitive for archaeological deposits. If archaeological deposits are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist shall assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological deposits can include, but are not limited to, shellfish remains; bones, including human remains; flakes of, and tools made from, obsidian, chert, and basalt; mortars and pestles; historical trash deposits containing glass, ceramics, and metal artifacts; and structural remains, including foundations and wells.”</i></p> <p>The City shall verify that the language has been included in the grading plans prior to issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>			
<p>The proposed project could cause a substantial adverse change in the significance of an archaeological cultural resource pursuant to §15064.5.</p>	<p><u>CUL-2</u>: Implement Mitigation Measure CUL-1.</p>	<p>See Mitigation Measure CUL-1.</p>	<p>See Mitigation Measure CUL-1.</p>	<p>See Mitigation Measure CUL-1.</p>

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<p>The proposed project could disturb human remains, including those interred outside of formal cemeteries.</p>	<p><u>CUL-3</u>: If human remains are identified during construction and cannot be preserved in place, the applicant shall fund: 1) the removal and documentation of the human remains from the project corridor by a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology, 2) the scientific analysis of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendant, and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendant, as identified by the California Native American Heritage Commission.</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure CUL-3 during all phases of construction.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>
<p>4.6 Geology and Soils</p>				
<p>The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.</p>	<p><u>GEO-1</u>: A licensed Geotechnical Engineer, or their representative, shall be retained to perform a design-level geotechnical investigation once site development plans are final. The design-level geotechnical investigation shall include further evaluation of potential geologic hazards related to high groundwater levels. The design-level investigation findings shall be used to address all the geotechnical concerns described in the Preliminary Geotechnical Investigation and to develop detailed recommendations for design and construction. The recommendations of the Preliminary Geotechnical Investigation and any recommendations included in the required design-level geotechnical investigation for the project shall be incorporated into all design and engineering plans. At the end of construction, the Geotechnical Engineer shall provide a letter regarding contractor compliance with project plans and specifications and with the recommendations of the Geotechnical Investigation and any supplemental recommendations issued during construction. The letter shall be submitted for review to the City of Hayward Building Division.</p>	<p>The project applicant and contractors shall include all recommendations on grading permit application submittals and construction-level drawings (civil, landscape, site plans).</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>

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GEO-1 <i>Continued</i>		At the end of construction, the Geotechnical Engineer shall submit a letter to the Building Division regarding contractor compliance with project plans and specifications and with the recommendations of the Geotechnical Investigation and any supplemental recommendations issued during construction.	At the end of construction, the appropriate staff in the Building Division shall review a letter submitted by the Geotechnical Engineer regarding contractor compliance with project plans and specifications and with the recommendations of the Geotechnical Investigation.	

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4.8 Hazards and Hazardous Materials				
<p>The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>HAZ-1: Prior to any ground breaking activities, a separate Site Management Plan (SMP) shall be prepared for the Wheat Property which summarizes the known environmental conditions on that portion of the project site and recommends appropriate site management procedures based on the site specific information and proposed redevelopment activities. The SMP shall include procedures for evaluating, handling, storing, testing and disposing of soil and groundwater generated during project excavation and grading activities. Materials generated from excavation and grading activities on the project site and materials that may be imported to the site shall be tested for potential contaminants prior to use as fill on-site. Fill testing shall be performed by a qualified environmental professional and demonstrated to meet the appropriate threshold criteria (e.g., ESLs). The results of the fill testing shall be submitted to the City of Hayward (City) and the San Francisco Bay Regional Water Quality Control Board (RWQCB) for review and approval prior importing or re-use of the material. Alternatively, with the prior written consent of the RWQCB, the project applicant, under the supervision of a qualified environmental consultant, may test and document all infill material, and submit a final report to the RWQCB upon completion of construction, for RWQCB’s review and approval. The SMP shall include a contingency plan that shall be implemented if previously unidentified potentially contaminated material or regulated features (e.g., USTs) are encountered during construction activities. The contingency plan shall include provisions that require notification of the City, RWQCB, or any other regulatory agencies with jurisdiction, when potentially contaminated material is encountered. Physical signs of potentially contaminated materials include staining/discoloration, oily sheen or free phase products, odors, the presence of rubble/debris/refuse, or the presence of buried features that may contain hazardous materials (e.g., drums, buckets, sumps, vaults, or pipelines).</p>	<p>Prior to any ground breaking activities, the project applicant and contractors shall prepare a SMP for the Wheat Property, perform fill testing, and submit the 2016 and 2017 Phase II investigation activities and the SMP for the Wheat Property to the City and RWQCB for review.</p>	<p>All HAZ-1 measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p> <p>Appropriate staff at the City Building Division and RWQCB shall review fill testing, the 2016 and 2017 Phase II investigation activities, and the final SMP for the Wheat Property after RWQCB review.</p>	<p>Director of Development Services, Regional Water Quality Control Board</p>

