

**DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division**

INITIAL STUDY CHECKLIST

Project Title: Brookwood

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

Contact person: Carl Emura, ASLA, Associate Planner

Project location: 24178 & 24180 Saklan Road; Assessor's Parcel Numbers: 441-0087-018-02 and 441-0087-017-04.

Project sponsors

Name and Address: Lenox Homes, LLC, 3675 Mt. Diablo Blvd, Suite 350, Lafayette, CA 94549

Existing General Plan Designation: Medium Density Residential

Existing Zoning: RM (Medium Density Residential)

Project description: The project proposes a subdivision of approximately 1.96 acres in order to develop 18 single-family homes and a private street. The subject site is part of the Mt. Eden area which was annexed into the City of Hayward in March of 2007.

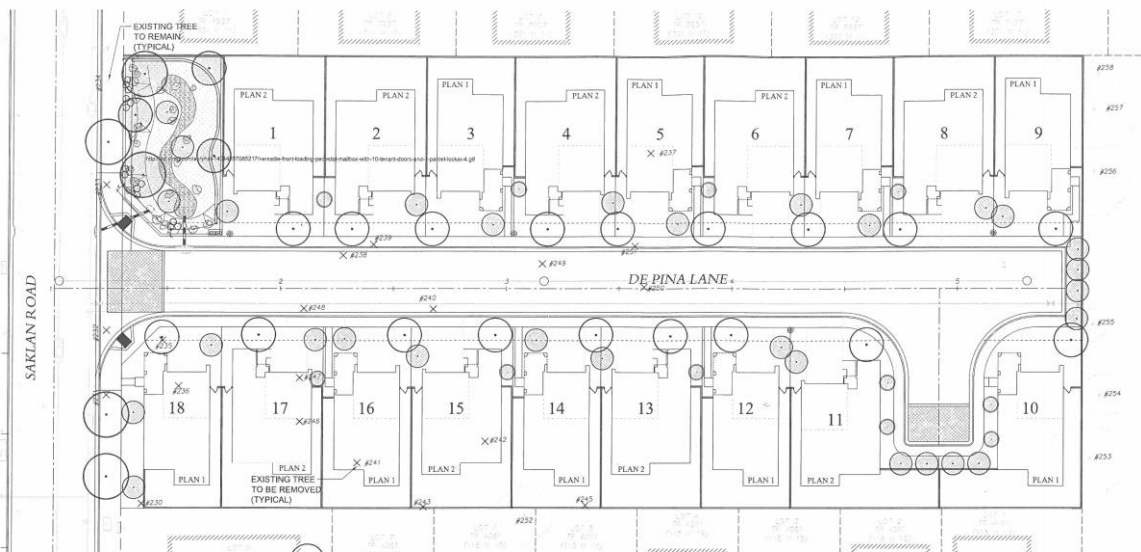
Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential (RM)* to *Planned Development (PD)*.

Surrounding land uses and setting: The project site is comprised of two parcels. One parcel (24178 Saklan) contains a single-family home and two accessory buildings. The other parcel (24180 Saklan) contains a single-family home and an accessory building. The project site is surrounded by single-family homes to the north and south and a nursing home to the east. To the west, across Saklan Road, are warehouses. The general area is in the western portion of the City and is completely surrounded by incorporated Hayward.

Other public agencies whose approval is required: None



Aerial View



Site Plan

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 type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input 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 checked="" 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.

Carl Emura, ASLA, Associate Planner

Date

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>There are no designated scenic vistas in the vicinity of the project; thus, no impact.</i>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project is not located within a state scenic highway; thus, no impact.</i>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project would not degrade the existing visual character or quality of the site and its surroundings as the new homes are well designed and will blend in with other surrounding development; no mitigation is required</i>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comment: <i>The new residential units will add some additional light to this area, but the amount is considered less than significant given the surrounding developed area; no mitigation is required.</i>				

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: <i>The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? Comment: <i>The project site is not zoned for agricultural uses or under a Williamson Act contract; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project does not involve the rezoning of forest land or timberland; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? Comment: <i>The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: <i>The project is a residential in-fill project located on a site that is bordered to the east and west by a similar residential planned development and the proposed density is consistent with the General Plan. From Saklan Road, the site is located 0.34 miles from a public transit bus line along Clawiter Road and 0.46 miles from Eden Avenue from a public transit route</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
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along West Winton Avenue and will not conflict with the goals of the air quality plan; thus no impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Comment: The Bay Area Air Quality Management District (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 eighteen (18) new homes screens below what would require additional evaluation; thus the proposed project and impacts caused by construction activities will not violate any air quality standard and the impact would be less than significant.

