CITY OF HAYWARD
AGENDA REPORT

Meeting Date 06/10/04
Agenda Item 3

TO: Planning Commission

FROM: David Rizk, Associate Planner

SUBJECT: Draft Environmental Impact Report for the Mt. Eden Annexation Study

RECOMMENDATION:

It is recommended that the Planning Commission review and comment on the Draft Environmental Impact Report.

DISCUSSION:

The purpose of this work session is to provide an opportunity for each Planning Commissioner and the public to comment on the Draft Environmental Impact Report (DEIR) prepared for the Mt. Eden Annexation Project. Copies of the DEIR were previously provided to Commissioners and forwarded to various agencies and interested parties, including the Hayward Unified School District, the Hayward Area Recreation and Parks District, the Alameda County Local Agency Formation Commission, various agencies at Alameda County and the State Clearinghouse. The DEIR is also available on the City's website.

Description of the Project:

The proposed project involves prezoning of properties in three unincorporated islands to City of Hayward zoning districts and annexation of these islands to the City of Hayward (see study area map, Exhibit A). No changes to existing City of Hayward General Plan land use designations are proposed as part of this Project.

The Project analyzed in the DEIR also includes future extension of utility lines, roadway improvements and similar appurtenances to portions of the Project area, in addition to future residential and nonresidential development. Based on a mid-range scenario under the existing General Plan designation of Medium Density Residential, future development is anticipated to consist of an estimated 475 new dwellings within the Saklan Road island. This would be in addition to the estimated 100 dwellings now in place. Nonresidential development is anticipated to accommodate 540,000 square feet of research and development and business park use in the Depot Road island, 390,000 square feet of light industrial floor space in the Dunn Road and western portion of the Saklan Road islands and 28,000 square feet of neighborhood commercial use in the southwest corner of the Saklan Road island.

Summary of Environmental Impacts and Mitigation Measures:

The summary table of environmental impacts and mitigation measures is attached to this report as Exhibit B and may also be found at the beginning of the DEIR. Major findings in the DEIR are highlighted below.

Geology and Soils

As are the majority of Hayward's flatlands, the project area is within a State-defined seismic hazard liquefaction zone, where there is a potential for damage to structures built as a result of the project during an earthquake. Mitigation measures to address potential impacts related to strong ground shaking and liquefaction require implementation of recommendations by California-registered geotechnical engineers, who will be required to conduct site-specific geotechnical investigations for individual development projects.

Hazardous Materials

As a result of past activities, some of the properties in the project area may contain contaminated soil or be located above contaminated groundwater plumes. Unless mitigated, construction of buildings as a result of the project may expose people in the area to soils and/or water-borne levels of contamination above acceptable regulatory levels resulting in adverse health effects. Mitigation measures call for pre-development submittal of Phase I Environmental Site Analysis reports to the City and, if warranted, Phase II reports. Compliance with recommendations in Phase II reports and any regulatory agency-approved hazardous materials work programs will be required.

Also, demolition of buildings and other facilities could release hazardous materials into the atmosphere, including asbestos-containing materials and lead-based paint, potentially resulting in health hazards to construction employees and local visitors and residents. To mitigate such potential impacts, the DEIR requires developers to contact appropriate regulatory agencies prior to demolition for site clearances and required permits and to comply with standards and demolition requirements of such agencies.

Hydrology, Drainage and Water Quality

The DEIR requires compliance with applicable regulations and standards to minimize impacts related to soil erosion, non-point source pollution and stormwater runoff and drainage, including preparation of erosion and sedimentation control plans, stormwater pollution prevention plans, and drainage/hydrology studies. Also, because the southwestern portions of the Dunn Road island and the western half of the Depot Road island are within federally defined 100-year flood hazard zones, the DEIR indicates future development within such areas will need to comply with the Flood Plain Management provisions of the Hayward Municipal Code.

Noise

The DEIR identifies potentially significant impacts related to traffic for future residential development along the east side of Clawiter Road and requires site-specific acoustic reports for such development and implementation of any recommendations of those reports to reduce noise

exposure levels to City noise standards. The DEIR also identifies aircraft noise associated with "touch-and-go" traffic operations at Hayward Executive Airport as a potentially significant impact, and calls for future residents to enter into avigation easements with the City of Hayward, indicating acknowledgment of existing and future aircraft operations. Finally, when appropriate, the DIER requires implementation of measures to reduce impacts related to vibration for future development in the Depot Road and Dunn Road islands.

