



**CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Project title: Olympic Station; Zone Change Application No. 201504833 and Tentative Tract Map Application No. 201504833.

Description of project: The project proposes a subdivision of approximately 2.5 acres in order to develop 23 single-family detached homes with a private park that would be provided access from both public and private streets. The project is located at the northeast corner of Olympic Avenue and Huntwood Avenue in Hayward, California.

Approval of the project would require a change to the zoning designation for the site, from *Single Family Residential with a Special Lot Standards Combining District (RS/B4)* to *Planned Development (PD)*.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

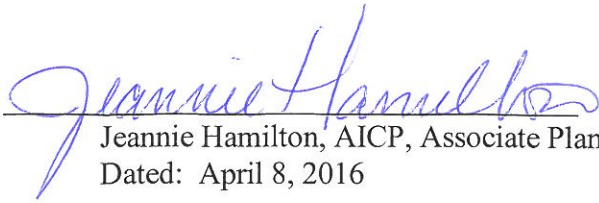
The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. The project site is located in the flatlands and will not block the views of any scenic vistas. Additionally, the light and glare generated from the proposed project will replace the existing use and its light and glare and will be similar in intensity to the residential development in the immediate area. Also, compliance with the City's Design Guidelines Landscape regulations will ensure visual impacts are minimized.
3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.

4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.
5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous material. With implementation of the recommended mitigation measures in the Initial Study, demonstration of the proper abandonment and removal of the septic system is required as well as proper removal and disposal of an asbestos present in any of the on-site structures. A post-building demolition plan consistent with the recommendations in the Phase II ESA shall be completed and approved by the City Engineer.
9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.
10. The project proposes amendments to the Hayward zoning designation for the site, but is still consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.
11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes. A noise attenuation barrier is required to be constructed adjacent to those homes along the Huntwood Avenue frontage.
12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.
13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.

III. PERSON WHO PREPARED INITIAL STUDY:



Jeannie Hamilton, AICP, Associate Planner

Dated: April 8, 2016

IV. COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4200



**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Olympic Station – Planned Development Rezoning and Tentative Tract 8302

Lead agency name/address: City of Hayward / 777 B Street, Hayward CA 94541

Contact person: Jeannie Hamilton, AICP, Associate Planner

Project location: 645 and 685 Olympic Avenue; Assessor’s Parcel Numbers: 465-0055-012-03, 465-0055-013, 465-0070-019, and 465-0071-004.

Project sponsors:

Name and Address: Urban West Hayward, LLC, 22 S. Santa Cruz Avenue, Los Gatos, CA 95030

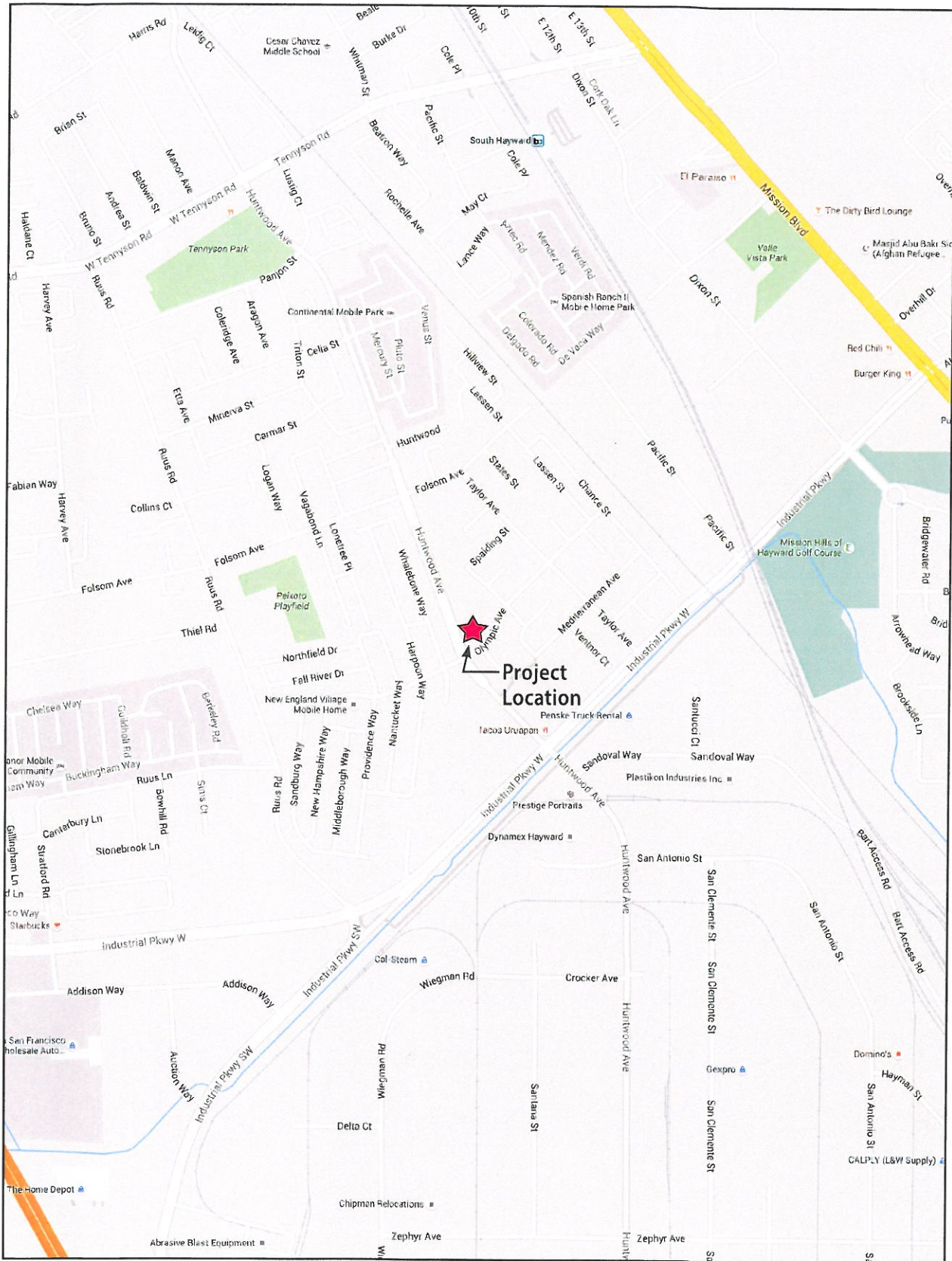
Existing General Plan Designation: Limited Medium Density Residential (LMDR)

Existing Zoning: Single Family Residential (RS) with a Special Lot Standard Combining District (B4) (Residential, minimum lot size 4,000 sq. ft.)

