
MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) fulfills Public Resources Code Section 21081.6 which requires adoption of a mitigation monitoring program when mitigation measures are required to avoid or reduce a proposed projects significant environmental effects. The MMRP is only applicable if the City of Hayward decides to approve the proposed Project.

The MMRP is organized to correspond to environmental issues and significant impacts discussed in the EIR. It also incorporates applicable mitigation measures from the Previous CEQA Documents and consolidates them into a single MMRP for the Project area. This is done as a matter of convenience for Lead Agency staff charged with applying applicable mitigation measures to future development projects. However, the following mitigation measures from the Previous CEQA Documents have either been omitted or modified by this SEIR, as explained below:

- Mitigation Measure 4.3-2d in the prior 238 Bypass Land Use Study EIR pertains to San Lorenzo which is not located in the Project area. Therefore, it is not included in the MMRP.
- Mitigation Measure 4.6-1 in the prior Concept Design Plan EIR has been modified to remove references to the project alternatives considered in that Previous CEQA Document so that the measure remains applicable to the current Project.
- Mitigation Measure 4.7-3 in the prior Concept Design Plan EIR is not included in the MMRP and is deleted by this SEIR since CEQA no longer requires parking to be considered as an environmental factor when determining whether a project would result in significant environmental effects.

The table below is arranged in the following five columns:

- Recommended mitigation measures,

- Timing for implementation of the mitigation measures,
- Party responsible for implementation,
- Monitoring action,
- Party or parties responsible for monitoring the implementation of the mitigation measures, and
- A blank for entry of completion date as mitigation occurs.

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<p>Mitigation Aes-1: (Visual Character) Development projects submitted to the City of Hayward within the project area shall be subject to design review to ensure that privacy impacts on surrounding properties and effects of shade and shadow are reduced to a less-than-significant impact. Design of future buildings shall include “stepping down” of taller buildings, appropriate siting of windows and balconies to maximize privacy and establishment of view corridors to nearby hills.</p> <p>(Mitigation Measure 4.1-1 in Concept Design Plan EIR).</p>	<p>During Site Plan Review, prior to building permit issuance</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Aes-2: (Views, Scenic Resources, Landforms and Visual Character) Development projects submitted to the City of Hayward within the Project area shall be subject to design review to ensure:</p> <p>a) Adherence to General Plan policies, Design Guidelines, Hillside Design Guidelines and applicable Neighborhood Plans to minimize the grading, appropriate siting of new roads and structures and planting of replacement vegetation to ensure that hillside development integrates into the existing appearance of hillside properties.</p> <p>b) Appropriate use of building material and colors to minimize reflection of windows and roofs to the community to the west.</p> <p>c) Design of future buildings within flatter portions of the</p>	<p>Prior to approval of development project in Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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<p>Project area to include “stepping down” of taller buildings, appropriate siting of windows and balconies to maximize privacy and establishment of view corridors to nearby hills.</p> <p>(Mitigation Measure 4.1-1 in 238 Land Use Study EIR).</p>					
<p>Mitigation Aes-3: (Light and Glare Impacts) 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 is directed downward so that light and glare will be minimized.</p> <p>(Mitigation Measure 4.1-3 in Concept Design Plan EIR).</p>	<p>During Site Plan Review, prior to building permit issuance</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Aes-4 (Light and Glare Impacts) Lighting Plans shall be submitted to the City of Hayward Development Services Department as part of all future development projects. Lighting Plans shall include specific measures to reduce future lighting to a less-than-significant level, including but not limited to limiting the number of intensity of lighting fixtures to the minimum required for safety and security purposes, directing lighting fixtures downward so that light and glare will be minimized, turning off unneeded lights and similar features</p> <p>(Mitigation Measure 4.1-2 in 238 Land Use Study EIR).</p>	<p>Prior to issuance of building permits for development project in Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division and Public Works Department</p>	