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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: The proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project

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would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.

d) Expose sensitive receptors to substantial pollutant concentrations?

Comment: The project is an in-fill development located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the impact is less than significant.

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e) Create objectionable odors affecting a substantial number of people?

Comment: The project is an in-fill residential development that will not create any objectionable odors; thus no impact.

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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

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Department of Fish and Game or U.S. Fish and Wildlife Service? Comment: <i>Since the project area is fully developed and disturbed, no significant impact related to special-status species is anticipated as a result of the project.</i>				
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 area is fully developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, located in an urban setting, contains no wetlands; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 partially developed, located in an urban setting, and will not interfere with the movement of any migratory fish or wildlife species; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. Comment: <i>A Tree Evaluation and Protection report was prepared by Torrey Young, Registered Consulting Arborist of Dryad, LLC dated October 13, 2014. There are twenty-one (21) trees on-site and one street tree in the public right-of-way. The report states that in general, these trees are in very poor condition, and have been severely pruned (topped, headed) rendering them poor candidates for preservation. The report recommended that twenty of the twenty-two trees be removed due to poor condition and/or due to direct conflict with construction plans. The City's Tree Preservation Ordinance requires that trees removed be replaced with equal size or equal value tree. The</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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replacement trees cannot be counted towards the required street trees. The report appraised the value of the trees removed to be \$19,980.

Mitigation Measure #1: The applicant proposes to replace the removed trees with forty-six (46) – 24-inch box trees. In addition, decorative pervious pavers will be provided at the entry and the turnaround.

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

Comment: The project would not conflict with any local, regional or state habitat conservation plan; thus, no impact.

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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 the improvements on the site or the affected parcels. Due to prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties, which are fully developed, have no historical significance. Should any disturbance occur below previously developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, 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.*

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Comment: *No known archaeological resources exist on the site. Due to prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below develop areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work*

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: No known paleontological resources exist on the site, which has already been fully developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no unique geological features on or near the site; thus, no impact.

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d) Disturb any human remains, including those interred outside of formal cemeteries?

Comment: There are no known human remains or cemeteries nearby the project site thus no impact is anticipated. However, standard procedures for grading operations would be followed during development, which require that if any such remains or resources 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 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.

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Comment: The project site is not within the State's Earthquake Fault Zone. Therefore, impacts related to fault rupture are not anticipated.

ii) Strong seismic ground shaking?

Comment: An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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latest California Building Code (CBC) requirements, thus the impact is considered less than significant.

iii) Seismic-related ground failure, including liquefaction?

Comment: According to the Design Level Geotechnical Investigation report prepared by PJC & Associates dated October 14, 2014, there is potential for liquefaction to occur at the site during or immediately following a significant seismic event, however the risk of surface ground failure is very low but there is potential of surface differential settlement of approximately three inches. Since the soils are discontinuous, liquefactions would not occur uniformly across the site and may not occur at all in some locations. Various amounts of differential

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settlement may occur and should be taken into account in design and construction of the project.

Mitigation Measure #2: According to the report's recommendation, exterior flatwork, asphaltic concrete pavements and improvements should be supported on at least 12 inches of low to non-expansive engineered fill or lime-treated site soil. The low to non-expansive fill or lime-treated site soil should extend at least three feet beyond exterior flatwork, asphaltic concrete pavements and improvements.

iv) Landslides?

Comment: Due to the relatively flat site topography, landslides are not likely; thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

Comment: Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to graveling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered insignificant.

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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?

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Comment: According to the Design Level Geotechnical Investigation report prepared by PJC & Associates dated October 14, 2014, at the surface, a 3.25 foot thick layer of loosely compacted, undocumented artificial fill was discovered at the bore

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hole near the northeast corner of the project site. Lightly loaded foundations, slabs-on-grade and pavements could experience intolerable differential settlement, cracking and structural distress if constructed on these materials.

Mitigation Measure #3: The deposit should be removed and recompacted according to the recommendation in the Grading and Earthwork section of the Geotechnical Investigation Report. This should reduce the risk from liquefaction to a less than significant impact.