Project description: The project is located at 645 and 685 Olympic Avenue as shown in Figure 1. An aerial photo of the site and surrounding properties is provided in Figure 2. The project proposes a subdivision to develop 23 single-family detached homes on approximately 2.5 acres that are currently developed as a trucking company. Lots will range from 2,747 square feet up to approximately 8,864 square feet. Project access will be from Holyoke Avenue on the east with a private internal street that connects Huntwood Avenue and Holyoke Avenue allowing right turn only exiting on to Huntwood Avenue. A 6 foot wood fence will be constructed along the north project boundary. The 3,230 square foot (0.07 acre) private park includes passive uses such as a playhouse, tadpool, a table, benches, a bridge, ecostation and trails. The community mail boxes will be located behind the sidewalk in front of the park. The park will be landscaped and screened from the adjacent residential units with evergreen trees and a six foot wood fence. The project proposes eight bioretention areas to treat project runoff prior to discharge to the local storm drain system with basins ranging from 700 square feet up to 13,175 square feet. The site includes 51 existing on and off-site trees. Eleven trees are off-site and adjacent to the site, but growing into fences that are part of the project. The eleven off-site trees will remain with the project. Of the 40 existing trees on the site, all but two existing gum trees will be removed. The project proposes to plant 35 trees throughout the site, including eight 36” box and twenty-seven 24” box trees. Project grading includes approximately 1,000 cubic yards of cut and approximately 8,000 cubic yards of fill resulting in approximately 7,000 cubic yards of dirt imported to the site. All of the units will be market rate. The proposed Tentative Tract Map 8302 is shown in Figure 3.

Approval of the project would require a change to the zoning designation from Single Family Residential (RS) with a Special Lot Standard Combining District (B4) to Planned Development (PD).