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<p>Mitigation Air-1: (Inconsistency with Air Quality Plan) Mitigation Measure 4.6.1 contained in Section 4.6, Population and Housing, directs the City of Hayward to consult with the Association of Bay Area Governments to include the build-out population for the approved concept plan alternative for this project. However, even with current General Plan goals and strategies and adherence to Mitigation Measure 4.6.1, the project would be inconsistent with the Clean Air Plan and would be a significant and unavoidable impact.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.2-1)</p>	<p>As part of next regional population update round</p>	<p>Hayward Planning Division</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Air-2: Highway Overlay Zone. The Project shall include an overlay zone extending 500 feet from Mission Boulevard or a reduced distance if coordinated with BAAQMD. This overlay zone shall include the following considerations and mitigation:</p> <p>Indoor Air Quality:</p> <p>In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality level for sensitive receptors. The appropriate measures shall include one of the following methods:</p>	<p>On-going; throughout life of Project</p>	<p>Hayward Planning Division for overlay zone application; individual project developers for indoor/external or air quality measures</p>		<p>Hayward Planning Division</p>	

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<p>(a). Development project applicants shall implement all of the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These features shall be submitted to the Development Services Department for review and approval prior to the issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the project.</p> <p>i. For sensitive uses (residences, schools, day care centers, playgrounds, and medical facilities) sited within the overlay zone from Mission Boulevard, the applicant shall install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual unit, that meets or exceeds an efficiency standard of MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.</p> <p>Project applicants shall maintain, repair and/or replace HV system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs for residential projects and/or distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the</p>					

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<p>HV system and the filters.</p> <p>(b) Alternative to (a) above, a project applicant proposing siting of sensitive uses (residences, schools, day care centers, playgrounds, and medical facilities) within the overlay zone around Mission Boulevard shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Development Services Department for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required.</p> <p>Exterior Air Quality:</p> <p>(c) To the maximum extent practicable, individual and common exterior open space proposed as a part of developments in the Project area, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.</p> <p>(d) Alternative to (c) above, an HRA could be prepared and implemented to take into account the risk specifics of the site, as</p>					

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more fully described in item (b) above.					
<p>Mitigation Bio-1. The following steps shall be taken to protect special-status plant species within the Project area. These steps shall be added as conditions of approval for individual development proposals for vacant or substantially vacant properties within the Project area and for any development proposal adjacent to any wetland area, creek or other body of water:</p> <p>a) Rare plant surveys shall be undertaken by a qualified biologist (as approved by the City of Hayward) for all areas that are not mapped as developed or disturbed/ruderal, including riparian forest, oak woodland, non-native annual grassland, coastal scrub, and wetland areas. Surveys should focus on those species with a moderate potential to occur in the Project area, and should include protocol-level surveys in February and May of riparian areas and other suitable habitats for western leatherwood and Diablo helianthella. General protocol-level rare plant surveys are necessary in early spring (February-April), late spring (May- June), and late summer (July-September) to determine the presence or absence of any other plant species with potential to occur in undeveloped habitats of the Project area.</p> <p>b) If species are identified, development activities shall avoid these areas and appropriate buffer areas established around such species. The size and location of any buffer shall be determined by a qualified biologist.</p>	Prior to issuance of grading or building permits	Individual Project Developers		Hayward Planning Division	

