



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 03/18/03  
AGENDA ITEM \_\_\_\_\_  
WORK SESSION ITEM WS 3

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Draft Environmental Impact Report for the Mission-Garin Annexation Study

**RECOMMENDATION:**

It is recommended that the City Council review and comment on the Draft Environmental Impact Report.

**DISCUSSION:**

The purpose of this work session is to provide an opportunity for Council members to comment on the Draft Environmental Impact Report (DEIR) prepared for the Mission-Garin Annexation Study. The Summary of Environmental Impacts and Mitigations is attached to this report for your convenience. As you may recall, staff highlighted major findings of various technical studies that have been undertaken during the preparation of the DEIR at a joint work session with the Planning Commission on February 18, 2003.

The public will have an opportunity to provide oral as well as written comments on the DEIR at the Planning Commission meeting on March 27, 2003. The deadline for written comments on the DEIR is April 7, 2003. After the close of the official review period, a Final Environmental Impact Report (FEIR) will be prepared containing responses to comments on the DEIR and any revisions as appropriate. Based on review of the DEIR and comments contained in the FEIR, staff will formulate its recommendations on the land use and zoning pattern for the study area. These recommendations will be the subject of public hearings before the Planning Commission and City Council in June and July.

**Description of the Project:**

The objective of the Mission-Garin Annexation Study is to determine the appropriate land use and zoning for properties within the unincorporated areas as well as adjacent hillside areas within the city limits. Consequently, the study area includes those properties proposed for annexation as well as adjacent properties that are integral to a comprehensive evaluation of the area. As previously reviewed with the City Council, five land use alternatives were prepared for the study area based on input from property owners and area residents. These alternatives provide for a considerable variety in the intensity and extent of development. Residential densities range from one-acre estate lots to single-family dwellings on smaller lots to multifamily condominiums. The alternatives also vary in the amount of open space to be preserved. The alternatives are summarized below and described in more detail in the DEIR.

Alternative A. The primary residential land use designation is Rural Estate Density. Proposed zoning is RSB40, which allows single-family detached dwellings located on parcels at least one acre in size. Upper elevations within the study area are shown as Limited Open Space.

Alternative B. The primary residential land use designation is Low Density. Proposed zoning is RS, which allows single-family detached dwellings on parcels ranging from 5,000 to 10,000 + square feet in size. Upper elevations within the study area are shown as Limited Open Space.

Alternative C. The primary residential land use designation is Limited Medium Density, which reflects existing General Plan designations. Proposed zoning is RMB3.5, which could allow for single-family detached and attached dwellings as well as multiple-family dwellings, with a minimum lot area of 3,500 square feet per dwelling unit. Upper elevations within the study area are shown as Limited Open Space.

Alternative D. The primary residential land use designation is Limited Medium Density. Proposed zoning is RMB3.5, which could allow for dwellings with a minimum lot area of 3,500 square feet per dwelling unit. Other portions of the study area show the proposed zoning as RSB10, which allows single-family detached dwellings on parcels ranging from 10,000 to 40,000 + square feet in size, consistent with the Suburban Density Residential designation. Upper elevations within the study area are shown as Limited Open Space.

Alternative E. The primary land use designation is Limited Open Space. Those portions of the study area below 200 feet in elevation are shown as Limited Medium Density Residential. Proposed zoning is RMB3.5, which could allow for dwellings with a minimum lot area of 3,500 square feet per dwelling unit.

A Special Design overlay-zoning district is also proposed that would establish development standards and design guidelines for all new development within the study area.

### **Summary of Environmental Impacts and Mitigations:**

The Summary of Environmental Impacts and Mitigations is attached to this report and may also be found at the beginning of the DEIR. Major findings are highlighted below. It is important to note that the mitigation measures identified in the DEIR may not necessarily represent an approach that is acceptable to the City. In addition, implementation of the mitigation measures, although technically feasible, may not be financially feasible or otherwise desirable from the City's viewpoint.

### **Visual Impacts**

Approval of any of the proposed land use alternatives would represent an impact to aesthetic conditions, since views of existing minimally developed hillside areas would be converted to views of residential development. The DEIR presents visual simulations of conceptual development in the study area from three vantage points. Mitigation measures stipulate compliance with the City's Hillside Design Guidelines and other applicable hillside development standards.

## Landform and Topography

The potentially developable acreage identified in the DEIR excludes those areas where slopes are generally 25 percent or greater; however, some grading would still be required to accommodate proposed dwelling units and local roadways under each of the proposed land use alternatives. Mitigation measures stipulate compliance with the City's Hillside Design Guidelines and other applicable hillside development standards.

## Wetlands

Development activities on properties within the project area under each land use alternative (except Alternative E) could adversely impact nearby jurisdictional wetlands and other waters of the United States. Mitigation measures require formal jurisdictional delineation of wetlands on a project-specific basis as part of subsequent environmental reviews. If identified wetlands cannot be avoided, development and implementation of a comprehensive mitigation plan is necessary.

## Biological Resources

Proposed future development under each of the land use alternatives could impact Alameda whip snake species, their occupied habitat and/or designated critical habitat areas. Mitigation measures would require a detailed protocol-level survey and a Primary Constituent Elements analysis as part of project-level biological assessments, along with development and implementation of a mitigation plan as necessary.

## Seismic Hazards

A major earthquake on the Hayward Fault or other nearby faults could result in fault rupture, moderate to strong ground shaking, landslides and ground failures, causing damage to structures and other improvements and harm to area residents. In addition to the prohibition on placement of habitable structures within 50 feet of active fault traces, mitigation measures call for site-specific geologic fault investigations within the Earthquake Fault Zone and site-specific geotechnical investigations for all new development within the study area.