OLYMPIC STATION | CITY OF HAYWARD



Source: Google Maps



Figure 1
Local Vicinity Map



Source: Google Earth



Figure 2
Aerial Photo

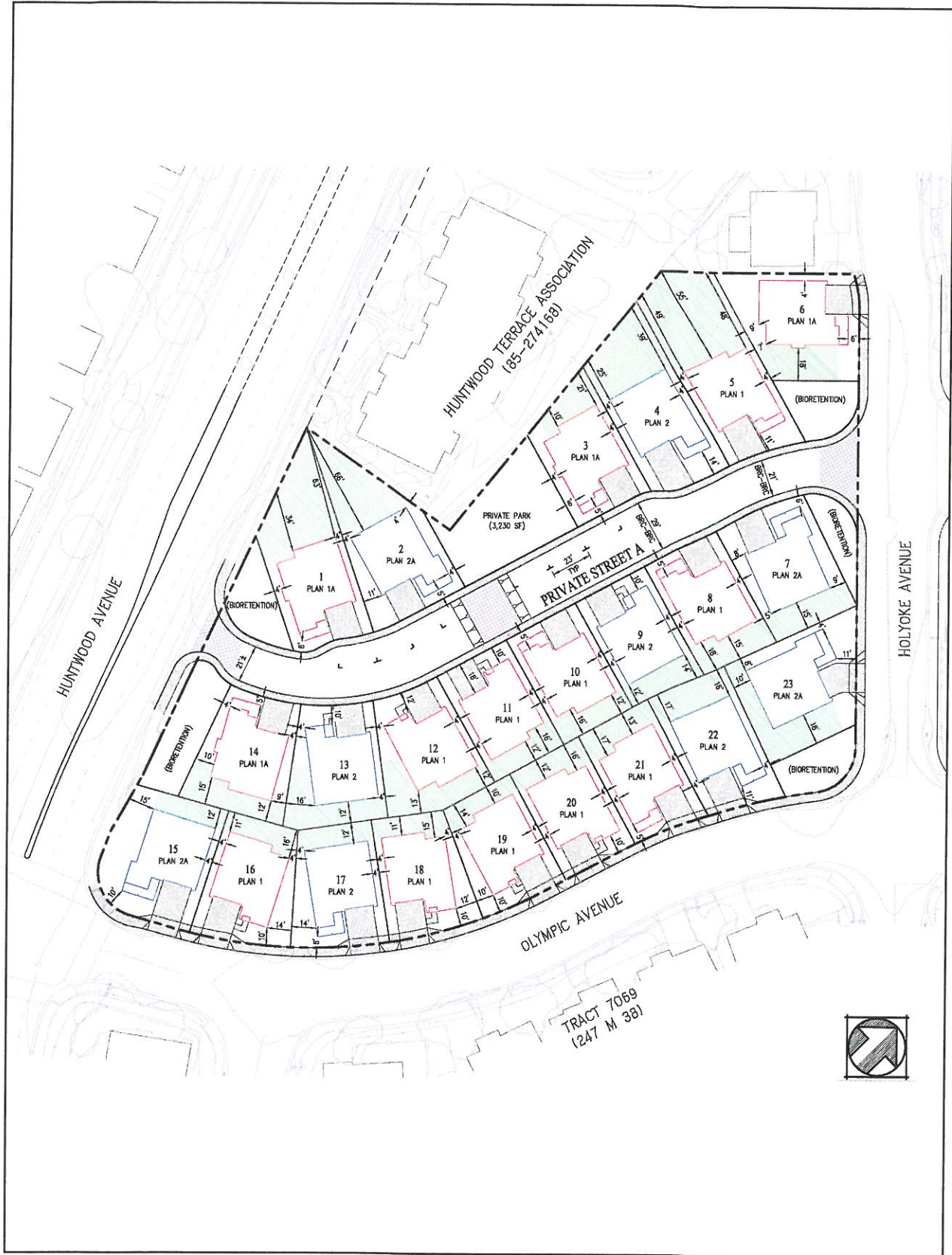


Figure 3
Tentative Tract Map 8302

Surrounding land uses and setting: The project site is comprised of four parcels with an existing trucking company on the site. There are residential land uses surrounding the site including a mobile home park to the west across Huntwood Avenue, single-family detached homes to the south and west and an apartment complex to the north. The general area is in the southern area of the City and is completely surrounded by incorporated Hayward.

Other public agencies whose approval is required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

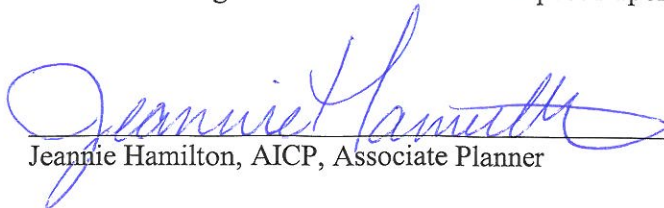
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Jeannie Hamilton, AICP, Associate Planner

 Date April 8, 2016

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? Comment: <i>There are no designated scenic vistas in the vicinity of the project that are visible from the project or have direct views of the site from any designated area scenic resources. Thus, the project will not have any adverse impacts to a scenic vista.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Comment: <i>The project is not located within or adjacent to a state scenic highway. I-580, I-880 and SR 92 are all County-designated scenic highways and I-580 is also eligible for State Scenic Highway designation. The closest officially Designated State Scenic Highway to the project is SR 84 approximately six miles southeast of the site and the closest Eligible State Scenic Highway is I-580 approximately five miles to the north. None of the designated or eligible scenic highways are visible from the project; thus, the project will have no impact on any state scenic resources or highways.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Comment: <i>The existing site is developed as a trucking company with a mix of buildings and semi-trucks. The proposed single family homes will replace the existing older buildings and parked trucks on the site. The project will enhance the landscaping on the property and improve the visual characteristics and aesthetics compared to the existing development. The project will not substantially degrade the visual quality of the site and surrounding area, but rather improve the aesthetics and visual character of the site and immediate community. Therefore, the project will have a less than significant impact on the visual character or quality of the site and its surroundings.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Comment: <i>Although the site is currently developed as a truck facility and generates light and glare, the new residential units will increase and add the amount of light and glare that is currently generated on the site. However, the increase in light and glare by the project will be similar to the type and intensity of light and glare that is generated by similar residential development in the immediate project area and throughout Hayward, therefore the</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

project will not generate more intense light and glare than similar residential development. The light and glare of the project is considered to be less than significant and not anticipated to significantly impact adjacent surrounding development; thus, the project will have a less than significant impact on light and glare.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST

RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **Comment:** *The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.*

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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **Comment:** *The project site is not zoned for agricultural uses or under a Williamson Act contract; thus, the project will have no impact,*

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c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? **Comment:** *The project does not involve or require the rezoning of forest land or timberland to non-forest or timberland production to allow the development of the project. The project will not eliminate or remove any land that allows forest*

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land or timberland production; thus, the project will have no impact.

d) Result in the loss of forest land or conversion of forest land to non-forest use? **Comment:** The project does not involve forest land so will not result in the loss of forest land or convert forest land to non-forest land; thus, the project will have no impact.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **Comment:** The project site is used as a trucking company and there are no agricultural activities on the property. Therefore, the project will not change or convert Farmland or forest land to non-agricultural use; thus, the project will have no impact.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? **Comment:** The project is a 23 unit residential in-fill project and will replace an existing trucking company that currently exists on the site. The project is located near public transit and the net project air emissions will not conflict with the goals or obstruct implementation of the Bay Area Air Quality Management District (BAAQMD) air quality plan. Therefore, the project will have a less than significant impact on the implementation of the BAAQMD air quality plan.