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 Design Level Geotechnical Investigation report prepared by PJC & Associates dated October 14, 2014, moderate to highly expansive clay soils were observed near the surface of the site.

Mitigation Measure #4: The report recommends post-tension mat slab foundations be used for the residential buildings. The post-tension slabs may be designed according to the criteria developed by the Post-Tensioning Institution (PTI) Third Edition. The report further recommends a minimum slab thickness of 12 inches with a minimum 12-inch wide and 12-deep thickened edge be provided around the perimeter of the slab and that the subgrade material not be allowed to dry out prior to post-tension slab construction. Other recommendations are made and should be incorporated into the design and construction of the residential development. Incorporating the report's recommendations would reduce the risk to life or property to a less than significant impact.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The project will be connected to an existing sewer system with sufficient capacity and does not involve septic tanks or other alternative wastewater; 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in

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determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 18 new detached single family 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; thus no impact.

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, the project will not exceed the threshold for operation greenhouse gases. In addition, the project will be in compliance with the City of Hayward Green Building Ordinance; thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 that does not involve the transport or use of hazardous materials; thus, no impact.

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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: The residential in-fill project would not create a significant hazard to the public or the environment involving the release of hazardous materials into the environment: thus no impact.

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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 project will not emit hazardous materials or substances, thus no impact.

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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; thus, no impact.

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e) For a project located within an airport land use plan or, where such a plan has not been adopted,

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p> <p>Comment: <i>Although the site is located within two miles of the Hayward Executive Airport, development is proposed that is consistent with the Hayward General Plan, consisting of two-story residential units. Therefore, safety hazard related impacts are considered to be less than significant.</i></p>				
<p>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?</p> <p>Comment: <i>The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p>Comment: <i>The project would not interfere with an adopted emergency response plan or emergency evacuation plan. In fact, the project would result in extension of the City's public water system to the area, thereby improving fire-fighting capabilities in the area.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>Comment: <i>The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY

-- Would the project:

<p>a) Violate any water quality standards or waste discharge requirements?</p> <p>Comment: <i>The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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</p>	<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
uses for which permits have been granted)?				
Comment: <i>The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.</i>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comment: <i>The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.</i>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project site is an infill. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project site is not located within a 100-year flood hazard area; thus, no impact.</i>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: <i>The project site is not located within a</i>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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100-year flood hazard area; thus, no impact.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The project site is not located within a 100-year flood hazard area; thus, no impact.

j) Inundation by seiche, tsunami, or mudflow?

Comment: The project site is not located within a 100-year flood hazard area, is located approximately 2 miles inland from the San Francisco Bay shoreline, and is approximately 40 feet above mean sea level; thus, no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

Comment: The development is proposed in a developed suburban setting and would not divide an established community; thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 project involves construction of 18 new detached single-family homes and is consistent with the designated General Plan density. The project does include a request to modify the zoning designation; however, the Planned Development designation is to allow for flexibility in the development standards, not to accommodate additional density not anticipated by the General Plan, thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Comment: The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<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
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Comment: *There are no known mineral resources on the project 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *There are no known mineral resources on the project site; thus no impact.*

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: The project is a residential development and will not increase the ambient noise levels above standards established in the General Plan. However, the development is in the vicinity of the Hayward Executive Airport and may experience some increased level of noises associated with airport operations. The homes will be equipped with mechanical ventilation to allow residents to keep their windows closed to minimize exterior noise. In addition, the conditions of approval, will require that aviation easements be recorded, which would ensure disclosure to future property owners of the aircraft operations in the vicinity. This impact would be a less than significant impact and no mitigation is required.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Comment: *No significant vibration impacts are anticipated for the project site; thus no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Comment: *The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Comment: *Existing residential development will experience a slight increase in ambient noise levels during the construction of the proposed project;; construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.*

<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
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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: As indicated in the Mt. Eden Annexation Final EIR, based on Figure 7.3 in the General Plan EIR, the Project area is not impacted by significant noise levels from Oakland International Airport or Hayward Executive Airport. Concerns with nuisance issues associated with touch and go aircraft flights will be addressed with project conditions of approval, which will require that aviation easements be recorded that would ensure disclosure and notification to future property owners of touch and go aircraft operations in the vicinity. Additionally, pursuant to the Hayward Executive Airport Land Use Compatibility Plan, the development site lies within Safety Compatibility Zone No. 6. Construction of new single family homes within this plan zone is permitted. New home residents may experience some increased level of noises associated with airport operations, however, this impact would be a less than significant impact and no mitigation is required.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: The project is not located within the vicinity of a private air strip; thus, no impact