## Local Traffic Impacts

Future development of the study area would require three roadway extensions (Calhoun Street, Tennyson Road, and Alquire Parkway) as well as a new internal road connecting the Tennyson Road extension and Alquire Parkway extension, which would run parallel to but west of the Hayward Fault Zone to reduce the number of fault-crossings and limit utility damage risk. With mitigation measures that call for construction of a fourth leg (westbound approach) at the Mission-Tennyson intersection and restriping of the westbound approach at the Mission-Calhoun/Jefferson intersection, all study intersections would operate at LOS D or better in 2025.

### Regional Traffic Congestion

As identified in the General Plan Update EIR, the impact on regional roadway congestion would be significant and unavoidable. As a result, a statement of overriding considerations was adopted for this cumulative impact at that time and will also be required before certification of the EIR for the Mission-Garin annexation project.

### Water and Wastewater Systems

New water facilities would be needed to serve potential development within the study area. In addition to expansion of the existing Garin Reservoir system, another reservoir would be needed to serve the La Vista Quarry area and the Calhoun Street area. Wastewater flows for those land use alternatives with more intensive development would further impact an existing undersized portion of the sewer interceptor in Tennyson Road.

### Parks and Recreation

The additional population generated by potential development under the five land use alternatives would require park land dedication ranging from one acre in Alternative A to 12.4 acres in Alternative C. There are no existing local park or recreational facilities within the study area. Mitigation measures call for future developers to provide fully improved park(s) or contribute in other ways to the construction of related facilities.

### School Facilities

Any additional development would exacerbate the existing deficiency in permanent classroom space (excluding portables) at the elementary school level, with the most significant impacts resulting from development under Alternative C (357 more students than classroom capacity). Mitigation measures call for future developers to pay school mitigation fees or provide other acceptable mitigation, including dedication of suitable school sites and/or construction of a new K-6 school and related facilities.

Prepared by:

  
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Gary Calame, AICP  
Senior Planner

Recommended by:

  
\_\_\_\_\_  
Sylvia Ehrenthal,  
Director of Community and Economic Development

Approved by:

  
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Jesús Armas, City Manager

Attachment: Exhibit A. Summary of Environmental Impacts and Mitigations (Note: The complete *Draft Environmental Impact Report for the Mission-Garin Annexation Project* was previously distributed on February 21, 2003)

3/12/03

**Draft Environmental Impact Report**

**Mission Garin Annexation Project**

SCH No. 2002072047

**Lead Agency  
City of Hayward**

**Prepared By  
City of Hayward**

**February 2003**

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## 1.0 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATIONS

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Table 1 below summarizes the environmental impacts and mitigations which are discussed in detail in the remainder of this Draft Environmental Impact Report.

### Summary of Environmental Impacts and Mitigations

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Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.1-1	<p><b>Aesthetics and Views/Vistas.</b> Approval of any of the proposed Land Use Alternatives would represent an impact to aesthetic conditions, since views of existing minimally developed hillside areas would be converted to views of residential development. The degree of impact would be greater under Alternatives B, C and D, all of which include a greater number of proposed dwellings than Alternatives A and E. There would also be visual impacts due to the location of one or more additional water reservoirs within the project area (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.1-1.</b> Individual development projects submitted to the City of Hayward shall comply with the City's Hillside Design Guidelines and other applicable hillside development standards contained in the General Plan and Mission-Garin Neighborhood Plan. To the extent feasible, development projects shall include:</p> <ul style="list-style-type: none"> <li>a) Use of non-reflective glazing and prohibitions on reflective metal roofing, garage doors and trim material.</li> <li>b) Use of earth tone field and trim colors for residential dwellings</li> <li>c) Use of roof forms that minimize exposure of buildings.</li> <li>d) Design of roadways that minimize views of pavement beyond the project site.</li> </ul>	<p><b>Less-than-significant</b></p>