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<p>c) If avoidance is not feasible, as determined by the City of Hayward, rare plants or their seeds, shall be transplanted to a suitable alternative protected habitat. Such transplantation shall occur pursuant to permits and approvals from appropriate biologic regulatory agencies. A monitoring program shall be established to ensure that transplanted species will thrive.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.3-1)</p>					
<p>Mitigation Bio-2. The following steps shall be taken to protect California redlegged frog species within the Project area:</p> <p>a) Protocol-level surveys shall be performed in all perennial creeks, reservoirs, and deep pools of water before development occurs in or near these areas within the Project area.</p> <p>b) If red-legged frogs are found, development activities shall avoid these areas and appropriate buffer areas established around such species. The size and location of any buffer shall be determined by a qualified biologist.</p> <p>c) If avoidance is not feasible, as determined by the City of Hayward, red-legged frogs shall be relocated to a suitable alternative protected habitat. Such relocation shall occur pursuant to permits and approvals from appropriate biological regulatory agencies. A monitoring program shall be established to ensure that relocated</p>	<p>Prior to issuance of grading or building permits</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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<p>species will thrive.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.3-2a)</p>					
<p>Mitigation Bio-3. Clearing of vegetation and the initiation of construction shall be restricted to the non-breeding season between September and January of each year. If these activities cannot be done in the non-breeding season, a qualified biologist (as approved by the City of Hayward) shall perform pre-construction bird surveys within 30 days of the onset of construction or clearing of vegetation. If nesting birds are discovered in the vicinity of a development site, a buffer area shall be established around the nest(s) until the nest is vacated. The size of the buffer would be dependent on the particular species of nesting bird and shall be determined by a qualified biologist.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.3-2b)</p>	<p>Prior to issuance of grading or building permits; and is stipulated by the measure.</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Bio-4. Preconstruction bat surveys shall be undertaken prior to grading, tree removal or other construction occurring between November 1 and August 31 of the year. Pre-construction bat surveys shall be undertaken by a qualified biologist (as approved by the City of Hayward) involve surveying trees, rock outcrops, bridges, and buildings subject to removal or demolition for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, the biologists shall conduct a minimum</p>	<p>Prior to issuance of grading or building permits</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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<p>of three acoustic surveys between April and September under appropriate conditions using an acoustic detector, to determine whether a site is occupied. If bats are found, they should be excluded from occupied roosts in the presence of a qualified biologist during the fall prior to construction.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.3-2c)</p>					
<p>Mitigation Bio-1: (Biological Resources/Impacts to Wetlands and Other Waters) The following steps shall be taken to protect wetlands and other waters of the U.S.</p> <p>a) The amendment to the Hayward General Plan shall include a policy or policies requiring retention of appropriate riparian and wildlife corridors adjacent to major creeks that flow through the Project area. The width of corridors shall be based on site-specific biological assessments of each creek.).</p> <p>b) In order to ensure that all jurisdictional wetlands and other waters are identified, formal jurisdictional delineations of wetlands and other waters shall 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.</p>	<p>Prior to issuance of grading permits for development projects in Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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<p>c) Future development proposals within the Project area should avoid development on and impacts on identified wetlands and other waters.</p> <p>d) 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 Project area. If this is not possible, then an off-site mitigation area should be selected that is as close to the Project area as possible and acceptable to the resource agencies. Necessary state and federal permits shall be obtained prior to any work within or in close proximity to wetlands or other waters of the U.S.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.3-3)</p>					
<p>Mitigation Bio-2: (Biological Resources/Impacts to Tree Resources) Tree surveys shall be conducted by a certified arborist on all properties proposed for development and under the jurisdiction of the tree ordinances. Impacts to trees will require removal permits pursuant to the Hayward Tree Preservation Ordinance or the Alameda County Tree Ordinance in County rights-of-way. Replacement trees shall be provided based on the</p>	<p>Prior to issuance of grading permits for development projects, or removal of</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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replacement value of protected trees that are removed. (238 Land Use Study EIR Mitigation Measure 4.3-4)	major trees				
Mitigation Cult-1: (Cultural Resources/Impacts to Historic Resources) a) Specific development proposals that involve any structure older than 45 years shall be reviewed by the Hayward Planning Division to ensure consistency with the City’s Historic Preservation Program and applicable CEQA Guideline provisions. If substantial changes to a historic resource is proposed, modifications may be required in the design of such project to ensure consistency with the Historic Preservation Program. b) Future construction adjacent to any identified historic structure shall be complementary to the historic structure in terms of providing appropriate setbacks, consistent design and use of colors, as determined by the Hayward Planning Division. (238 Land Use Study EIR Mitigation Measure 4.4-1)	Prior to issuance of demolition permits for any structure 45 years of age or older within Project area	Individual Project Developers		Hayward Planning Division	
Mitigation Geo-1: (Geology & Soils/Seismic Fault Rupture and Fault Creep) 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, as defined by state and local regulations. Additionally, all new dwellings, roads	Prior to issuance of grading permits for development projects within an	Individual Project Developers		Hayward Planning Division	