Transportation and Circulation

The DEIR concludes that no significant impacts would result from the project regarding intersections in the immediate vicinity of the project. To assess such impacts, a local intersection analysis was conducted for the DEIR, which identified two intersections where levels of service (LOS) would be potentially significantly affected: Hesperian Boulevard/West Winton Avenue and Dunn Road/Clawiter Road.

Regarding the Hesperian Boulevard/West Winton Avenue intersection, the DEIR indicates the planned Industrial Assessment District (IAD) improvements would reduce impacts at this intersection to a less-than-significant level, resulting in an improved LOS C. Such improvements include the Clawiter Road/Whitesell Street interchange, the Whitesell Street extension to Cabot Boulevard and the West A Street extension to Corsair Boulevard. These improvements are also identified in the General Plan Update EIR, which was adopted by the City in March 2002.

The Clawiter Road/Dunn Road intersection currently operates at a LOS D and is projected to worsen to LOS E in the afternoon peak-hour with the project. However, this situation is not unlike that with other unsignalized intersections in the city where traffic signal warrants are not met. There are projected to be delays on Dunn Road that are unavoidable, but because the traffic signal warrants are not met, even with the project, this impact is not considered to be significant.

Even though no significant project impacts to local intersections are identified, this DEIR relies on the analysis in the General Plan Update EIR and indicates cumulative traffic impacts related to regional traffic and congestion would be significant and unavoidable.

Parks

The DEIR indicates the estimated increased population resulting from the project would generate the need for an additional 7.3 acres of local parkland in the area. Mitigation measures identified in the DEIR require developers to pay park dedication in-lieu fees or dedicate/develop parkland. Possibilities for enhanced park and recreation facilities identified in the DEIR include the expansion and development of Greenwood Park, and/or the expansion of joint use facilities at Chabot College and Ochoa Middle School/Rancho Arroyo Park.

School Facilities

The potential additional 475 residential units that may be added to the area as a result of the annexation and related public infrastructure improvements are predicted to generate an estimated 190 elementary school students, 43 middle school students and 100 high school students. The schools that serve the area, Eden Gardens Elementary School, Ochoa Middle School and Mt. Eden High School, are all near or over capacity. The DEIR calls for project developers to pay

required school impact fees to offset impacts to schools generated by individual development projects, or provide other mitigation found acceptable by the Hayward Unified School District. Hayward Unified School District has been asked to review the EIR in light of its proposed facilities study.

Visual Resources

Preliminary assessments indicate several trees may need to be removed to accommodate roadway widening and improvements in the Saklan Road island. The DEIR requires a tree survey be conducted by a qualified arborist prior to development, who shall identify specific tree preservation methods, where appropriate. The DEIR further indicates that protected trees that cannot be feasibly preserved shall be replaced in conformity with the City's Tree Preservation ordinance.

NEXT STEPS:

A work session was held before the City Council on May 18, where each City Council member provided comments on the DEIR. Pertinent comments received by City Council members, members of the Planning Commission and the public will be incorporated into and addressed in the final environmental impact report (FEIR). In addition to having the opportunity to provide comments during the Commission meeting, the public may also provide written comments on the DEIR through the end of the 45-day public review period, until June 21, 2004. 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 finalize its recommendations for prezoning designations related to possible annexation of the study area. Those recommendations will be presented to the Planning Commission during a public hearing later in the year. The Commission's recommendations on prezoning and consideration of adoption of a resolution to submit an annexation application to the Local Agency Formation Commission will be the subject of a subsequent public hearing before the City Council.

Prepared by:

