



CITY OF HAYWARD

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: 2nd and Walpert Residential Project; Zone Change, Vesting Tentative Map and Site Plan Review Application No. 201400648.

Description: The proposed project includes construction of a residential development consisting of 97 detached residential units on approximately 15 acres of primarily vacant land. The project would result in demolition of one existing occupied residence on Walpert Street and may result in demolition or significant rehabilitation of up to three existing occupied residences on 2nd Street to accommodate the proposed development. The proposed project includes twelve different front elevations and floor plans ranging from approximately 1,900 square feet to about 2,400 square feet. The three-story residential buildings would reach approximately 37 feet in height. Each residential unit would include private two-car garage parking; 84 on-street parking spaces; private internal roadways with alley-loaded garage access; an all access driveway entrance on Walpert Street and a controlled access entrance on 2nd Street that would prohibit left turns into and out of the site; common open spaces; a dedicated public trail; and, and related infrastructure.

Location: The site is situated at the southern corner of 2nd Street and Walpert Street intersection in Hayward, CA. Assessor Parcel Numbers (APNs) 445004001103, 445005000109, 445005001001, 445005001900, and 445005001800.

Approvals: Rezoning to PD (Planned Development) District; Vesting Tentative Map; Site Plan Review; and Purchase and Sale Agreement between the City and applicant.

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, Greenhouse Gas Emissions, Land Use, Mineral Resources, Population and Housing, Hazardous Materials, Hydrology or Water Quality, Public Services, Recreation, Traffic and Transportation and Utilities and Service Systems.
3. The project could result in Air Quality-related impacts related to construction generated dust, health risks associated to toxic air contaminants (TACs), and potential for asbestos-containing dust generated by construction activities. However, all impacts can be mitigated to a level of less than significant with the incorporation of mitigation measures set forth in the attached Initial Study prepared for the project.
4. The project could result in impacts related to Biological Resources related to certain special status species, riparian habitat and other sensitive natural communities including Ward Creek, and protected trees. However, all impacts can be mitigated to a level of less than significant with the incorporation of proposed mitigation measures set forth in the attached Initial Study prepared for the project.
5. The project will not result in significant impacts to known Cultural Resources including historical resources or unique topography. The Initial Study did identify a potential impact related to unknown, unforeseen buried archeological and paleontological resources or human remains as a result of construction of the site; however, the impact can be mitigated to a level of less than significant with the implementation of a mitigation measure set forth in the attached Initial Study prepared for the project.
6. The project could result in significant impacts to Geology and Soils, specifically related to slope stability and expansive soils. The Initial Study identified an appropriate mitigation measure to minimize the impacts to a level of less than significant.
7. Short term construction-related Noise impacts will be minimized through implementation of standard restrictions on construction related activities set forth in the HMC. The project could result in interior noise-related impacts for homes nearest Walpert and 2nd streets; however, the Initial Study identified appropriate mitigation measures to reduce those impacts to a level of less than significant.

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



Leigha Schmidt, AICP, Senior Planner

12/22/15

Date

Document prepared by Michael Lisenbee, David J. Powers & Associates, 1871 The Alameda, Suite 200, San Jose, California 95126.

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 IS ATTACHED

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://user.govoutreach.com/hayward/faq.php?cid=11037>.