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Comment:** The BAAQMD has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project of twenty-three (23) new homes screens below what would require additional evaluation. Therefore, the proposed project and air emission impacts caused by construction activities will not violate any air quality standard and the air quality impact is less than significant.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Comment: <i>The proposed project meets the screening criteria in Table 3-1 of the BAAQMD's CEQA Guidelines; thus, it can be determined that the project would result in a less than significant cumulative impact to air quality from criteria air pollutants and precursor emissions.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? Comment: <i>The proposed residential project will not generate any pollutant concentrations that will expose project residents or area residents to substantial pollutant concentrations. The project is an in-fill development located in an existing developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the project's impact on exposing sensitive receptors to substantial pollutant concentrations is less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? Comment: <i>The project will not generate any odors that could be considered objectionable. The project is located in an in-fill area surrounded by residential development. The project will not generate any odors different from or more objectionable than the other surrounding residential development; thus, there is no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any 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 Game or U.S. Fish and Wildlife Service? Comment: <i>The General Plan EIR notes that the City's urban area (which encompasses the project area), is composed of common upland habitat which does not provide suitable habitat conditions for special-status animal species. The General Plan EIR also notes that special-status plant species are found along the bay front and within the Hayward hills area, neither of which includes the project area. Since the project site and the area surrounding the site is fully developed and disturbed, no impact related to special-status species is anticipated as a result of the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? Comment: <i>The project site and the area surrounding the site are fully developed. There is no riparian habitat or sensitive natural communities on the site; thus, the project will have no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Comment: <i>The project site is located in an urban setting and there are no wetlands either on or adjacent to the site; thus, the project will have no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Comment: <i>The project site is developed and located in an urban area that is completely developed. There is no habitat on the site that supports wildlife corridors or a wildlife nursery. The project will not interfere with or impact the movement of any migratory fish or wildlife species. The project will not have any impact to fish or wildlife corridors or nursery sites.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Comment: <i>HortScience, Inc. prepared an arborist report dated November 6, 2015 and includes a survey of the on-site trees that are 4" in diameter and greater. A copy is included in Appendix A. Eleven (11) off-site trees with canopies that extend over the property line and onto the project site were also included in the survey. A total of fifty-one (51) trees were surveyed, including forty (40) on-site and eleven (11) off-site. The trees were rated Poor, Fair, and Good by a certified arborist based on the health and structure condition of each trees. The City of Hayward protects native trees 4" and greater and all trees 8" and greater in trunk diameter¹. Of the forty on-site trees, the project will remove 38 trees and retain two gum trees in the required project setback north of the project driveway at Huntwood Avenue. These two existing gum trees are to remain and will not be removed. All of the</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ Hayward Municipal Code, Chapter 10, Article 15.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eleven off-site trees will not be disturbed by the project. Of the on-site trees to be removed, thirty-two are classified as Protected by the Municipal Code and will require a tree removal permit prior to their removal. The arborist report includes an appraised value of all surveyed trees. Per the Municipal Code, the City will require the project developer to replace all of the trees removed by the project in equal value. The Preliminary Tree Mitigation Measures Plan proposes to plant eight (8) 36-inch box trees and two (2) 24-inch box trees throughout the site to replace the existing trees that will be removed. In addition, a tree protection plan for those trees to remain on the site and adjacent to the site will be prepared by a certified arborist to ensure the safe protection of all Protected trees to remain on and adjacent to the site. The following mitigation measures are recommended to reduce the impact of the removal of the thirty-eight on-site trees and minimize the potential impacts to the adjacent eleven (11) off-site trees to a less than significant impact.

Mitigation Measure 1: *Prior to the removal of any on-site or pruning of adjacent trees, the project developer shall obtain a Tree Removal Permit from the City for all trees that require a permit.*

Mitigation Measure 2: *The project developer shall follow all recommendations in the Preliminary Arborist Report as approved by the Planning Director to protect the two remaining on-site trees and the eleven off-site trees during and after project construction.*

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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Comment: *The project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan. The project will have no impact.*

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with any of the existing improvements or structures on the site. The site is not located within a City-designated historic district. The site has been disturbed associated with the construction of the existing buildings and site improvements. As a result, there are no historical resources present or that may be uncovered during development of the proposed project. In addition, there are no historic resources on any surrounding*

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properties. The project will have no impacts on any historic resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment:** There are no known archaeological resources exist on the site based on information in the Hayward General Plan. Due to prior disturbance of the site associated with the construction of the existing site improvements, there is a very low likelihood of the presence of any archeological resources that could be impacted by the project. Should any disturbance occur below develop areas and cultural resources are discovered standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment:** Eastern Hayward is the area with Quaternary sedimentary deposits where the potential exists for the presence of paleontological resources. Since the project is not located in eastern Hayward and Quaternary sedimentary deposits do not exist on the site based on the soils and geology report, the potential for their presence is minimal. Therefore, the project is anticipated to have no impact on any paleontological resource.

d) Disturb any human remains, including those interred outside of formal cemeteries? **Comment:** The site is developed as a trucking company and has not been used as a formal cemetery in the past. Therefore, there are no known human remains on the site. In addition, there are no cemeteries adjacent to or in close proximity of the site. Standard procedures for grading operations would be followed during development, which require that if any human remains are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures would be conditions of approval should the project be approved.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Comment: <i>A geotechnical report (Geotechnical Exploration, 645 and 687 Olympic Avenue, ENGO Incorporated, November 2, 2015) was prepared for the project and a copy is included in Appendix B. Based on the geotechnical report, the project site is not within the State's Earthquake Fault Zone. Therefore, any impact to the project due to a fault rupture is anticipated to be less than significant.</i></p>				
<p>ii) Strong seismic ground shaking? Comment: <i>Based on the geotechnical report, there are two active faults within 2.3 miles of the site. An earthquake of moderate to high magnitude could cause considerable ground shaking at the site. All structures will be required by the City to be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements. Therefore, the impact to the project from strong seismic ground shaking is anticipated to be less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction? Comment: <i>Based on the geotechnical report, the site is located within an area that may be susceptible to liquefaction. A design level geotechnical evaluation shall be prepared and submitted for review and approval prior to issuance of building permits to identify recommended measures by the project geotechnical consultant that shall be incorporated into the project design and construction. The inclusion of such measures will reduce liquefaction-related impacts to a level of insignificance.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Mitigation Measure 3: <i>Prior to issuance of a Building permit, the applicant shall submit a liquefaction report that identifies the construction and design measures that will be incorporated to reduce liquefaction to a level acceptable to the City Engineer.</i></p>				
<p>iv) Landslides? Comment: <i>The site and the area adjacent to and surrounding the site are basically flat. There are no slopes or hillsides on or adjacent to the site; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil? Comment: <i>Although the project would result in an increase in impervious surface, the project</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

site is relatively flat and erosion control measures that are typically required for residential projects of similar size, including but not limited to, gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **Comment:** The geotechnical report prepared for the project did not identify any geologic or soil unit on the site that is unstable and would prevent development of the project as proposed, other than liquefaction. Mitigation Measure 3 above will reduce potential impact due to liquefaction less than significant. The project will not have any unstable geologic or soil impacts.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **Comment:** According to the geotechnical report, moderate to highly expansive clay soils were observed near the surface of the site. The geotechnical report recommends design and construction measures to reduce potential expansive soil impacts to less than significant. The following measure is recommended to reduce expansive soil impacts to less than significant.