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
		<ul style="list-style-type: none"> <li>e) Use of other techniques required by the City's Hillside Design Guidelines to minimize aesthetic impacts of individual residences, including but not limited to building design, use of landscaping screening and similar techniques.</li> <li>f) Encourage future development to be clustered.</li> <li>g) Dwellings should be setback from the crest of hill or the top of a slope.</li> <li>h) Future water reservoirs should be fully or partially buried in the ground, if financially feasible, to reduce the visibility of these structures. If not feasible, they shall be painted neutral, earth-tone colors to blend in with the natural environment and screened with trees and shrubs.</li> </ul>	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.1-2	<p><b>Landform and topography.</b> Changes to existing landform and topography would be required to accommodate proposed dwelling units and local roadways under each of the proposed General Plan alternatives.</p> <p>Alternatives with fewer dwellings (Alternatives A and E) would generally require less grading and landform modification than alternatives with greater numbers of dwellings (Alternatives B, C and D) (<i>significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.1-2.</b> Future individual development projects shall adhere to City of Hayward Hillside Design Guidelines to minimize impacts to existing landforms, including but not limited to:</p> <ul style="list-style-type: none"> <li>a) Limitation of grading on slopes of 25 percent or greater.</li> <li>b) Slopes of streets will not exceed 12 percent unless necessary to minimize grading. If such cuts to minimize grading cannot be avoided, these areas shall be revegetated as soon as possible after construction.</li> <li>c) Grading shall follow existing topographic forms to the fullest extent possible, with the tops and toes of slopes rounded to provide smooth transitions between grade changes.</li> <li>d) Residential streets shall be designed as narrow as possible to reduce grading, but providing adequate access for pedestrians, emergency and service vehicles.</li> </ul>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.1-3	<p><b>Light and glare impacts.</b> Additional sources of light and glare would be added to the project area under proposed Alternatives A through D. This would be a significant impact given the general absence of light sources currently on the project site (<i>significant impact and mitigation required</i>). Light and glare impacts would likely be less-than-significant under Alternative E, which would prohibit new development on sites with a topographic elevation greater than 200 feet above sea level.</p>	<p><b>Mitigation Measure 4.1-3.</b> Detailed Lighting Plans shall be submitted as part of all future development projects. Lighting Plans shall include lighting fixtures to be employed and specific measures to be taken to ensure that lighting off of the project site will be minimized.</p>	Less-than-significant
4.2-1	<p><b>Construction impacts.</b> The effects of project construction activities anticipated as a result of implementing General Plan land uses for the project area would increase dustfall and locally elevated levels of PM10 downwind of construction activity. Construction dust has the potential for creating a nuisance at nearby properties, including Garin Regional Park. Development of fewer dwellings under Alternatives A and E would generally result in less intense construction air quality impacts, although still potentially significant (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.2-1.</b> Future development projects within the Mission-Garin project area shall incorporate dust control measures into grading, demolition and construction plan specifications, to include but not be limited to frequent watering of the site, use of soil stabilizers, hydroseeding of graded areas and other measures that comply with BAAQMD recommendations for dust control.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.2-2	<p><b>Demolition impacts.</b> Demolition of existing structures within the project area could release toxic air contaminants into the atmosphere, especially lead-based paints and asbestos containing materials (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.2-2:</b> Prior to removal of major structures within the project area, the following measures shall be undertaken:</p> <ul style="list-style-type: none"> <li>a) An asbestos survey of existing structures shall be performed consistent with National Emissions Standards for Hazardous Air Pollution guidelines. If warranted, a remediation plan to remove asbestos shall be prepared and implemented.</li> <li>b) A lead based paint survey shall be conducted for each structure to be removed.</li> </ul>	Less-than-significant
4.2-3	<p><b>Local long-term air quality impacts.</b> Incremental increases in air pollution could be anticipated with the construction of the proposed project. (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.2-4	<p><b>Permanent regional air quality impacts.</b> Based on consistency between City population growth projections, controls on toxics and odors and consistency with BAAQMD Clean Air Plan, less-than-significant impacts are anticipated regarding long-term permanent air quality (<i>less-than-significant impact and no mitigation required</i>).</p>	<p>No mitigation measures are needed.</p>	
4.3-1	<p><b>Wetlands and other waters).</b> Under Alternatives A, B, C and D, development activities on properties within the project area could have a potentially significant impact on jurisdictional wetlands and other waters of the United States (<i>potentially significant impact and mitigation is required</i>). No impacts would result under Alternative E since no development near wetlands or other waters would occur.</p>	<p><b>Mitigation Measure 4.3-1:</b></p> <p>a) <b>In order to ensure that all jurisdictional wetlands and other waters are identified, formal jurisdictional delineations of wetlands and other waters should be conducted on a project specific basis as part of the normal environmental review process for specific development projects. Jurisdictional delineations should follow the methodology set forth in the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual and should be submitted to the Corps for verification prior to project development.</b></p>	<p><b>Less-than-significant</b></p>