David Rizk

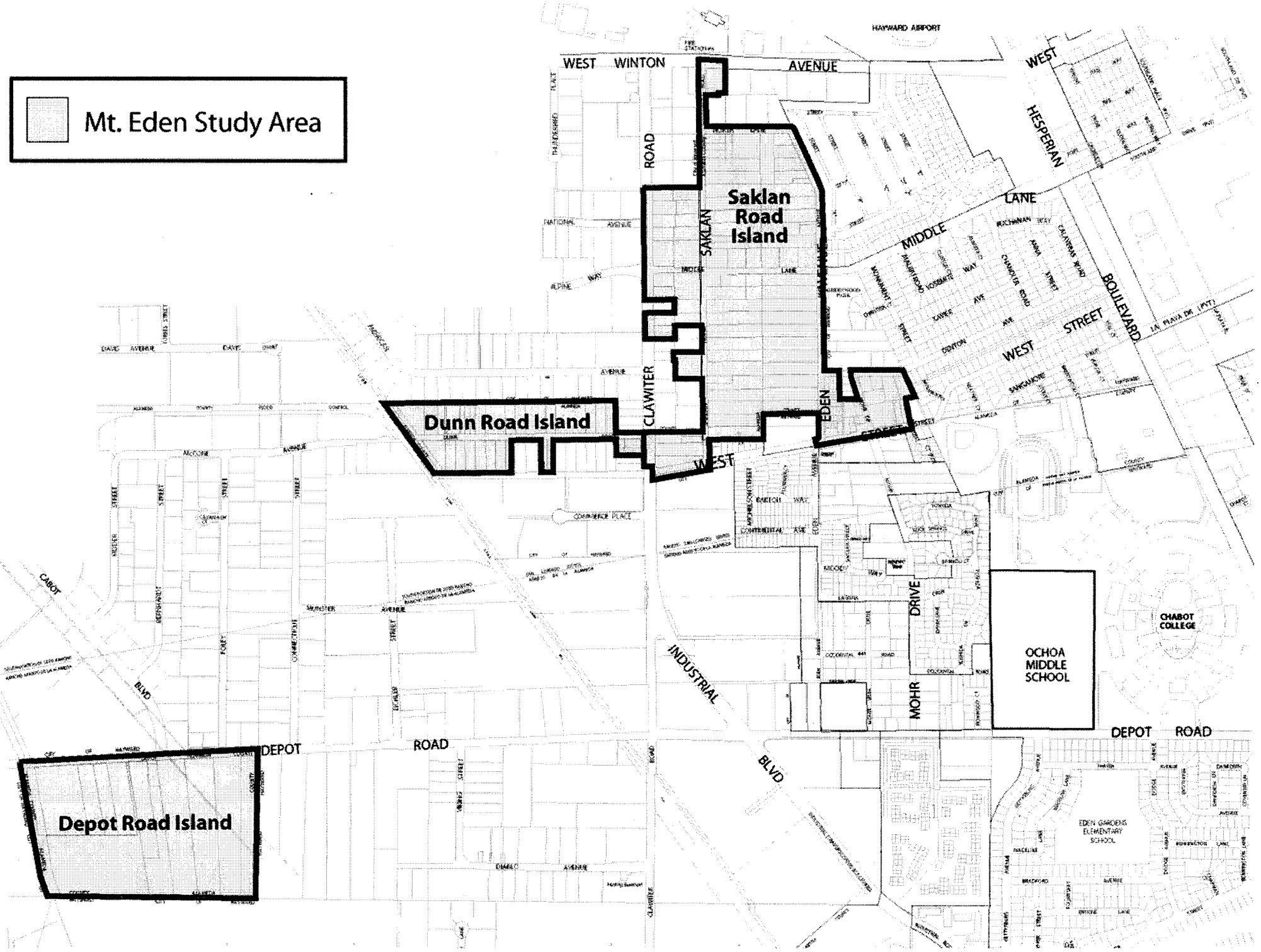
David Rizk, AICP
Associate Planner

Recommended by:

Dyana Anderly

Dyana Anderly, AICP
Planning Manager

Attachments: Exhibit A. Study Area Map
Exhibit B. Summary of Environmental Impacts and Mitigation Measures



ATTACHMENT A

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

Summary of Environmental Impacts and Mitigations

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.1-1 (seismic ground shaking). 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 (*potentially significant impact and mitigation required*).	**Mitigation Measure 4.1-1 (seismic ground shaking). Site specific geotechnical reports shall be required for each building or group of buildings (such as in a subdivision), roads and utility lines constructed in the Project 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 California Building Code and all other applicable seismic safety requirements.**	**Less-than-significant**