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<p>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 California Building Code and all other applicable seismic safety requirements.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.5-1)</p>	<p>identified Earthquake Fault Zone within Project area</p>				
<p>Mitigation Geo-2: (Geology & Soils/Seismic Ground Shaking) 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 area. Investigations shall be completed by a geotechnical engineer registered in California or equivalent as approved by the City. 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.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.5-2)</p>	<p>Prior to issuance of grading permits for development projects within Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Geo-3: (Geology & Soils/Ground Failure and Landslides) Site-specific geotechnical investigations required as</p>	<p>Prior to issuance of</p>	<p>Individual Project</p>		<p>Hayward Planning</p>	

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<p>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. Recommendations included within site-specific geotechnical investigations shall be incorporated into individual grading and building plans for future development.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.5-3)</p>	<p>grading permits for development projects within Project area</p>	<p>Developers</p>		<p>Division</p>	
<p>Mitigation Haz-1: (Demolition and Hazardous Air Emissions) Prior to commencement of demolition or deconstruction 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 deconstruction 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 or deconstruction plans.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.3-1a)</p>	<p>Prior to issuance of demolition permits</p>	<p>Individual Project Developers</p>		<p>Alameda County Environmental Health Department, Bay Area Air Quality Management District, Hazardous Materials Division of the Hayward Fire Department, and Hayward Planning Division</p>	

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<p>Mitigation Haz-2: (Demolition and Hazardous Air Emissions) 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 and shall identify methods for removal and disposal of hazardous materials. Worker safety plans shall also be prepared and implemented. All required approvals and clearances shall be obtained from appropriate regulatory agencies, including but not limited to the Hayward Fire Department, California Department of Toxic and Substances Control and Bay Area Air Quality Management District.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.3-1b)</p>	Prior to issuance of grading or demolition permits	Individual Project Developers		Hayward Fire Department, Department of Toxic Substances Control, Bay Area Air Quality Management District, Hayward Planning Division	
<p>Mitigation Haz-3: (Potential Soil and Groundwater Contamination) Prior to approval of building or demolition permits, project developer(s) shall prepare a Phase I environmental site analysis and, if warranted by such analysis as determined by the Hazardous Materials Office of the Hayward Fire Department or other regulatory agency, a Phase II environmental site analysis shall also be conducted. Recommendations included in the Phase II analysis for remediation of hazardous conditions shall be followed, including contact with appropriate regulatory agencies to obtain necessary permits and clearances. No construction (including</p>	Prior to issuance of grading permits	Individual Project Developers		Hayward Public Works Department and Alameda County Flood Control and Water Conservation District	

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grading) shall be allowed on a contaminated site until written clearances are obtained from appropriate regulatory agencies. (Concept Design Plan EIR Mitigation Measure 4.3-2)					
Mitigation Haz-4: (Hazards/Demolition and Hazardous Air Emissions) Prior to commencement of demolition or deconstruction 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 deconstruction 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 or deconstruction plans. (238 Land Use Study EIR Mitigation Measure 4.6-1a)	Prior to issuance of demolition permits within Project area	Individual Project Developers		Hayward Planning Division	
Mitigation Haz-5: (Hazards/Demolition and Hazardous Air Emissions) 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	Prior to issuance of demolition permits within Project area	Individual Project Developers		Hayward Planning Division	

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<p>regulatory agencies, a remediation plan shall be prepared to remediate any hazards to acceptable levels, including methods of 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>(238 Land Use Study EIR Mitigation Measure 4.6-1b)</p>					
<p>Mitigation Haz-6: (Hazards/Potential Soil and Groundwater Contamination) Prior to approval of building or demolition permits, project developer(s) shall prepare a Phase I environmental site analysis and, if warranted by such analysis as determined by the Hazardous Materials section of the Hayward Fire Department or other regulatory agency, a Phase II environmental site analysis shall also be conducted. Recommendations included in the Phase II analysis for remediation of hazardous conditions shall be followed, including contact with appropriate regulatory agencies to obtain necessary permits and clearances. No construction (including grading) shall be allowed on a contaminated site until written clearances are obtained from appropriate regulatory agencies.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.6-2)</p>	<p>Prior to issuance of demolition or building permits, as applicable within Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Hyd-1: (Drainage Impacts) Site-specific drainage</p>	<p>Prior to</p>	<p>Individual</p>		<p>Hayward Public</p>	