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-2	<p><b>Willow woodland impacts.</b> Proposed development under Alternatives A through D could result in removal of approximately 0.02 acres of woodland willow habitat. No impacts to willow woodland habitat area would occur under Alternative E, since no development would occur in this vegetation type (<i>less-than-significant significant impact and no mitigation is required</i>).</p>	<p>b) If avoidance of wetlands or other waters is not possible, then impacts should be minimized to the maximum extent that is practicable. If impacts to wetlands or other waters cannot be minimized and are unavoidable, these impacts should be compensated for by developing and implementing a comprehensive mitigation plan, acceptable to the Corps, CDFG, and RWQCB to offset these losses. It is recommended that mitigation be conducted within the study area. If this is not possible, then an off-site mitigation area should be selected that is as close to the study area as possible and acceptable to the resource agencies.</p> <p>No mitigation measures are needed.</p>	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-3	<p><b>California Buckeye and Coast Live Oak/California Bay Woodlands.</b> Proposed development under Alternatives A through D could result in removal of approximately 0.14 acre of California Buckeye and Coast Live Oak/California Bay Woodlands (<i>potentially significant impact and mitigation is required</i>). No impacts to California Buckeye and Coast Live Oak/California Bay Woodlands areas would occur under Alternative E, since no development would occur in this vegetation type.</p>	<p><b>Mitigation Measure 4.3-3.</b> Specific development projects should avoid removal of these tree types if at all possible. If avoidance is determined by the City to be infeasible, suitable replacement habitat should be provided at a ratio of 1 acre lost to 1.5 acres created. New habitat should be planted at a density that would create a 50 percent canopy cover of native trees in 10 years. A mitigation and monitoring plan should be developed and implemented after approval by the City.</p>	Less-than-significant
4.3-4	<p><b>Protected trees.</b> Proposed development could result in the loss of large trees that are regulated by the City of Hayward's Tree Protection Ordinance (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.3-4.</b> At the project specific level of future development, an inventory of protected trees covered under the City's ordinance should be completed. In accordance with the City's ordinance future specific developments shall be designed to preserve trees. Those trees that must be removed for critical reasons, as determined by the City, shall be replaced with like sizes of the same tree species, or trees of a similar value. It is recommended that replacement be made with species native to the East Bay hills. Tree replacement plan acceptable to the City shall be implemented at the project specific level.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-5	<p><b>California red-legged frog.</b> Future development under all of the proposed alternatives could impact California red-legged frogs and/or their occupied habitat, Alternatives A through D could each impact an estimated 89.1 acres of potential habitat, while Alternative E could impact an estimated 12.6 acres of potential habitat (<i>significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.3-5.</b> A California red-legged frog site assessment following USFWS guidance (<i>USFWS Guidance on Site Assessment and Field Surveys for California Red-legged Frogs</i>, dated February 18, 1997) shall be required as part of project-level biological assessments within the annexation area. These site assessments shall be submitted to the USFWS for review and confirmation. If California red-legged frog and/or occupied habitat are determined to be present, then a project specific California red-legged frog mitigation plan should be developed, approved by the USFWS and CDFG prior to development, and implemented.</p>	Less-than-significant
4.3-6	<p><b>Alameda whipsnake.</b> Proposed future development under all of the proposed alternatives could impact Alameda whipsnake species, their occupied habitat and/or designated critical habitat areas containing primary constituent elements. Alternatives A through D could impact an estimated 21.3 acres of habitat each, while Alternative E could impact an estimated 1.2 acres of habitat (<i>significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.3-6.</b> A detailed protocol-level survey and a Primary Constituent Elements analysis applying USFWS criteria shall be required as part of project-level biological assessments to determine if whipsnakes are present and if the area is considered critical habitat. If whipsnakes are found on the site and/or critical habitat areas containing Primary Constituent Elements are present, then a project specific Alameda whipsnake mitigation plan shall be developed, approved by the USFWS and CDFG prior to development, and implemented.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-7	<p><b>Nesting Raptors and Shrikes.</b> Impacts to special-status nesting species of raptors and shrikes would be considered significant if activities are within the following line-of-sight buffers: 250 feet for Western burrowing owl; 0.25 mile for golden eagle; 200 feet for loggerhead shrike; and 300 feet for all other raptors (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.3-7.</b></p> <ul style="list-style-type: none"> <li>a) As part of environmental reviews for future specific development projects, surveys shall be conducted for these species on a project specific basis to determine if they are nesting within or adjacent to a proposed project area. Survey protocol should be approved by the resource agencies.</li> <li>b) If such surveys document active nests of any of these species within the line-of-sight buffers specified above, it is recommended that construction activity be completed before the nesting season or be postponed until after the nesting season. The nesting season for raptors and shrikes typically includes the period from March through the end of August. (CDFG protocols should be implemented for impacts to burrowing owls).</li> </ul>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-8	Golden Eagle. Approval of the proposed project may have significant impacts to Golden Eagles and/or their nests ( <i>potentially significant impact and mitigation is required</i> ).	<b>Mitigation Measure 4.3-8 (Golden Eagle).</b> a) As part of future environmental reviews for specific development projects, studies shall be conducted, during the breeding season, to determine if the annexation area is important as a foraging area for neighboring golden eagle pairs that nest in the vicinity ( <i>e.g.</i> , Walpert Ridge). Such studies should emphasize existing information, if available, including review of existing records and studies in the vicinity and personal interviews with agency biologists and other knowledgeable persons. If information on golden eagle use of the project area is limited, additional field surveys of the study and adjoining areas, where possible, should be conducted. These surveys should be performed an approach developed in consultation with California Department of Fish and Game staff.	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
		<p>b) Development in the project area within 0.25 mile and in direct line-of-sight of an active golden eagle nest could cause nest abandonment and should be avoided. Because of the importance of golden eagles, this avoidance would pertain to any development within the 0.25-mile direct line-of-sight zone as long as the eagles continue to nest in the area. That is, this avoidance is not just a seasonal restriction during the breeding season, but would be in effect during the entire tenure of eagles nesting within this sensitive zone.</p> <p>c) If portions of the project area are determined to be within the foraging habitat for nesting golden eagles, that portion of the annexation area containing California annual grassland, bordering Garin Regional Park, and within 0.25 mile of an active nest should be avoided.</p>	