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Impact	Mitigation Measures	Timeframe for Implementation	Method of Compliance	Oversight of Implementation
HAZ-1 <i>Continued</i>	<p>The contingency plan shall include guidelines for the collection of soil and/or groundwater samples by a qualified environmental professional prior to further work in the newly discovered affected area. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under oversight by the City, the RWQCB, or any other regulatory agencies with jurisdiction, as appropriate.</p> <p>Additionally, the findings of the recent 2016 and 2017 Phase II investigation activities performed at the project site and the SMP prepared for the Wheat Property shall be submitted to the RWQCB for review. Any additional actions required by the RWQCB, such as additional site investigations or remediation activities, shall be performed under the oversight of the RWQCB. Construction and operation of the proposed project shall not occur without appropriate written approvals from the RWQCB indicating that the proposed project would not pose an unacceptable risk to human health or the environment.</p>			

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<p>The two existing wells could be damaged and/or buried during construction of the proposed project, and could serve as conduits for migration of contaminants from shallow groundwater into deeper water bearing zones if not decommissioned prior to construction of the proposed project.</p>	<p><u>HAZ-2</u>: Prior to site grading and foundation preparation, the existing wells on the project site shall be properly decommissioned in accordance with Alameda County guidelines.</p>	<p>Prior to site grading and foundation preparation, the project applicant and contractors shall properly decommission the existing wells on the project site.</p>	<p>All HAZ-2 measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Development Services prior to issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>
<p>The proposed project could expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p><u>HAZ-4a</u>: Construction contractors shall ensure spark arrestors are fitted on all construction vehicles and equipment to minimize accidental ignition of construction materials and vegetation, and shall store combustible materials away from vegetated areas and structures</p>	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure HAZ-4a during all phases of construction.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>

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	<p><u>HAZ-4b</u>: The project applicant shall submit a Vegetation Management Plan for City of Hayward's review and approval, and shall implement the approved Plan prior to, during, and after construction of the proposed project. The Vegetation Management Plan shall include, at a minimum, the following measures:</p> <ul style="list-style-type: none"> • Removal of vegetation overhanging roof areas; • Removal of leaves and needles from roofs; • Planting and placement of fire-resistant plants near the structure and phasing out flammable vegetation; • Trimming back vegetation around windows; • Pruning the lower branches of tall trees • Clearing out ground-level brush and debris; and, • Storing combustible materials away from vegetated areas. 	<p>The project applicant and contractors shall submit a Vegetation Management Plan prior to start of construction activities, and shall be responsible for implementing the Vegetation Management Plan prior to, during, and after construction of the project.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>

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4.9 Hydrology and Water Quality				
The proposed project could violate water quality standards or waste discharge requirements.	<u>HYD-1</u> : Implement Mitigation Measure HAZ-1	See Mitigation Measure HAZ-1.	See Mitigation Measure HAZ-1.	See Mitigation Measure HAZ-1.
	<p><u>HYD-2</u>: The design-level geotechnical investigation to be performed for the proposed project as required by Mitigation Measure GEO-1 shall include a detailed evaluation of high groundwater levels that may occur at the project site based on available groundwater depth information and proposed changes to ground surface elevations at the project site. Subsurface stormwater drainage system components including piping, catch basins, and manholes that would be installed below anticipated high groundwater levels shall be designed and constructed to be water tight and not allow infiltration of groundwater. Proposed pavement surfaces that would be below anticipated high groundwater levels shall be designed and constructed to prevent seepage of high groundwater up through the pavement surfaces.</p> <p>Inspection of pavement surfaces for groundwater seepage, and repair/sealing of cracks and joints in pavement surfaces that are observed to have groundwater seepage shall be included in the Bioretention Area Maintenance Plan for the proposed project. Alternatively, the proposed site grading and pavement designs shall be modified, as necessary, to ensure that pavement surfaces would be above the anticipated high groundwater levels. The design of bioretention areas shall be modified, as necessary, to raise the bioretention areas and ensure that the perforated piping in the base of the bioretention areas would not be below anticipated high groundwater levels.</p>	The project applicant and contractors shall include a detailed evaluation of high groundwater levels in the design-level geotechnical investigation, as required by Mitigation Measure GEO-1. The project applicant shall prepare a Bioretention Area Maintenance Plan for the proposed project or shall modify the proposed site grading and pavement designs to address high groundwater levels.	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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site. Prior to building occupancy, the Director of Development Services shall review and ensure ongoing compliance with the Bioretention Area Maintenance Plan or modified site grading and pavement designs to address groundwater levels.	Director of Development Services