Mitigation Measure 4: To the satisfaction of the City Engineer, final building plans shall incorporate all foundation design recommendations in the geotechnical report including, but not limited to, all foundations shall be sufficiently stiff to move as ridged units with minimal differential movements. This can be accomplished with construction of relatively ridged matt foundations, such as post-tensioned structural matts.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **Comment:** The project will be required by the City to connect to the existing City public sewer system; thus, no impact.

VII. GREENHOUSE GAS EMISSIONS --
Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Comment:** The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 23 new single-family detached homes. Single-family home projects with less than 56 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO₂e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects. As a result, the project greenhouse gas emission impacts are considered less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment:** *As discussed in VII(a) above, because the project will not exceed the threshold for operation greenhouse gases and in compliance with the City of Hayward Green Building Ordinance, the project will not impact any applicable plan or policy to reduce greenhouse gas emissions; thus, no impact.*

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VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment:** *The project is an in-fill residential project and does not propose and will not involve the use, disposal or transport of any hazardous materials, other than normal household cleaning products. The project will not have any hazardous impacts regarding the transportation, use or disposal of hazardous materials.*

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b) 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? **Comment:** *A Phase I Environmental Site Assessment (ESA) and Phase II ESA were conducted for the site by ENGEQ, dated May 16, 2014 and June 24, 2014, respectively. Copies are included in Appendix C. The Phase I ESA revealed no documentation or physical evidence of soil or groundwater impairments associated with the use of the property. However, one "Recognized Environmental Condition" (REC) was identified associated with the installation of an underground storage tank (UST) in 1978. Two septic tanks are located along the east side of the existing single-family residence. However, the tanks are empty and no longer in use. Due to the age of the residence it is likely that asbestos-containing building materials and lead based paint are present. A water well located in the western-central area of the site is shown on an undated hazardous business material site plan, but was*

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not observed during a site survey. During grading activities of the adjoining Canterbury development project south and east of the project site in 1999-2000, tar-hydrocarbon-impacted soils were reportedly placed in street areas of the development along Holyoke Avenue, Branaugh Court and Telford Court. Also, some minor oil-staining was observed in paved areas of the truck yard (project site) that would require further testing. Based on the recommendations of the Phase I ESA, a Phase II ESA was performed to determine if there is a UST and the significance of the oil-stained and tar-hydrocarbon-impacted soil on the site, if present. The presence of a UST could not be confirmed with a magnetometer survey due to the presence of existing pavement reinforcement. Therefore, it is unknown whether or not a UST exists on the site. Soil and groundwater testing was conducted associated with the on-site oil-stained and tar-hydrocarbon-impacted soils in the truck yard area and in near the southern project boundary. Based on the laboratory tests of the tested soil in the trucking yard and along the southern project boundary, elevated concentrations above the respective screening levels were found for total petroleum hydrocarbons for diesel and motor oil recovered in both the trucking yard and along the southern project boundary. These elevated total petroleum hydrocarbons in the trucking yard suggest the historic UST may have been located in the area where the soil samples were taken. The elevated hydrocarbon concentrations and black staining found in select soil samples collected from the southern portion of the property suggests that impacted soil found on the neighboring Canterbury development likely extend into the southern portion of the proposed project. The review of the groundwater laboratory results identified elevated concentrations of metals in the eight recovered grab groundwater samples above their respective screening levels.

The presence of detected levels total petroleum hydrocarbons and metals in the groundwater could impact the development of the project as proposed. The following measures are recommended to reduce potential hazards to less than significant.

Mitigation Measure 5: Prior to issuance of a demolition permit, the contractor shall provide documentation to the City that the existing septic system, including the septic tanks and all associated piping, has been properly abandoned or removed in compliance with all applicable health and safety regulations and city requirements.

Mitigation Measure 6: Prior to the issuance of a demolition permit for any structure, the project developer shall provide a building survey to determine if asbestos or lead paint are present. The asbestos and lead paint survey shall be conducted by a Cal-OSHA Certified Asbestos consultant in accordance with

sampling criteria of the Asbestos Hazard Emergency Response Act (AHERA). If lead paint and/or asbestos containing materials are found, all lead containing paint and/or asbestos shall be removed and disposed by a licensed and certified lead paint and/or asbestos removal contractor, as applicable in accordance with local, state, and federal regulations prior to the start of activities that would disturb any ACM containing materials or lead paint.

Mitigation Measure 7: Prior to issuance of a grading permit, the developer shall submit a post-building demolition sampling plan consistent with the recommendations in the Phase II ESA and approved by the City Engineer.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Comment:** The closest school to the project is the Peixoto Head Start school approximately one-quarter mile west of the project and the next closest school is the Palma Ceia Baptist Church school approximately one-half miles northwest of the site. There are no schools proposed within one-quarter mile of the project. Because the project will not emit any hazardous materials or substances, the project will not impact either of these two schools or any other schools in proximity to the project; thus no impact.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Comment:** The project site is not on a list of hazardous materials sites pursuant to Government Code Section 65962.5; thus no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **Comment:** The project site is approximately 3.5 miles southeast of the Hayward Executive Airport. The project will not expose project residents to or have any safety hazards associated with current operations at the Hayward Executive Airport; thus, no impact.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **Comment:** The site is not located within the vicinity of a private air strip; thus, no impact.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Comment: <i>The project would not interfere with an adopted emergency response plan or emergency evacuation plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) 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? Comment: <i>The project site is located within a developed urban setting and away from any known or designated wildland fire areas; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IX. HYDROLOGY AND WATER QUALITY