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Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.3-9	<p><b>Special-status plants.</b> A total of eight special-status plant species have the potential to occur within the project area. With the exception of a focused rare plant surveys conducted on the Garin Vista property in May, 2001 (WRA 2001c), no focused rare plant surveys have been conducted in the project area. Direct disturbance to and/or removal of special-status plants would be considered a significant impact (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.3-9.</b></p> <p>a) Focused surveys for special-status plant species shall be conducted by a qualified botanist during the appropriate seasons to determine presence/absence of these species. Focused surveys should be conducted on a project specific basis within the study area according to protocols acceptable to the USFWS and CDFG.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
		<p>b) If special-status species are found, they should be avoided to the greatest extent practicable. If avoidance is not feasible, on-site or off-site mitigation areas shall be designated for the species and preserved in perpetuity. A Rare Plant Mitigation Monitoring Program should be developed to provide for the long-term protection of special-status plants. Off-site mitigation areas supporting the applicable species should be acquired at a minimum ratio of 2:1 (acquired: impacted). The location of the off-site mitigation area(s) shall be determined in cooperation with and subject to the approval of the City, USFWS, and CDFG. The East Bay CNPS Chapter should be consulted regarding appropriate off-site mitigation areas.</p>	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.4-1	<p><b>Archeological and Native American resources.</b> Although no prehistoric or archeologically significant resources have been identified within the project area, construction of new buildings, structures, underground utility lines and similar facilities could result in disturbance to archeological and/or Native American resources (<i>potentially significant and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.4-1.</b> All future development projects within the project area shall be evaluated as part of normal CEQA-level review to identify potential impacts to subsurface archeological or Native American artifacts. If an archeological or Native American artifact is identified, work on the project shall cease until a resource protection plan conforming to CEQA Section 15064.5 is prepared by a qualified archeologist and approved by the Hayward Community and Economic Development Director. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and procedures followed as specified in CEQA Guidelines Section 15064.5 (e).</p>	Less-than-significant
4.4-2	<p><b>Historic resources.</b> No historic resources have been identified within the project area, so no impacts would occur with project construction (<i>no impacts and mitigation is not required</i>).</p>	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.5-1	<p><b>Seismic fault rupture and fault creep.</b> A major earthquake on the Hayward Fault could result in ground fault rupture within the project area with the potential to damage or destroy existing and future dwelling units, roads, utilities and other structures constructed within the project area. The potential for damage to structures roads and utilities related to fault creep around the Hayward Fault has been determined to be significant in the General Plan EIR on a city-wide basis (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.5-1.</b> Site-specific geologic fault investigations shall be undertaken for all new individual development projects within the State-defined Earthquake Fault Zone. Each investigation shall include a confirmation that new habitable structures would not be placed on or within 50 feet of an active fault trace. Additionally, all new dwellings, roads and utility lines shall be subject to site-specific geotechnical evaluations with a requirement that all future utility lines that cross faults be fitted with shut-off valves. Implementation of these evaluations shall be required to ensure consistency with the Uniform Building Code and all other applicable seismic safety requirements.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.5-2	<p><b>Seismic ground shaking.</b> During a major earthquake along a segment of the Hayward Fault or one of the other nearby faults, moderate to strong ground shaking can be expected to occur within the project area. Strong shaking during an earthquake could result in damage to buildings, roads, utility lines and other structures with associated risk to residents, employees and visitors in the area (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.5-2:</b> Site specific geotechnical investigations shall be required for each building or group of buildings (such as in a subdivision), roads and utility lines constructed in the project plan area. Investigations shall be completed by a geotechnical engineer registered in California. Design and construction of structures shall be in accordance with the recommendations contained in the reports. Generally, such recommendations will address compaction of foundation soils, construction types of foundations and similar items. Implementation of these evaluations shall be required to ensure consistency with the Uniform Building Code and all other applicable seismic safety requirements.</p>	Less-than-significant
4.5-3	<p><b>Ground failure and landslides.</b> Damage to structures and other improvements within the project area could occur from landslides and seismically-induced ground failure, resulting in damage to improvements and harm to project area residents and visitors (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.5-3.</b> Site-specific geotechnical investigations required as part of Mitigation Measure 4.5-2 shall also address the potential for landslides, including seismically induced landslides and include specific design and construction recommendations to reduce landslides and other seismic ground failure hazards to less-than-significant levels.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.5-4	<p><b>Grading and topographic changes.</b> Future development of the project area would require grading and re-contouring of existing topographic elevations. Impacts would be greater under Alternatives B, C and D and less under Alternative A and even less under Alternative E (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.5-4.</b> See Mitigation Measure 4.5-2, which requires implementation of recommendations from site specific geotechnical reports for future individual developments within the project area, which will serve to reduce impacts related to grading and topographic changes to less-than-significant levels.</p>	Less-than-significant
4.5-6	<p><b>Mineral resource impacts.</b> Although portions of the project site have been designated to contain mineral resources of region-wide significance, historic, on-going and future extraction operations will remove substantially all of these mineral resources prior to conversion of the project area to urban uses (<i>no impact and no mitigation required</i>).</p>	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.6-1	<p><b>Demolition and hazardous air emissions.</b> Demolition of existing buildings, utility facilities and other older facilities could release hazardous and potentially hazardous material into the atmosphere including asbestos containing materials and lead-based paints, potentially resulting in health hazards to construction employees and local visitors and residents (<i>potentially significant impact and mitigation required</i>). Release of asbestos-containing material from future disturbance of serpentinite rock is also a potentially significant impact (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.6-1a.</b> Prior to commencement of demolition activities within the project area, project developers shall contact the Alameda County Environmental Health Department, Bay Area Air Quality Management District, Department of Toxic Substances Control and the Hazardous Materials Division of the Hayward Fire Department, for required site clearances, necessary permits and facility closure with regard to demolition and removal of hazardous material from the site. All work shall be performed by licensed contractors in accord with state and federal OSHA standards. Worker safety plans shall be included for all demolition plans.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
		<p><b>Mitigation Measure 4.6-1b.</b> Prior to commencement of grading activities within the project area, project developers shall conduct investigations by qualified hazardous material consultants to determine the presence or absence of asbestos containing material in the soil. If such material is identified that meets actionable levels from applicable regulatory agencies, a remediation plans shall be prepared to remediate any hazards to acceptable levels, including methods or removal and disposal of hazardous material, worker safety plans and obtaining necessary approvals and clearances from appropriate regulatory agencies, including but not limited to the Hayward Fire Department, Department of Toxic and Substances Control and Bay Area Air Quality Management District.</p>	<p><b>Less-than-significant</b></p>