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<p>plans shall be prepared for all future construction within the project area prior to project approval. Each report shall include a summary of existing (pre-project) drainage flows from the project site, anticipated increases in the amount and rate of stormwater flows from the site and an analysis of the ability of downstream facilities to accommodate peak flow increases. The analysis shall also include a summary of new or improved drainage facilities needed to accommodate stormwater increases. Each drainage plan shall be reviewed and approved by the Hayward Public Works Department staff and Alameda Flood Control and Water Conservation District staff prior to approval of the proposed development project.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.4-1)</p>	issuance of grading permits	Project Developers		Works Department and Alameda County Flood Control and Water Conservation District	
<p>Mitigation Hyd-2: (Hydrology/Drainage Impacts) Site-specific drainage plans shall be prepared for all future construction within the Project area prior to approval of a grading permit, or a building permit in the event a grading permit is not required. Each report shall include a summary of existing (pre-project) drainage flows from the project site, anticipated increases in the amount and rate of stormwater flows from the site and an analysis of the ability of downstream facilities to accommodate peak flow increases. The analysis shall also include a summary of new or improved drainage facilities needed to accommodate stormwater increases. Each drainage plan shall be reviewed and approved by the Hayward Public Works Department staff and Alameda County Flood Control and Water Conservation District staff prior to approval of a grading</p>	Prior to issuance of grading or building permits, as applicable, within Project area	Individual Project Developers		Hayward Planning Division	

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<p>or building permit.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.7-1)</p>					
<p>Mitigation Hyd-3: (Flooding Impacts) Prior to construction within a 100-year flood plain area, project developers shall either:</p> <p>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, to the satisfaction of City staff.</p> <p>b) Comply with Section 9-4.110, General Construction Standards, of the Hayward Municipal Code, which establishes minimum health and safety standards for construction in a flood hazard area.</p> <p>c) Apply to the City for a Conditional Letter of Map Revision (CLOMR) to remove the site from the FEMA Flood Insurance Rate Map 100-year flood hazard area.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.4-2)</p>	<p>Prior to issuance of grading or building permits for any property within a 100-year flood plain</p>	<p>Individual Project Developers</p>		<p>Hayward Public Works Department and Hayward Planning Division</p>	

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<p>Mitigation Hyd-4: (Hydrology/Flooding Impacts) Prior to construction within a 100-year flood hazard area, developers of site-specific projects shall either:</p> <p>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, to the satisfaction of City staff.</p> <p>b) Comply with Section 9-4.110, General Construction Standards, of the Hayward Municipal Code, which establishes minimum health and safety standards for construction in a flood hazard area.</p> <p>c) Apply to the City for a Conditional Letter of Map Revision (CLOMR) to remove the site from the FEMA Flood Insurance Rate Map 100-year flood hazard area.</p> <p>(238 Land Use Study EIR Mitigation Measure (4.7-2))</p>	<p>Prior to issuance of grading permits within Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Noise-1: (Permanent Noise Impacts) Site-specific acoustic reports shall be prepared for future residential projects within the project area. Each report shall include a summary of existing noise levels, an analysis of potential noise exposure levels, consistency with City of Hayward noise exposure levels and specific measures to reduce exposure levels to City of Hayward noise</p>	<p>Prior to discretionary project approvals</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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standards. (Concept Design Plan EIR Mitigation Measure 4.5-2)					
<p>Mitigation Noise-2: (Noise/Land Use Noise Compatibility) A site-specific noise study shall be performed for future individual development proposals within the Project area adjacent to major roadways or other noise sources, as determined by the Development Services Director to determine compatibility with the existing and future noise environment and applicable noise regulations. If noise levels exceed applicable standards, then noise reduction measures shall be incorporated into the project design to ensure consistency with local and state noise standards. Noise reduction measures could include, but would not be limited to, noise barriers and site orientation for outdoor spaces and sound rated building constructions for indoor spaces. The analysis must consider the following criteria and guidelines:</p> <p>a) General Plan Policies for Noise including Appendix N of the General Plan which contains Noise Guidelines for Review of New Development)</p> <p>b) General Plan EIR Mitigation Measure 7.3: Project-Specific Noise Analysis/Abatement State Building Code, Chapter 1207 (insulation from exterior noise in new residential construction).</p> <p>(238 Land Use Study EIR Mitigation Measure 4.9-1)</p>	Prior to issuance of grading or building permits, as applicable, within Project area	Individual Project Developers		Hayward Planning Division	