ATTACHMENT B

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.1-2 (ground failure and liquefaction). Damage to structures and other improvements within the Project area could occur from seismically-induced ground failure and liquefaction, resulting in damage to improvements and harm to Project area residents and visitors (*potentially significant impact and mitigation required*).	**Mitigation Measure 4.1-2 (ground failure and liquefaction). Site-specific geotechnical reports required as part of Mitigation Measure 4.1-1 shall also address the potential for ground failure and liquefaction and include specific design and construction recommendations to reduce liquefaction and other seismic ground failure hazards to less-than-significant levels.**	**Less-than-significant**
Impact 4.1-3 (grading and topographic changes). Future development of the Project area would require grading and re-contouring of existing topographic elevations to create building pads, underground utilities and improve drainage and flood conditions. Given the flatness of the Project area, the amount of grading is anticipated to be minimal (*less-than-significant impact and no mitigation required*).	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.2-1 (soil and/or groundwater contamination). Properties within the Project area may contain contaminated soil and/or be located above contaminated groundwater plumes. Construction of new residences and non-residential buildings may expose future residents, employees, visitors and construction personnel to soils and/or water-borne levels of contamination above acceptable regulatory levels, resulting in adverse health effects (*potentially significant impact and mitigation required).*	**Mitigation Measure 4.2-1 (soil and groundwater contamination). Prior to issuance of grading or building permits (if a grading permit is not required), project applicants shall submit a Phase I Environmental Site Analysis to the City of Hayward. If warranted by the Phase I report, a Phase II report shall be completed and all recommendations included in the Phase II report shall be included in the development Plan. If remediation is required, a hazardous materials work program shall be submitted to the appropriate regulatory agencies with a copy submitted to the Hayward Fire and Community and Economic Development Departments. Necessary permit(s) shall be obtained from the appropriate regulatory agencies. Remediation workers safety plans shall be included within each work plan.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.2-2 (demolition and hazardous air emissions). 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 *(potentially significant impact and mitigation required).*	**Mitigation Measure 4.2-2 (demolition activities). 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, California 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.** **Mitigation Measure 4.2-3 (release of asbestos). 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, remediation plans shall be prepared and implemented to remediate any hazards to acceptable levels, including methods for removal and disposal of hazardous material. Worker safety plans shall be prepared and necessary approvals and**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
	and clearances shall be secured from appropriate regulatory agencies, including Worker safety plans shall be prepared and necessary approvals and clearances shall be secured from appropriate regulatory agencies, including, but not limited to the Hayward Fire Department, California Department of Toxic Substances Control and the Bay Area Air Quality Management District.	
Impact 4.3-1 (soil erosion). During future construction that could be facilitated by annexation, short-term increases of soil erosion could result due to exposure to wind and water erosion as individual properties are graded and developed (*potentially significant impact and mitigation required*).	**Mitigation Measure 4.3-1 (soil erosion). Individual development projects within the Project area that disturb 10,000 square feet or more of land area shall prepare erosion and sedimentation control plans for implementation throughout Project construction. The plan should be prepared in accordance with the most current City of Hayward and Regional Water Quality Control Board design standards.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.3-2 (non-point source pollution). The quality of stormwater runoff from the Project area could deteriorate due to development as it picks up increased road surface pollutants, pesticides from increased landscaping, and other urban pollutants that do not presently exist in such high concentrations (*potentially significant impact and mitigation required*).	**Mitigation Measure 4.3-2 (non-point source pollution). Any new development or redevelopment projects in the Project area shall implement construction methods that comply with performance standards of Section C.3 of the new NPDES Permit. In addition, for development or redevelopment projects that disturb more than 10,000 square feet of land, a Notice of Intent is required to be filed with the State of California Water Resources Control Board (SWRCB). A Stormwater Pollution Prevention Plan (SWPPP) is also required to be submitted to the SWRCB demonstrating use of specific best management practices during both construction and operational phases of such projects.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.3-3 (stormwater runoff and drainage patterns). Future development within the Project area will increase the amount of stormwater runoff, since existing undeveloped or minimally developed properties would be converted to new structures, parking areas, roads and similar impervious surfaces. Existing drainage patterns will also be changed based on individual site grading operations, with resulting impacts to downstream drainage facilities (*potentially significant impact and mitigation is required*).	**Mitigation Measure 4.3-3 (stormwater runoff and drainage patterns). All new major development applications (involving 10,000 square feet of land area) 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, retention facilities and/or other improvements required by such studies to ensure that no net increase in downstream rate of stormwater flows occurs. Reports shall be approved by the Hayward City Engineer and Alameda County Flood Control and Water Conservation District staff prior to issuance of a grading permit.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.3-4 (flooding).</u> Portions of the Project area lie within a 100-year flood hazard area and new construction within the area could be subject to flood damage during severe storms (*potentially significant impact and mitigation is required*).	**<u>Mitigation Measure 4.3-4 (flooding).</u> For future development within a 100-year flood hazard area, future Project applicants shall:** **a) Submit a hydrology and hydraulic study prepared by a California-registered civil engineer proposing to remove the site from the 100-year flood hazard area through increasing the topographic elevation of the site or similar steps to minimize flood hazards. The study shall demonstrate that flood waters would not be increased on any surrounding sites.** **b) Comply with Article 4 of Chapter 9 (Flood Plain Management) of the Hayward Municipal Code, which establishes minimum health and safety standards for construction in a flood hazard area.** **c) Apply to the City for a Conditional Letter of Map Revision to remove the site from the FEMA Flood Insurance Rate Map 100-year flood hazard area.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.4-1 (construction noise impacts). Future residents within and adjacent to Project area could be subject to short-term but potentially significant noise due to the construction of new buildings, roadway improvements and associated infrastructure improvements within the Project area (*potentially significant and mitigation required*).	Adherence to Section 4-1.03 of the Hayward Municipal Code will ensure that short-term construction noises would be less-than-significant.	**Less-than-significant**