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.6-2	<p><b>Lead and unexploded ammunition exposure).</b> Development of residential land uses on the Garin pistol range project could expose future construction workers, residents and visitors to lead deposits and possibly unexploded ammunition (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.6-2.</b> Prior to approval of any development on the Garin pistol range property, a detailed analysis shall be conducted by a qualified hazardous materials firm to determine the presence or absence of lead and unexploded ammunition. If any of these substances are encountered, a detailed work program shall be prepared and approved by appropriate regulatory agencies indicating how site soils will be remediated to applicable safety standards.</p>	Less-than-significant
4.7-1	<p><b>Soil erosion.</b> During construction, short-term increases of soil erosion could result due to exposure to wind and water erosion as the project area is stripped of limited natural vegetation. Impacts would be greater under Alternatives B, C and D and less under Alternatives A and E (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation 4.7-1.</b> Individual project developers within the project area shall prepare an erosion and sedimentation control plan for implementation throughout project construction. The plan should be prepared in accordance with the most current City of Hayward and RWQCB design standards.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.7-2	<p><b>Non-point source pollution.</b> The quality of stormwater runoff from the project area would be expected to gradually improve over existing conditions as new individual developments are constructed using Best Management Practices (BMPs) and implementing new requirements per updated RWQCB by the City of Hayward to improve surface water quality. BMPs would reduce debris, landscaping chemicals, and other items that impact water quality (<i>beneficial impact and no mitigation required</i>).</p>	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.7-3	<p><b>Stormwater runoff and drainage patterns.</b> Development of the project area would increase the amount of stormwater runoff from the project area, since existing open spaces would be converted to new dwellings, roads and similar impervious surfaces. Existing drainage patterns could also be changed based on individual site grading operations, with resulting impacts to downstream drainage facilities. Stormwater and drainage impacts would generally be greater under Alternatives B, C and D and less under Alternatives A and E (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.7-3.</b> All new development applications within the project area shall be accompanied by a drainage and hydrology study, prepared by a California-registered civil engineer. Each report shall document existing drainage quantities and direction, estimated increases in stormwater runoff from the proposed project, an identification of existing and proposed funding of downstream drainage facilities and the capacity of such systems to accept additional run-off and the proposed project's contribution to increasing the capacity of such systems, if needed. New development projects will be required to provide on-site detention and/or retention facilities to ensure that no net increase in downstream rate of stormwater flows occurs. Reports shall be approved by the Hayward Public Works Director prior to issuance of a grading permit.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.7-4	<b>Groundwater resources.</b> Approval of the proposed project would provide a beneficial impact to groundwater resources, since existing private water wells would be phased out for new housing developments that would be connected to the municipal water system ( <i>beneficial impact and no mitigation is required</i> ).	No mitigation measures required.	
4.8-1	<b>On-site land use impacts.</b> Implementation of the proposed project would convert portions of the project area from open space, a quarry operation and low intensity residential uses to greater number of residential dwellings. Depending on the Alternative selected by the City, the number of dwellings could range up to 801 dwellings, which would be consistent with the City's General Plan land use designation. With adherence to City of Hayward land use regulatory requirements and subject to future environmental reviews for individual development projects, land use impacts of increasing density within the project area are generally anticipated to be less-than-significant ( <i>less-than-significant impacts and no mitigation required</i> ).	No mitigation measures required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.8-2	<p><b>Surrounding land use impacts.</b> Potentially significant impacts could result with eventual construction of residential dwellings under Alternatives B, C and D adjacent to Garin Regional Park. Impacts could include the potential for slope failure due to grading within the project area and general residential/open space interface impacts (<i>potentially significant impact and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.8-2.</b> Future individual development projects under Alternatives B, C and D shall:</p> <ul style="list-style-type: none"> <li>a) Maintain an appropriate buffer between residential dwellings and the westerly boundary of Garin Regional Park to minimize slope failure and provide a land use buffer between these land uses. The location and width of the buffer shall be determined through the City of Hayward development review process.</li> <li>b) Provide suitable fencing along common property lines with the Regional Park with the specific design and location of fencing to be determined through the development review process.</li> </ul>	Less-than-significant
4.8-3	<p><b>Regulatory impacts.</b> Approval and implementation of the proposed project, including annexation of presently unincorporated properties to the City of Hayward, will be required to be consistent with the goals and policies of the Hayward General Plan, Hillside Design Standards, Mission-Garin Neighborhood Plan and the Hayward Zoning Ordinance (<i>no impact and no mitigation required</i>).</p>	No mitigation measures required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.8-4	<b>Reorganization.</b> The proposed reorganization to include annexation of presently unincorporated properties to the City of Hayward would result in no land use impacts, since these properties are within the existing Hayward sphere of influence and are substantially surrounded by lands already within Hayward ( <i>no impact and no mitigation required</i> ).	No mitigation measures are needed.	