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XIII. POPULATION AND HOUSING --
Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Comment: The project involves the construction of 18 new residential units, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Comment: The project involves the demolition of two single-family homes in order to construct 18 new single-family units; however, the residential development is consistent with the density established by the City's General Plan and the displaced homeowners will own and occupy two of the new

<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
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single-family dwellings; thus, no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Comment: The project involves the demolition of two single-family homes in order to construct 18 new single family units; however, because the two homeowners of the houses to be demolished will own and occupy two of the new homes there will be no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: No such facilities are required and therefore, no such impacts are expected to occur.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Police protection?

Comment: No such facilities are required and therefore, no such impacts are expected to occur.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Schools?

Comment: The project site is within the Eden Gardens Elementary School, Ochoa 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Parks?

Comment: The project proponent would be required to pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XV. RECREATION --

<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
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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: Each new single family home will have private open space. The development is also located near Greenwood Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.

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: The development does not include any on-site recreational facility however it's located near Greenwood Park and each new single family home will have private open space ranging from 523 to 918 square feet. In addition, the developer will be required to pay applicable park in-lieu fees; thus no impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 paths, and mass transit?

Comment: The project would not conflict with any applicable plans, ordinance, nor policies related to the circulation system; thus no impact.

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.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<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
<u>Comment:</u> <i>The project involves no change to air traffic patterns; thus, no impact.</i>				

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.*

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *The project is on an in-fill site completely accessible and will not result in inadequate emergency access; thus, no impact.*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.*

XVII. UTILITIES AND SERVICE SYSTEMS
 -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *The project will not exceed wastewater treatment requirements; thus no impact.*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: *There is sufficient capacity to accommodate the proposed project; thus, no impact.*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: *There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.*

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	<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
needed? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, the impact is considered less than significant.</i>				
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>There is sufficient capacity to accommodate the proposed project; 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 solid waste disposal needs? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? Comment: <i>There is sufficient capacity to accommodate the proposed project; thus, no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: <i>As discussed under the Biology Resources section, the project would entail removal of twenty protected trees, as defined by the City of Hayward's Tree Preservation Ordinance. Mitigation measures include planting an additional forty-six 24-inch box trees to reduce such impacts to levels of insignificance.</i>	<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)?	<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
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Comment: *The proposed 18-lot development is consistent with the density of development identified in both the City's General Plan and the Mt. Eden Annexation EIR; therefore, no such impacts are anticipated.*

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Comment: *The project could cause adverse effects on human beings including potential seismic ground shaking, liquefaction and expansive soils. Incorporating recommendations from the Geotechnical prepared by PJC & Associates dated October 14, 2014 into the final project design, would reduce such impacts to a less than significant level.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Hayward finds that would 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: Brookwood - Vesting Tentative Tract Map 8226/Zone Change/Site Plan Review #201400543

Description of project: The proposed project is a subdivision of approximately 1.96 acres composed of 18 single-family homes and a private street.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project, as mitigated, would not have a significant effect on the environment.

III. 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 could not result in significant effects on the environment.
2. The proposed project would not substantially degrade the existing visual character or quality of the site.
3. The proposed project would not have an adverse effect on agricultural land.
4. The proposed project would not have an adverse effect on air quality.
5. The proposed project would generate impacts to biological resources related to the removal of trees in order to develop the site. Twenty trees will be removed, 15 of which are in poor health/condition. The development would install 46 – 24 inch box trees as replacement trees for the trees removed. In addition, 21-24 inch box street trees will be installed as required per the development standards. Overall, the number of the trees on the site will be tripled.
6. The proposed project would not have impacts to known cultural resources, including historical resources, archaeological resources, paleontological resources, and unique topography, or disturb human remains.
7. The proposed project would have minor to moderate structural impacts to exterior flat work related to liquefaction. The Geotechnical Investigation report prepared by PJC & Associates dated October 14, 2014, state that there is potential for liquefaction to occur at the site during or immediately following a significant seismic event, however the risk of surface ground failure is very low but there is potential of surface differential settlement of approximately three inches. The report recommends that exterior flat work should be supported on at least 12 inches of low to non-expansive engineered fill or lime-treated site soil. The engineered fill or lime treated soil should extend at least 3 feet

beyond the exterior flat work. In addition, the undocumented artificial fill near the northeast corner of the site should be removed and recompact.

