



DRAFT MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that the proposed project described in detail below would not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended:

I. PROJECT DESCRIPTION:

Title: California Crosspoint School, Application No. 201505867

Description: The proposed project includes a request for zone change from Industrial (I) District to Planned Development (PD) District at 25500 Industrial Boulevard to allow for Educational Facilities. The purpose of the zone change is to allow California Crosspoint Middle and High School to occupy the existing 52,019 square foot, former Heald College structure which was constructed in 2001. The Project includes an Administrative Use Permit to operate the school and Site Plan Review for future phases of development at the school site.

At full build-out, California Crosspoint School will have 600 students (400 high school, 150 middle school and 50 pre-school students) and up to 70 staff members (with 50 to 55 staff members on-site at once). The proposed project consists of three phases that would occur over the course of about five years starting in 2016.

The first phase consists of occupation of the former Heald College structure and would involve minor interior tenant improvements and site modifications. Phase 2 (estimated completion 2019) would involve site modifications and construction of an approximately 42,000 square foot, two story community center with gymnasium, fitness center, assembly hall, commercial kitchen and multi-use classrooms. The community center would be used for school-related athletics and fitness courses; community uses and events; and, a pre-school. Phase 3 (estimated completion 2021) would involve site modifications and construction of an approximately 56,100 square foot dorm/residence hall for approximately 150 students and staff. The residence hall would have 80 to 100 rooms, a dining hall, recreation room and lounge.

Phases 2 and 3 described above would undergo project-specific Site Plan Review to ensure that the proposed development and site modifications are consistent with the applicable development and performance standards and design guidelines. The ultimate locations, heights and size of the proposed structures may shift on the site; however, they will not be larger than described in this Initial Study.

Location: 25500 Industrial Boulevard, Hayward, Alameda County, CA. APN 441-0055-017-00.

Approvals: Rezoning to PD (Planned Development) District; Administrative Use Permit; Site Plan Review.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

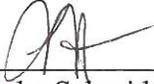
The proposed project, with the mitigation measures included in the Initial Study prepared for this project, will not have a significant effect on the environment.

III. FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project was found to have either no impact or less than significant impacts in the areas of Aesthetics, Agricultural Resources, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology or Water Quality, Land Use, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems.
3. The project could result in Air Quality-related impacts related to dust and particulate matter generated by later phase construction activities. However, the identified impact can be mitigated to a level of less than significant with the incorporation of Bay Area Air Quality Management District best management practices related to construction-activity as described in the mitigation measure set forth in the Initial Study.
4. The project could result in impacts related to Geology and Soils in that the project site is located in an area identified for its liquefaction potential and potential building failure due to seismic-related ground failure. Impacts related to this potential impact can be mitigated to a level of less than significant with the submittal of a Geotechnical Investigation and incorporation of site specific recommendations in future development phases as described in the mitigation measure set forth in the Initial Study.
5. The project could result in unacceptable exterior noise-related impacts at the residential dormitory open space area and inside the residential units if the windows are open. However, mitigation measures were identified in the Initial Study to reduce exterior and interior noise related impacts to a level of less than significant. The Initial Study concluded that short term construction-related noise impacts will be minimized through implementation of standard restrictions on construction related activities set forth in the Hayward Municipal Code.
6. The proposed project may result in traffic impacts to a Caltrans-owned facility (Industrial Boulevard/State Route 92 West Bound Ramps) under Background Plus Project and to Industrial Boulevard/State Route 92 West Bound Ramps as well as a the Winton Avenue/Clawiter Road intersection under Cumulative Plus Project conditions. The identified impacts can be mitigated to a level of less than significant as described in the mitigation measures set forth in the Initial Study.

7. With regard to the Mandatory Findings of Significance, the proposed project could result in impacts that could potentially degrade the quality of the environment, that are cumulatively considerable, and that could cause an adverse effect on human beings as described above and in the attached Initial Study; however all of those impacts can be mitigated to a level of less than significant as described above and in the Initial Study.

IV. LEAD AGENCY REPRESENTATIVE AND PERSON WHO PREPARED THE INITIAL STUDY:



Leigha Schmidt, AICP, Senior Planner

5/13/16

Date

V. CONTACT INFORMATION

For additional information, please contact the project Planner, Leigha Schmidt at the City of Hayward Planning Division at 510-583-4113.

Written comments may be sent to Leigha Schmidt via email at leigha.schmidt@hayward-ca.gov or at City of Hayward Planning Division, 777 B Street, Hayward, CA 94541.

VI. COPY OF ENVIRONMENTAL CHECKLIST

Copies of the Initial Study are also available for public review at Hayward City Hall, at 777 B Street, Hayward on the First Floor Permitting Center, Monday through Thursday from 8 a.m. to 5 p.m.; at the Hayward Public Library located at 835 C Street and the Weekes Branch Library located at 27300 Patrick Avenue in Hayward. Please see the Library and Community Services webpage at <http://www.library.ci.hayward.ca.us/> for library days and hours.

Additionally, the Initial Study and all appendices are available on the City's website at <http://www.hayward-ca.gov/content/projects-under-environmental-review-0>.