4.8-5	<b>Agricultural suitability.</b> Since the project site does not meet any of the criteria and no Williamson Act Land Conservation Agreements have been signed for any property within the project area, there would be no impact with regard to prime agricultural lands and ultimate development within the project area ( <i>no impact and no mitigation required</i> ).	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.9-1	<p><b>Construction noise impacts.</b> Future residents within the project area and nearby areas, including Garin Regional Park, could be subject to short-term but potentially significant noise due to the construction of new buildings, roadways and associated infrastructure improvements within the project area. Construction noise impacts would be greater for Alternatives B, C and D and less intense for Alternatives A and E, which would allow fewer dwellings and related improvements (<i>potentially significant and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.9-1.</b> Construction Noise Management Plans shall be prepared for all development projects within the project area, including public and private areas. Each Plan shall identify measures to be taken to minimize construction noise on surrounding developed properties. Noise Management Plans shall be approved by the City of Hayward Community and Economic Development Director prior to issuance of grading permits and shall contain, at minimum, a listing of hours of construction operations, use of mufflers on construction equipment, limitation on on-site speed limits, identification of haul routes to minimize travel through residential areas and identification of noise monitors. Specific noise management measures shall be included in appropriate contractor specifications.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.9-2	<p><b>Quarry noise impacts.</b> Future dwellings near the La Vista Quarry could be subject to significant noise levels from quarry operations, reclamation activities and/or haul truck traffic. Quarry related noise is planned to cease in 2008 with the closing of the quarry and completion of the reclamation plan (<i>potentially significant and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.9-2.</b> If the La Vista Quarry operation is in existence at the time of future development near the quarry, site-specific acoustic reports shall be prepared for future residential construction located near the La Vista Quarry, as determined by the City of Hayward. Each report shall include an analysis of potential noise exposure from quarry operations and include specific measures to reduce interior and exterior noise exposure levels to comply with City of Hayward noise standards.</p>	Less-than-significant
4.9-3	<p><b>Permanent noise impacts.</b> Future permanent noise impacts within the project area would generally be less-than-significant, however, future residential development under Alternatives A-D could generate potentially significant noise levels into Garin Regional Park (<i>potentially significant and mitigation required</i>).</p>	<p><b>Mitigation Measure 4.9-3.</b> Site-specific acoustic reports shall be prepared for future residential construction located near Garin Regional Park. Each report shall include an analysis of potential noise exposure from residential development and include specific measures to reduce exposure levels within the regional park to City of Hayward noise standards.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.10-1	<p><b>Housing and population.</b> Approval and implementation of the proposed project would facilitate a range of 13 to 801 additional dwelling units and between 40 and 2,467 residents to the City of Hayward. Since the high end of the housing and population range (Alternative C) would generally be consistent with the adopted Hayward General Plan and regional housing and population projections used for planning infrastructure needs, this impact would be less-than-significant (<i>less-than-significant impact and no mitigation measures required</i>).</p>	No mitigation measures are required.	
4.10-2	<p><b>Housing stock increase.</b> Approval and implementation of the proposed project, especially Alternatives B, C or D, would increase the City's housing stock and also contribute to meeting the City's fair share allocation of affordable housing units (<i>less-than-significant impact and no mitigation measures required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.10-3	<p><b>Employment.</b> There would be no long-term employment opportunities created within the project site under any of the land use alternatives, although more short-term construction jobs would be created under Alternatives B, C and D since a greater number of dwellings would be allowed (<i>less-than-significant impact and no mitigation measures are required</i>).</p>	No mitigation measures are required.	
4.11-1	<p><b>Mission Boulevard/Tennyson Road intersection.</b> It is assumed that any future development project located to the west of Mission Boulevard in the vicinity of Tennyson Road will require an extension of Tennyson Road to the west of Mission Boulevard, regardless of the network scenario implemented (No 238 Improvements, SR 238 Alternative, SR 238 Bypass). Also, additional improvements to the intersection would be required (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation 4.11-1.</b> In order to provide access to any future development west of Mission Boulevard in the vicinity of Tennyson Road, construction of a new roadway west of Mission Boulevard that extends Tennyson Road that will provide one westbound right turn lane, one through lane, and one left turn lane will be required. The eastbound approach of Tennyson Road will be modified to add one shared through-right lane. The northbound approach of Mission Boulevard will be modified to add a shared through-right lane. Finally, the Mission Boulevard southbound approach will be modified to add one left turn lane and to convert one existing through lane into a shared through-right lane (see Figure 4.11.2). All improvements can be constructed within the existing right-of-way.</p>	Less-than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.11-2	<p><b>Mission Boulevard/Calhoun-Jefferson Street intersection).</b> In the AM peak, No SR 238 Improvements Scenario, Alternative C, the Mission-Calhoun-Jefferson intersection would operate at LOS F in the AM peak, which is the peak hour of utilization by the schools. The intersection operates at LOS E in the PM peak in the same development alternative and network scenario (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation 4.11-2.</b> By restriping the westbound approach to provide separate left and right turn lanes (which will require removal of on-street parking and some minor street widening), the LOS in the AM peak would improve to E in the No 238 Improvements Scenario and in all likelihood, to LOS D in the PM peak (given that the highest period of congestion is the AM peak).</p>	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.11-3	<p><b>Regional Traffic Growth and Roadway Congestion.</b> Although the proposed project would result in development that would be no more intensive than that envisioned in the General Plan, traffic in the City is expected to increase as a result of continued development. As reflected in Table 6.6 of the General Plan Update EIR, some intersections within the City are expected to have levels of service of E or F in the year 2025. The General Plan Update EIR indicates that regional through traffic accounts for up to 25 to 30% of the peak hour trips on some major arterials within the City and that “the City’s ability to mitigate this traffic through land use planning is limited.” The General Plan Update EIR concluded that “it is likely that some roadways will continue to operate at less than acceptable levels due to physical constraints, funding limitations, and regional growth patterns. Therefore, the overall traffic impact is expected to be significant and unavoidable.” A statement of overriding consideration was adopted for this cumulative impact.</p>	No mitigation measures available	<b>Significant and Unavoidable</b>