-- Would the project:

a) Violate any water quality standards or waste discharge requirements? Comment: <i>The project will comply with all water quality and wastewater discharge requirements of the City and the Regional Water Quality Control Board. Thus, the project will not have less than significant water quality impacts.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Comment: <i>The project will connect to and be served by the existing City water supply and will not require the use of local groundwater wells or deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Comment: <i>The project site is an infill site with minimal development. The project will maintain existing drainage patterns and all drainage will be discharged to the local storm water collection system. Furthermore, project runoff is required to be managed such that post-development run-off rates do not exceed pre-development run-off rates. Because project runoff will be collected and discharged to an existing storm drain system and cannot exceed existing discharge rates, project runoff will have a less than significant impact on any</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>downstream streams or rivers.</i>				
d) 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? <u>Comment:</u> <i>The project will maintain the existing developed drainage patterns and all drainage will be discharged to the local storm water collection system. Furthermore, project runoff is required to be managed such that post-development run-off rates do not exceed pre-development run-off rates. Because project runoff will be collected into an existing storm drain system and cannot exceed existing discharge rates, project runoff will not cause flooding either on or off the site. Therefore, any impact to on- or off-site flooding will be less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? <u>Comment:</u> <i>The project site is served by an existing storm drain collection system that has adequate capacity to serve the existing development on the site. The project runoff cannot exceed the quantity of water that is currently discharged from the site; therefore, will not impact the capacity of the existing storm water drainage system. The project will have a less than significant impacts on the storm water drainage system capacity.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? <u>Comment:</u> <i>All drainage from the site is required to be treated before it enters the local storm drain system. Therefore, the project will have a less than significant impacts on water quality.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <u>Comment:</u> <i>The project site is not located within a 100-year flood hazard area; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <u>Comment:</u> <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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? <u>Comment:</u> <i>The project site is not located downstream of a dam or levee; thus, no</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

impact.

j) Inundation by seiche, tsunami, or mudflow?
Comment: *There are no water bodies, including lakes, water tanks, etc. upstream of the site that would inundate the site due to a seiche. The project site is approximately five miles east of the San Francisco Bay and 15 feet above mean sea level and would not be impacted by a tsunami. The site is relatively flat and there are no hillsides or slopes on or adjacent to the site that could inundate the project due to a mudflow. Therefore, there will be no impact due to any seiche, tsunami or mudflow.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?
Comment: *The project is located in a developed suburban setting and would not divide an established community.*

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b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment:** *The existing zoning for the project site is Single Family Residential (RS) with a Special Lot Standard Combining District (B4). The project will require a zone change to Planned Development (PD) to allow the development of the proposed 23 units with modification of the development standards of the zoning district but not an increase in density allowed by the General Plan. The project is consistent with the General Plan, and proposed offsets to the altered development standards as required in the zoning ordinance; thus, any impacts will be less than significant.*

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c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment:** *The project site is not within or covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*

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XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment:** *There is one mineral resource in Hayward, which is a closed quarry. There are no other known mineral resources in the city. The project is not located in a designated mineral resource zone and there are no*

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mineral resources on the site; thus, no impact.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment:** *There are no mineral resources on the project site or within close proximity of the site; thus, no impact.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE -- Would the project result in:

a) 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?
Comment: *A noise study (645 Olympic Avenue Hayward, California Exterior Envelope Acoustical Design, Veneklasen Associates, February 1, 2016) was prepared to determine the potential noise impacts generated and/or experienced by the project. A copy of the noise report is included in Appendix D. Based on noise measurements that were taken adjacent to the site as part of the noise analysis, six proposed home sites in the project that are closest to Huntwood Avenue would be exposed to exterior noise levels from traffic on Huntwood Avenue that exceed the City's outdoor exterior noise level standard of 60 dBA Ldn. The proposed residential project will not directly or indirectly generate noise levels that will exceed adopted noise level standards that are established in the General Plan. To meet the exterior noise levels for the six identified home sites, a solid noise barrier fence of six feet is recommended. Use of the recommended mitigation would reduce the impact to less than significant.*

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Mitigation Measure 8: *Prior to the issuance of a building permit, the project design shall include the acoustical design measures recommended in the noise report to reduce exterior noise levels of the six units closest to Huntwood Avenue to meet City exterior noise level standards.*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** *While the operation of construction equipment to demolish the existing site improvements and construct the project will generate groundborne vibrations, the anticipated vibration levels on the site and the properties adjacent to and closest to the site will not be significant due to the relatively small pieces of construction equipment that will be operating on the site. Therefore, the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels will be less than significant.*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Comment: <i>The project is a residential development and the noise levels that are typically and characteristically generated by small residential development (23 units) will not involve a significant noise level increase in the ambient noise levels in the area. Compared to the existing trucking company use on the site, the noise levels of the project would not be greater than the noise levels of the existing use. Based on the noise report the project will have a less than significant noise impact to the ambient noise levels in the project vicinity.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Comment: <i>The project will increase the existing noise levels on the site during project construction due to the operation of construction equipment, power tools, delivery of materials, workers commuting to the site, etc. Project construction is limited to the hours allowed by the Hayward Municipal Code (Municipal Code Chapter 4 Public Welfare, Morals and Conflict, SEC. 4-1.03.4). None of the construction equipment that will operate on the site will generate noise levels that are anticipated to significantly impact existing residents in close proximity of the site. Project construction in compliance with the Municipal Code will reduce temporary construction noise impacts to less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Comment: <i>As indicated in Section VIII(e) above, the project is not located within and outside of the airport land use plan of the Hayward Executive Airport, which is approximately 3.5 miles northwest and the closest airport to the site; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? Comment: <i>The project is not located within the vicinity of a private air strip as discussed in Section VIII (f) above; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING --

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment:** *The project proposes the development of 23 residential units and estimated to generate 61 residents (US Census, 2014, 2.62persons/household). The project is consistent with the density and resultant population established and allowed by the City's General Plan. The project will not induce a population to the area that is not planned by the General Plan. Therefore, the impact will be less than significant.*

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project will require the demolition of the existing buildings on the site, including the former single-family detached home that is currently used as an office for the existing trucking business on the site. No residential units exist on the site; thus, no impact.*

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *As discussed above, the project will not remove any existing residential units or displace residents; thus, no impact*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? **Comment:** *The City of Hayward Fire Department provides fire protection to the site. The Fire Department has capacity to serve the project without the need for new or altered facilities; thus, no impact.*

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Police protection? **Comment:** *The City of Hayward Police Department provides police protection to the site. The Police Department has capacity to serve the project without the need for new or altered facilities; thus, no impact.*

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Schools? **Comment:** *The project site is within the Ruus Elementary School, Cesar Chavez Middle School and Mt. Eden High School attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation. Payment of the required school impact fees will reduce the*

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school impacts to less than significant.