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<p>Mitigation Noise-3: (Noise/Traffic Noise Impacts) Consistent with Mitigation Measure 7.4 of the City of Hayward General Plan Update EIR, an acoustical study shall be performed for each development proposal within the Project area that has potential to significantly increase existing noise levels. If it is determined that a proposed development would result in a substantial increase in ambient noise levels along nearby roadways, the study shall identify and implement noise abatement measures which will reduce project-related noise effects to a level consistent with City and State standards. Such measures could include the installation of noise barriers such as berms or sound walls).</p> <p>(238 Land Use Study EIR Mitigation Measure 4.9-2)</p>	<p>Prior to issuance of building permits within Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	
<p>Mitigation Noise-4: (Noise/Operational Noise Impacts) Consistent with Mitigation Measure 7.2 of the City of Hayward General Plan Update EIR, the City of Hayward shall review individual projects using the City’s General Plan as guidance to determine whether or not an operational noise source would generate significant noise impacts. Noise reduction measures including but not limited to setbacks, site plan revisions, operational constraints, buffering, and sound insulation shall be incorporated into final development plans to reduce operational noise to a less than significant level.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.9-3)</p>	<p>Prior to issuance of building permits within Project area</p>	<p>Individual Project Developers</p>		<p>Hayward Planning Division</p>	

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<p>Mitigation Noise-5: (Construction Noise Impacts) Construction Noise Management Plans shall be prepared for all development projects within the project area, including public and private projects. Each plan shall specify measures to be taken to minimize construction noise on surrounding developed properties. Noise Management Plans shall be approved by City staff prior to issuance of grading or building permits and shall contain, at minimum, a listing of hours of construction operations, a requirement for the 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 plans and specifications.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.5-1)</p>	Prior to issuance of grading or building permits	Individual Project Developers		Hayward Public Works Department and Hayward Planning Division	
<p>Mitigation Noise-6: (Noise/Construction Noise Impacts) The City shall require reasonable construction practices for individual development projects within the Project area, consistent with Mitigation Measure 7.1 of the City of Hayward General Plan Update EIR. Measures should include but are not limited to the following:</p> <p>a) Requiring all equipment to have mufflers and be properly maintained;</p> <p>b) Limiting the amount of time that equipment is allowed to</p>	Prior to issuance of building permits within Project area	Individual Project Developers		Hayward Planning Division	

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<p>stand idle with a running engine;</p> <p>c) Shielding construction activity and equipment from nearby noise sensitive uses by appropriate construction phasing, using existing buildings and structures as noise shields, construction of temporary noise barriers and similar techniques; and</p> <p>d) Providing advance notice to nearby residents of major noise activities.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.9-4)</p>					
<p>Mitigation Pop-1. (Population & Housing/Population Increase) The City of Hayward shall consult with ABAG to ensure buildout populations for the project area are included in future regional projections.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.6-1)</p>	During next regional population update	City of Hayward and ABAG		Hayward Planning Division	
<p>Mitigation Pop-2: (Population & Housing/Population Increase) The City of Hayward shall consult with ABAG to ensure that final build-out populations for the project area are included in future regional projections.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.10-1)</p>	During next regional population update	City of Hayward and Association of Bay Area Governments		Hayward Planning Division	