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.12-1	<p><b>Water demand.</b> Approval of the proposed project would allow City water service to be extended to the unincorporated portion of the project area. Future development of the project area could require up to 823,680 gallons of water per day under Alternative C. Although new water facilities would be required to serve new residential development in the project area, these facilities would be funded by future property owners and residents. The City has indicated that long-term water supply exists to serve the maximum amount of water demand for the project (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.12-2	<p><b>Wastewater generation and treatment.</b> Approval of the proposed project would allow existing unincorporated properties to connect to the City's wastewater treatment system. New development would generate up to 364,000 gallons of wastewater per day under Alternative C. Other Alternatives would generate less wastewater. An existing undersized downstream sewer line would need to be upgraded under any of the alternatives that would be financed by future development. Adequate wastewater treatment plant capacity exists to accommodate new wastewater flows from the project area (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are required.	

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Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.12-3	<p><b>Wastewater disposal.</b> Approval and implementation of the proposed project would generate an increase in the amount of untreated effluent coming to and treated effluent leaving the City's wastewater treatment plant. Based on discussions with City staff, the local wastewater disposal system is anticipated to be adequate to accommodate buildout of the maximum number of residential dwellings under Alternative C. Disposal of increased quantities of treated wastewater would be less-than-significant (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4-12-4	<p><b>Solid waste disposal.</b> Approval of the proposed project would not affect the current solid waste collection system; however, construction of new development would increase the amount of solid waste entering the waste stream, especially under Alternatives B through D, which propose the greater number of dwelling units. Additional quantities of solid waste, including construction debris, could be recycled or disposed of at the nearest landfill. New capital equipment and personnel required to collect additional solid waste would be funded from user fees and charges (<i>less-than-significant impacts and no mitigation is required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4-12-5	<p><b>Fire protection.</b> Approval of the proposed project would place all of the project area under the jurisdiction of the City of Hayward Fire Department. It would also increase the number of calls for service for fire protection and emergency medical response based upon eventual construction of new residences under the various Alternatives. Based on Fire Department data, approximately 200 yearly calls for service could be generated under Alternative C. The risk of danger to people and property would also be increased through construction of new residences with an associated larger on-site resident population, especially under Alternatives A through D. However, compliance with current Fire and Building Codes for all new developments and adherence to the City's Wildland/Urban Interface Guidelines would reduce this impact to a less-than-significant level (<i>less-than-significant impact and no mitigation is required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.12-6	<p><b>Wildland fires.</b> The construction of additional dwelling units within the project area would increase the exposure of additional dwellings and residents to the risk of wildland fire, especially under Alternatives B, C and D. However, adherence to City fire protection standards, including adherence to the City's Urban/Wildlife Interface Guidelines, would reduce this impact to a less-than-significant level (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are required.	
4-12-7	<p><b>Police protection.</b> Approval of the proposed project would place all of the project area under the jurisdiction of the City of Hayward Police Department. It would also increase the number of calls for service for emergency services based upon eventual construction of new residences under the various Alternatives. Overall, the number of new residences, even under Alternative D, would be an incremental increase. Adherence to standard security measures imposed by the Police Department would reduce this impact to a less-than-significant level (<i>less-than-significant and no mitigation is required</i>).</p>	No mitigation measures are required.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.12-8	<p><b>Electrical and natural gas systems.</b> Approval of the proposed project would result in incremental increases in the demand for electrical power and natural gas; however, suburban uses have occupied portions of the area for a number of years and capacity exists with extensions of service lines within the project area to serve planned uses. Annexation of unincorporated lands within the project area would have no effect upon power provision (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are required.	
4.12-9	<p><b>Telecommunication facilities.</b> Annexation of unincorporated lands to the City of Hayward would not affect provision of telecommunication to the project area. Construction of new residential development would increase the demand for telecommunication facilities within the project area. However, existing facilities can be extended to serve the site so the impact to telecommunication services would be less-than-significant (<i>less-than-significant impact and no mitigation required</i>).</p>	No mitigation measures are needed.	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.13-1	<p><b>Local and community park and recreation facilities.</b> Approval and implementation of the proposed project would increase the demand for local and community park and recreation facilities within the Mission-Garin area. Park requirements under Alternatives B, C and D would be greater than under Alternatives A and E. Since no park areas are presently planned within the project area, and the project area has been identified as underserved by local parks in the HARD Master Plan, this would be a significant impact (<i>significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.13-1:</b> Developers of future residential projects within the project area shall provide fully improved park(s), acceptable to HARD commensurate with the level of development, or contribute in other ways, as deemed acceptable by HARD and the City, to the construction of related facilities.</p>	Less-than-significant
4.13-2	<p><b>Garin Regional Park access.</b> Construction of future residential development within the northern project area along Calhoun Street could restrict future access to Garin Regional Park through loss of the existing access route to the Park at the terminus of Calhoun Street (<i>significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.13.2.</b> Developers of future residential projects within the project area shall ensure existing access into Garin Regional Park for EBRPD staff. Such access assurance shall be approved by the East Bay Regional Park District staff and City of Hayward Community and Economic Development Director prior to the approval of any subdivision maps with such assurance of access to be recorded to ensure permanent access is maintained.</p>	Less –than-significant

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.13-3	<p><b>Library impacts.</b> Approval of the proposed annexation would allow use of the Hayward library system by all future project residents. Given the maximum number of residents that could be generated from the project site at the maximum development intensity (Alternative C), impacts to the library system would be minor (<i>less-than-significant impact and no mitigation is required</i>).</p>	<p>No mitigation measures are needed.</p>	

Impact	Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
4.13-4	<p>Local schools. Implementation of the proposed project would generate an estimated range of 30 to 320 elementary school students, 7 to 72 middle school students and 16 to 168 high school students at project buildout under the various land use alternatives. Significant impacts would occur at the K-6 level, with a maximum estimated capacity deficiency of 357 students under Alternative C. These calculations assume no use of portable classrooms since portables are not considered permanent solutions and may result in overuse of non-classroom facilities, such as school libraries, food services and similar facilities (<i>potentially significant impact and mitigation is required</i>).</p>	<p><b>Mitigation Measure 4.13.2.</b> Prior to approvals of land use entitlements for individual development projects within project area by the City of Hayward, each project proponent shall pay school mitigation fees to the HUSD in effect at the time building permits are granted, or provide other mitigation as found acceptable by the school district, including dedication of suitable school sites and construction of a new K-6 school and related facilities.</p>	<p>Less-than-significant</p>