Parks? **Comment:** *The project applicant would be required to pay park dedication in-lieu fees that would be used to acquire parkland or improve existing parkland to serve project residents. The payment of the required park fee would reduce any park impacts to less than significant.*

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Other public facilities? **Comment:** *Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project does not exceed density envisioned by the general Plan thus the impact is considered less than significant.*

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XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment:** *The project is within one mile of Tennyson Park and Via Vista Park that can provide additional park and recreational facilities for use by future residents. In addition, the developer will be required to pay applicable park in-lieu fees for use to acquire or improve existing park facilities; thus the impact is less than significant.*

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment:** *Each residential unit will have private open space and access to common open space within the project, including a proposed 3,230 square foot private park. The project applicant will be required to pay all applicable park in-lieu fees that will be used to acquire new parkland or improve existing parks in Hayward that can be used by the residents; thus the impact is less than significant.*

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XVI. TRANSPORTATION/TRAFFIC --

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle

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paths, and mass transit? Comment: Hexagon Transportation Consultants, Inc. prepared a Transportation Impact Analysis for the project. A copy is included in Appendix E. Based on the traffic analysis the project is estimated to generate approximately 272 daily vehicle trips, including 26 AM trips and 28 PM trips. The net traffic of the project is consistent with and would not significantly conflict with any applicable plans, ordinance, or policies related to the circulation system, thus; the impact is less than significant.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways Comment: No level of service will be impacted by the construction of the additional residential units on an existing in-fill lot; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? Comment: The project involves no change to air traffic patterns; thus, no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Comment: The project has been designed to meet all City requirements, including site distance at the project driveway, extending the median in Huntwood Avunue along the project frontage to prevent left turns, and designing the private street to promote right turns only onto Huntwood Avenue. With the above referenced designs, any potential hazards have been reduced to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? Comment: The project is on an in-fill site and the private drive/intersections at Huntwood Avenue have been designed to provide adequate emergency access to the site. Therefore, project impact on emergency access is less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? Comment: The project does not include or propose any activities or design features that would conflict with or propose changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Comment: <i>The project wastewater will not exceed wastewater treatment requirements; thus, no, impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Comment: <i>The Hayward Water Pollution Control Facility (WPCF) will treat the wastewater generated by the project. The treatment plant has sufficient capacity to treat the wastewater that will be generated by the project without the need to construct new or expand existing treatment facilities; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Comment: <i>As discussed in Section IX (e) above, the existing storm water collection facilities that serve the site have capacity to serve the surface water discharged by the project. Other than required on-site storm water collection and storage facilities, the project will not require the construction of new or expand existing storm water drainage facilities. The project impact on storm water drainage facilities is less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Comment: <i>The City has sufficient water supplies to serve the project without the need to acquire new or expand existing water supply entitlements; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Comment: <i>As discussed in Section XVII (b) above, the Hayward Water Pollution Control Facility has sufficient capacity to treat the wastewater that will be generated by the project without the need to construct new or expand existing treatment facilities; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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solid waste disposal needs? **Comment:** *The Altamont Landfill serves the City and has a life expectancy to 2040. The landfill has sufficient capacity to accommodate the solid waste that will be generated by the project. The City has and implements a solid waste recycling program that will reduce the volume of solid waste generated by proposed project. The project impact on landfill capacity is less than significant.*

g) Comply with federal, state, and local statutes and regulations related to solid waste? **Comment:** *The City complies with and will continue to comply with AB 939 and SB 916 that requires the City to divert 50 percent of solid waste from landfills and express 50 percent diverted waste in pounds per person per day. The project will not prevent or impact the ability of the city to continue to meet its solid waste collection and recycling requirements per AB 939 and SB 916; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **Comment:** *As discussed under the Biology Resources section, the project would removal 38 existing on-site protected trees, as defined by the City of Hayward's Tree Preservation Ordinance (Chapter 10, Article 15). Mitigation measures, including installation of tree protection measures for preserved trees and replacement of all removed trees, have been identified to reduce such impacts to levels of insignificance.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? **Comment:** *The proposed 23-lot development is consistent with the density of development identified in and allowed by the City's General Plan. The project will not have any significant cumulative impacts with the implementation of the recommended mitigation measures.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				
<i>Comment: As indicated in the Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise sections, the project could cause substantial adverse effects on human beings due to loss of significant trees, potential seismic ground shaking, liquefaction, expansive soils and hazardous soil, and exposure to elevated noise. Implementation of mitigation measures, including the protection of preserved trees and replacement of all removed trees, preparation of a design level geotechnical evaluation and incorporation of all recommendations into the final project design, incorporation of all preliminary recommendations in the final project design to address expansive soils and incorporation of hazardous materials and noise are intended to reduce such impacts to a level of insignificance.</i>				

Olympic Station

Mitigation Monitoring and Reporting Program

**Zone Change Application (Planned Development) and
Tentative Tract Map (8302)
Application No.201504833;
Lance Tate, Fort Bay, LLC (Applicant)**

April 8 2016

BIOLOGICAL RESOURCES

Mitigation 1

Significant Environmental Impact:

The project site has 40 trees and proposes to remove 38 trees and retain two trees as part of the project. Of the trees to be removed, 7 have a high suitability for preservation, 14 have a medium suitability for preservation and 19 have a low suitability for preservation. HortScience, Inc. prepared a tree report dated November 6, 2015, identifying methods for tree preservation of the two on-site trees to be retained. The following mitigation measure will reduce potential tree impacts to a level of insignificance.