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<p>Mitigation PS-1: (Fire Services) If the City determines new or replacement equipment is needed, future developers shall:</p> <p>a) Pay a fair share contribution to the City of Hayward to finance the acquisition of equipment to serve proposed developments, including those associated with mid to high rise structures (3 to 7 stories); and</p> <p>b) Pay a fair share contribution to the City of Hayward to finance the acquisition of traffic pre-emption devices along Mission Boulevard, as determined by the Hayward Fire Chief, to ensure emergency equipment can access new construction in the project area.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.8-1)</p>	Prior to finalization of development projects.	Individual Project Developers		Hayward Fire Department	
<p>Mitigation PS-2: (Police Services) If the City determines new or replacement equipment is needed, future developers shall pay a fair share contribution to the City of Hayward to finance the acquisition of such equipment, including, but not limited to vehicles.</p> <p>(Concept Design Plan EIR Mitigation Measure 4.8-2)</p>	Prior to finalization of development projects	Individual Project Developers		Hayward Police Department	
<p>Mitigation PS-3: (Public Services/Fire Services) The City of Hayward shall prepare and adopt a mechanism to finance public safety staffing and improvements within the Project area prior to the</p>	Prior to issuance of building	City of Hayward		Hayward Planning	

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<p>construction of the first dwelling unit within the Project area. Such a mechanism may include a Community Facilities District or equivalent mechanism that will provide for adequate funding to meet City and County staffing, facility and equipment standards, as determined by each respective jurisdiction.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.12-1)</p>	<p>permits within Project area</p>			<p>Division</p>	
<p>Mitigation PS-4: (Public Services/Police Services) Approval of the proposed Project with any of the proposed Alternatives could represent a significant impact to the Hayward Police Department and Alameda County Sheriff Department, since the amount of future development and resulting calls for service may not be adequately served by existing department resources.</p> <p>(238 Land Use Study EIR Mitigation Measure 4.12-2)</p>	<p>Prior to issuance of building permits within Project area</p>	<p>City of Hayward</p>		<p>Hayward Planning Division</p>	
<p>Traf-1: (LOS at Dixon Street/Tennyson Road) Create an exclusive right turn pocket and a shared through-left turn lane in the southbound direction (on the East 12th Street approach).</p> <p>Lane geometries in the northbound direction would include an exclusive left-turn pocket and a shared through-right turn lane.</p> <p>Signal phasing would be changed to split phasing in the northbound and southbound directions, with a southbound right-turn overlap</p>	<p>As dictated by traffic analyses of future development projects, as determined by the Hayward</p>	<p>Hayward Public Works Department</p>		<p>Hayward Public Works Department</p>	

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<p>during eastbound and westbound protected left turn phases.</p> <p>U-turns in the eastbound direction would be prohibited to minimize conflicts with southbound right-turning vehicles.</p>	Public Works Director				
<p>Traf-2: (LOS at Mission Boulevard/Industrial Parkway) For the westbound right turn lane, provide an overlapping signal with the southbound left protected phase.</p>	As dictated by traffic analyses of future development projects, as determined by the Hayward Public Works Director	Hayward Public Works Department		Hayward Public Works Department	
<p>Traf-3: (LOS at Mission Boulevard/Tennyson Road) Split phasing signal timing in the eastbound and westbound directions is already being constructed as part of the Route 238 Corridor Improvement Project. However, in addition to the split phasing, the following would need to be accomplished: (a) convert the eastbound through lane to an eastbound shared through-left lane, and (b) stripe the westbound approach to a shared left-through lane and an exclusive right turn lane, and (c) provide overlap phasing for westbound and eastbound right turns; and (d) prohibit northbound</p>	As dictated by traffic analyses of future development projects, as determined by the Hayward	Hayward Public Works Department		Hayward Public Works Department	

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and southbound U-turns to avoid conflicts with the right turn overlap phasing .	Public Works Director				
Traf-4: (LOS at Mission Boulevard/Harder Road) Convert the signal phasing of this intersection to right-turn overlap phasing in the eastbound direction during the northbound and southbound protected left-turn phase. In conjunction with the signal phasing prohibit northbound U-turns to avoid conflicts with the right turn overlap phasing	As dictated by traffic analyses of future development projects, as determined by the Hayward Public Works Director	Hayward Public Works Department		Hayward Public Works Department	