8. The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
9. The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, storage, release or handling of hazardous materials.
10. The proposed project would not affect water quality standards.
11. The proposed project does not conflict with the policies of the City of Hayward General Plan and Zoning Ordinance since the proposed 18 detached single-family dwellings is consistent with the designated General Plan density.
12. The proposed project would not result in a significant impact to mineral resources.
13. The proposed project would not result in population growth or the displacement of residents.
14. The proposed project would not result in significant noise impacts and would not conflict with the City's established noise standards and regulations.
15. The proposed project could not result in a significant impact to public services.
16. The proposed project would not result in a significant impact to traffic or result in changes to traffic patterns or emergency vehicle access.
17. The proposed project would not result in a significant impact to utilities and city services.

IV. PERSON WHO PREPARED INITIAL STUDY:

Carl Emura, ASLA, Associate Planner
Dated: July 30, 2015

I. 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

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Provide a copy to the Alameda County Clerk's Office.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.

MITIGATION MONITORING PROGRAM
Brookwood - VTTM 8226, Zone Change, Site Plan Review
Application No. 201400543
Lenox Homes, LLC (Applicant)/Depina Ronald ETAL (Owner)
24178 & 24180 Saklan Road
August 4, 2015

1. **AESTHETICS – No mitigation required**
2. **AGRICULTURE RESOURCES – No mitigation required**
3. **AIR QUALITY- No mitigation required**
4. **BIOLOGICAL RESOURCES**

Mitigation Measure #1: To comply with the Tree Preservation Ordinance, the twenty (20) trees proposed to be removed shall be replaced with forty-six (46) 24-inch box trees and decorative pervious pavers shall be installed at entry and turnaround.

Implementation Responsibility: City

Verification Responsibility: City Landscape Architect

Monitoring Schedule during Plan Review: Compliance with Conditions of Approval. Submitted prior to approval of building and grading permit

Monitoring Schedule during Construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

5. **CULTURAL RESOURCES – No mitigation required**
6. **GEOLOGY AND SOILS**

Mitigation Measure #2: To reduce the seismic related ground failure to a less than significant impact, exterior flatwork, asphaltic concrete pavements and improvements should be supported on at least 12 inches of low to non-expansive engineered fill or on lime-treated site soil. The non-expansive engineered fill or lime-treated site soil should extend at least three feet beyond exterior flatwork, asphaltic concrete pavement and improvements.

Implementation Responsibility: City

Verification Responsibility: City Building Division

Monitoring Schedule during Plan Review: Compliance with Conditions of Approval. Submitted prior to approval of building and grading permit

Monitoring Schedule during Construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

Mitigation Measure #3: To reduce the risk from liquefaction to a less than significant impact the 3.25 foot thick layer of loosely compacted undocumented artificial fill shall be removed and recompacted according to the recommendation in the Grading and Earthwork section of the Geotechnical Investigation Report.

Implementation Responsibility: City

Verification Responsibility: City Building Division

Monitoring Schedule during Plan Review: Compliance with Conditions of Approval. Submitted prior to approval of building and grading permit

Monitoring Schedule during Construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

Mitigation Measure #4: To reduce the risk to life or property to a less than significant impact, the Geotechnical Investigation Report recommendations shall be incorporated into the design and construction of the residential development.

Implementation Responsibility: City

Verification Responsibility: City Building Division

Monitoring Schedule during Plan Review: Compliance with Conditions of Approval. Submitted prior to approval of building and grading permit

Monitoring Schedule during Construction/Implementation: On-going during construction and prior to issuance of certificate of occupancy

7. **HAZARDS AND HAZARDOUS MATERIALS** – No mitigation required
8. **HYDROLOGY AND WATER QUALITY** - No mitigation required
9. **LAND USE & PLANNING** – No mitigation required
10. **MINERAL RESOURCES** – No mitigation required
11. **NOISE** – No mitigation required
12. **POPULATION AND HOUSING** – No mitigation required
13. **PUBLIC SERVICES** – No mitigation required
14. **RECREATION** – No mitigation required
15. **TRANSPORTATION/TRAFFIC** – No mitigation required
16. **UTILITIES AND SERVICES SYSTEMS** – No mitigation required