Mitigation Measure 1 Prior to the removal of any on-site or pruning of adjacent trees, the project developer shall obtain a Tree Removal Permit from the City for all trees that require a permit.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to the removal of any on-site trees or pruning of adjacent trees.

Mitigation 2

Significant Environmental Impact:

There are eleven trees adjacent to the site that have grown onto the site and through an existing fence onto the site. The trees will be retained and not removed by the project, but will require pruning. HortScience, Inc. prepared a tree report dated November 6, 2015, identifying methods for tree preservation of the eleven adjacent trees that will be protected in place. The following mitigation measure will reduce potential tree impacts to a level of insignificance.

Mitigation Measure 2 The project developer shall follow all recommendations in the Preliminary Arborist Report as approved by the Planning Director to protect the two remaining on-site trees and the eleven off-site trees during and after project construction.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Planning Division

Timing: Prior to any project demolition or construction.

GEOLOGY AND SOILS**Mitigation 3****Significant environmental Impact:**

The site is located within an area that may be susceptible to liquefaction (Geotechnical Exploration, 645 and 687 Olympic Avenue, ENGO Incorporated, November 2, 2015). A design level geotechnical evaluation shall be conducted and submitted for review and approval prior to issuance of building permits and if liquefaction is determined to be probable, measures as recommended by the project geotechnical consultant shall be implemented. Such measures, such as special foundation construction, will reduce the significance of liquefaction-related impacts to a level of insignificance.

Mitigation Measure 3 Prior to issuance of a Building permit, the applicant shall submit a liquefaction report that identifies the construction and design measures that will be incorporated to reduce liquefaction to level acceptable to the City Engineer.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a Building permit for the project

Mitigation 4**Significant environmental Impact:**

According to the Preliminary Geotechnical Exploration, moderate to highly expansive clay soils were observed near the surface of the site. The assessment recommends that exposed soils be kept moist prior to placement of concrete for foundation construction and includes recommendations for the grading phase for soil compaction to reduce the swell potential. Provided the recommendations in the preliminary geotechnical assessment are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

Mitigation Measure 4 To the satisfaction of the City Engineer, final building plans shall incorporate all foundation design recommendations in the geotechnical report including, but not limited to, all foundations shall be sufficiently stiff to move as ridged units with minimal differential movements. This can be accomplished with construction of relatively ridged mat foundations, such as post-tensioned structural mats.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a Building permit for the project

HAZARDS AND HAZARDOUS MATERIALS**Mitigation 5****Significant environmental Impact:**

According to the Phase I ESA there are existing vacant septic tanks on the property that would be have to be properly removed prior to the start of construction. The following measure is recommended to mitigate and reduce this impact to less than significant.

Mitigation Measure 5 Prior to issuance of a demolition permit, the contractor shall provide documentation to the City that the existing septic system, including the septic

tanks and all associated piping, has been properly abandoned or removed in compliance with all applicable health and safety regulations and city requirements.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a demolition permit for the project

Mitigation 6

Significant environmental Impact:

According to the Phase I ESA there are existing buildings on the site that due to the age could contain asbestos or lead paint. If not properly removed prior to the demolition of the buildings, the presence of asbestos or lead paint could have potential hazardous impacts. The following measure is recommended to mitigate and reduce this impact to less than significant.

Mitigation Measure 6 Prior to the issuance of a demolition permit for any structure, the project developer shall provide a building survey to determine if asbestos or lead paint are present. The asbestos and lead paint survey shall be conducted by a Cal-OSHA Certified Asbestos consultant in accordance with sampling criteria of the Asbestos Hazard Emergency Response Act (AHERA). If lead paint and/or asbestos containing materials are found, all lead containing paint and/or asbestos shall be removed and disposed by a licensed and certified lead paint and/or asbestos removal contractor, as applicable in accordance with local, state, and federal regulations prior to the start of activities that would disturb any ACM containing materials or lead paint.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a demolition permit.

Mitigation 7

Significant environmental Impact:

According to the laboratory tests of tested on-site soil, elevated concentrations above the respective screening levels were detected for total petroleum hydrocarbons for diesel and motor oil recovered in the trucking yard and along the southern project boundary. These elevated total petroleum hydrocarbons in the trucking yard suggest the historic UST may have been located in the area where the samples were taken. The review of the groundwater laboratory results identified elevated concentrations of metals in the eight recovered grab groundwater samples above their respective screening levels. The presence of detected levels total petroleum hydrocarbons and metals in the groundwater could impact the development of the project as proposed. The following measure is recommended to reduce potential hazards to less than significant.

Mitigation Measure 7 Prior to issuance of a grading permit, the developer shall submit a post-building demolition sampling plan consistent with the recommendations in the Phase II ESA and approved by the City Engineer.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a grading permit for the project

Mitigation 8

Significant environmental Impact:

Six proposed home sites closest to Huntwood Avenue would be exposed to exterior noise levels from traffic on Huntwood Avenue that exceed the City's outdoor exterior noise level standard of 60 dBA Ldn.

Mitigation Measure 8 Prior to the issuance of a building permit, the project design shall include the acoustical design measures recommended in the noise report to reduce exterior noise levels of the six units closest to Huntwood Avenue to meet City exterior noise level standards.

Implementation Responsibility: Project developer

Monitoring Responsibility: City of Hayward Building Division

Timing: Prior to the issuance of a building permit for the project