Table 1: Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Timeframe for Implementation	Method of Compliance	Oversight of Implementation
<p>The proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>	<p><u>HYD-3</u>: The Applicant shall prepare a Construction Period Stormwater Drainage Control Plan which shall be submitted to the City for review and approval. The Construction Period Stormwater Drainage Control Plan shall include figures depicting the proposed grading of engineered fill and any surcharge stockpiles and describe construction period drainage control systems (e.g., temporary berms and swales). The plan shall also include detailed hydraulic evaluations of stormwater runoff patterns, including surface runoff flow directions, flow lines within the temporary drainage control systems, and estimated discharge rates and volumes for all site grading and surcharging stages. The proposed grading and temporary drainage control systems shall be designed such that the estimated rates and volumes of surface runoff discharge to existing off-site stormwater drainage systems would not increase beyond the existing condition. If rates and volumes of surface runoff discharge to existing off-site stormwater drainage systems would increase beyond the existing condition, the Construction Period Stormwater Drainage Control Plan shall demonstrate that the existing off-site stormwater drainage systems have capacity to convey the increased discharge. If the existing off-site stormwater drainage systems do not have adequate capacity, the applicant shall work with the City to complete upgrades to the drainage system so that anticipated discharges can be conveyed without resulting in increased flooding.</p>	<p>Prior to issuance of a grading permit or other permitted project action that includes ground-disturbing activities, the project applicant and contractors shall submit a Construction Period Stormwater Drainage Control Plan to the City for review and approval.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>

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<p>Changes in drainage patterns resulting from the proposed project could result in exceeding the capacity of existing stormwater drainage systems and increase the likelihood of flooding conditions off-site.</p>	<p><u>HYD-4</u>: Post-construction site conditions shall be characterized using hydraulic modeling (i.e., HEC-RAS or similar program) to ensure that proposed project modifications would not impede or redirect flood flows, or contribute to exceeding the capacity of existing off-site stormwater drainage systems. If hydraulic modeling indicates that the project could exacerbate flooding conditions or increase off-site flood hazards, then modifications to the project drainage plans (e.g., increased on-site detention and/or improving existing off-site stormwater drainage systems) shall be designed and implemented to eliminate the increased flood hazard. The detailed hydraulic evaluations shall be performed by a qualified professional engineer and submitted to the City for review and approval prior to issuance of building permits.</p>	<p>Prior to issuance of a grading permit, the project applicant and contractors shall submit post-construction hydraulic evaluations to the City for review and approval.</p>	<p>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 issuance of a grading permit.</p>	<p>Director of Development Services</p>
<p>The proposed project could place structures within a 100-year flood hazard area, which would impede or redirect flood flows.</p>	<p><u>HYD-5</u>: Implement Mitigation Measures HYD-3 and HYD-5</p>	<p>See Mitigation Measures HYD-3 and HYD-5.</p>	<p>See Mitigation Measures HYD-3 and HYD-5.</p>	<p>See Mitigation Measures HYD-3 and HYD-5.</p>
<p>The proposed project could expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p>	<p><u>HYD-6</u>: The design level geotechnical evaluation that will be prepared for the project, as required by Mitigation Measure GEO-1, shall include an evaluation of the levee and the potential impacts of the proposed grading activities to the stability of the levee. The design level geotechnical evaluation shall provide recommendations for maintaining the stability of the levee throughout project construction and operation and these recommendations shall be implemented by the project grading contractor to the satisfaction of the City of Hayward.</p>	<p>The project applicant and contractors shall include an evaluation of the levee and the potential impacts of the proposed grading activities to the stability of the levee in the design-level geotechnical investigation, as required by Mitigation Measure GEO-1.</p>	<p>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 issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>	<p>Director of Development Services</p>

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4.12 Noise				
<p>The proposed project could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p><u>NOI-1</u>: The project contractor shall implement the following measures during construction of the project:</p> <ul style="list-style-type: none"> Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site. Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction. Ensure that all general construction related activities are restricted to between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and holidays, with the exception of any activities that do not generate significant noise (less than 70 dBA measured at any point outside the property plane) which are permissible at any time. Designate a "disturbance coordinator" at the City of Hayward who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem, and ensure noise levels do not exceed noise ordinance standards. 	<p>The applicant and contractors shall be responsible for implementing the measures identified in Mitigation Measure NOI-1 during all phases of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

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4.16 Transportation/Traffic				
<p>The proposed project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p><u>TRA-1</u>: The landscaping plan shall indicate line-of-sight triangles from the project driveways to points on West Winton Avenue 250 feet from the driveways. The landscaping plan shall indicate that plants and objects located within these sight triangles shall be below three feet in height, so they do not obstruct the view of vehicles exiting the driveways. In addition, the portion of the curb within the sight triangles shall be painted red to indicate parking is prohibited.</p>	<p>The project applicant shall be responsible for implementing the mitigation measure prior to completion of construction.</p>	<p>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.</p>	<p>Director of Development Services</p>

Source: LSA, 2018.