Impact 4.4-2 (permanent noise impacts). Future construction of residences along the east side of Clawiter Road within the Project area could be subject to exterior noise levels within the "conditionally acceptable" noise level identified in the General Plan Noise Element (*potentially significant and mitigation required*).	**Mitigation Measure 4.4-2 (permanent noise impacts). Site-specific acoustic reports shall be prepared by a qualified acoustic consultant for future residential construction located along the east side of Clawiter Road. Each report shall include an analysis of potential noise exposure from residential development and include specific measures to reduce exposure levels to City of Hayward noise standards.**	**Less-than-significant**
Impact 4.4-3 (aircraft noise impacts). Future residents along Saklan Road would be subject to potentially significant noise levels from touch-and-go aircraft operations at Hayward Executive Airport (*potentially significant and mitigation required*).	**Mitigation Measure 4.4-3 (aircraft noise impacts). All future residential development within the Project area shall enter into an avigation easement with the City of Hayward indicating an acknowledgment of existing and future aircraft operations. The avigation easement shall be recorded with the County Recorder prior to issuance of a Certificate of Occupancy.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.4-4 (vibration impacts). Future construction within the Dunn Road and Depot Road subareas could be subject to potentially significant vibration levels from railroad operations and truck activities (*potentially significant and mitigation required*).	**Mitigation Measure 4.4-4 (vibration impacts). Future development within the Dunn Road and Depot Road subareas where vibration impacts are suspected to be a problem shall be reviewed for potential vibration impacts at the time such development is submitted for City of Hayward review. If warranted, building foundations and other improvements shall be designed to reduce vibration levels to a less-than-significant level, including excavation and compaction of site soils, special foundation designs and structural design.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.5-1 (Project traffic impacts).</u> Future traffic related to the annexation of the Project area and future development would result in increased vehicle delays by at least 5.8 seconds during the PM peak hour at the intersection of Hesperian Boulevard/W. Winton Avenue and the intersection of Clawiter and an increase of at least 7.2 seconds during the PM peak hour at the Hesperian/West Winton Avenue. Planned roadway improvements in and adjacent to the Project area (namely the Industrial Assessment District (IAD), which includes the Clawiter Road/Whitesell Street interchange, the Whitesell Street extension to Cabot Boulevard and the West A Street extension to Corsair Boulevard) will provide additional roadway capacity in the future to accommodate Project-related traffic. (*less-than-significant impact and no mitigation required).*	No mitigation measures are needed.	
<u>Impact 4.5-2 (cumulative traffic impacts).</u> Anticipated development within the Project area will be consistent with land use density and intensity as set forth in the General Plan. (*This impact is considered significant and unavoidable; therefore, a statement of overriding considerations will be required).*	**No mitigation measures have been identified.**	**Significant.**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.5-3 (public transit impacts)</u> Annexation of the area and future development of the Project area under the auspices of the Hayward General Plan would increase AC Transit ridership and ridership of other public transit providers (*less-than-significant impact and no mitigation required).*	No mitigation measures are needed.	
<u>Impact 4.5-4 (bicycle and pedestrian impacts).</u> Missing street and sidewalk improvements in the Project area would be facilitated in the City of Hayward, as new development occurs (*less-than-significant impact and no mitigation required).*	No mitigation measures are needed.	
<u>Impact 4.6-1 (water demand).</u> Approval of the proposed annexation would allow City water service to be extended to the Project area. Future development of the Project area could require up to an average of 190,000 gallons of water per day for residential uses and 109,200 gallons per day for non-residential development. While water supply is available to serve the maximum demand for this project, it should be noted that ongoing standard water conservation and demand reduction measures should be taken to reduce the impact on the water supply (*less-than-significant impact and no mitigation required).*	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.6-2 (wastewater generation and treatment).</u> Per current Municipal Code provisions, approval and implementation of the proposed Project would require unincorporated properties in the Mt. Eden area to connect to the City's wastewater treatment system. New residential development facilitated by the annexation would generate up to an estimated 109,250 gallons of wastewater per day and 76,500 gallons per day for non-residential development. Adequate wastewater treatment plant capacity exists to accommodate new wastewater flows from the Project area, though a collection system plan that is typically required would need to be prepared prior to approval of specific projects (*less-than-significant impact and no mitigation required*).	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.6-3 (wastewater disposal).</u> Approval of the proposed annexation and future development in the annexation area would generate an increase in the amount of 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 Project area, consistent with the General Plan. Disposal of increased quantities of treated wastewater would be less-than-significant (*less-than-significant impact and no mitigation required*).	No mitigation measures are needed.	
<u>Impact 4.6-4 (solid waste disposal).</u> Approval of the proposed annexation would not change the current solid waste collection provider services; however, construction of new development would increase the amount of solid waste entering the waste stream. Additional quantities of solid waste, including construction debris, could be recycled at any permitted facility or disposed of at the Altamont Landfill. New capital equipment and personnel required to collect additional solid waste would be funded from user fees and charges (*less-than-significant impacts and no mitigation is required*).	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
<u>Impact 4.6-5 (fire protection).</u> Approval of the proposed annexation 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 and non-residential development. Compliance with current Fire and Building Codes for all new individual development projects and extensions of the City's water service to the Project area would reduce this impact to a less-than-significant level (*less-than-significant impact and no mitigation is required*).	No mitigation measures are needed.	
<u>Impact 4.6-7 (police protection).</u> 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 within the City of Hayward. Adherence to standard security measures imposed by the Police Department would reduce this impact to a less-than-significant level (*less-than-significant and no mitigation is required*).	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.6-8 (electrical and natural gas systems). Approval of the proposed Project would facilitate incremental increases in the demand for electrical power and natural gas in the Project area; 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 minimal effect upon power provision (*less-than-significant impact and no mitigation required*).	No mitigation measures are needed.	
Impact 4.6-9 (telecommunication facilities). Annexation of unincorporated lands to the City of Hayward would not affect provision of telecommunication to the Project area. Construction of new 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 (*less-than-significant impact and no mitigation required*).	No mitigation measures are needed.	

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.7-1 (local and community park and recreation facilities). Approval of the proposed annexation and subsequent development within the City of Hayward would increase the demand for local and community park and recreation facilities within the Mt. Eden area by 7.3 acres of parkland (*potentially significant and mitigation required*).	**Mitigation Measure 4.7-1 (local and community park and recreation facilities). Payment of park dedication in-lieu fees or dedication/development of parkland and/or recreation facilities, as approved by HARD, at the time future development is permitted, will off-set the demand for future parks. Possibilities for enhanced park and recreation facilities in and adjacent to the Project area may include the expansion and development of Greenwood Park, and/or the expansion of joint use facilities at Chabot College and Ochoa Middle School/Rancho Arroyo Park.**	**Less-than-significant**
Impact 4.7-2 (library impacts). Future impacts to the library system would be minor (*less-than-significant impact and no mitigation is required*).	No mitigation measures are needed.	
Impact 4.7-3 (local schools). Future development within the Project area would generate an estimated 190 elementary school students, 43 middle school students and 100 high school students at buildout of General Plan residential land use mid-range densities (*potentially significant and mitigation required*).	**Mitigation Measure 4.7-3 (local schools). Prior to approvals of land use entitlements for individual development porojects within the Project area by the City of Hayward, each project proponent shall pay school impact mitigation fees in effect at the time building permits are granted, or provide other mitigation as found acceptable by the Hayward Unified School District.**	**Less-than-significant**

Topic/Impact	Significance/Mitigation Measure	Net Impact After Mitigation
Impact 4.8-1 (loss of trees). Future widening of streets within the Project area to accommodate anticipated development would result in loss of trees protected under the City's Tree Preservation Ordinance. Other protected trees would likely be removed on private property to accommodate development envisioned in the Hayward General Plan (*potentially significant impact and mitigation required*).	**Mitigation Measure 4.8-1 (loss of trees). Prior to widening of any streets within the Project area or development on private properties where protected trees exist, a tree survey shall be completed by a qualified arborist to determine if protected trees could be preserved and to identify specific preservation methods. If preservation is not feasible, a tree replacement plan shall be prepared in conformity with the City's Tree Preservation ordinance and approved by the Hayward Community and Economic Director.**	**Less-than-significant**