Mitigation Monitoring and Reporting Program (MMRP)

Fire Station #6 and Fire Training Center
Located at 1401 West Winton Avenue
Site Plan Review Application No. 201703717

City of Hayward
Development Services Department
Planning Division

October 2018

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant.

MITIGATION MONITORING OR REPORTING PROGRAM FIRE STATION #6 AND FIRE TRAINING CENTER				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
Geo-1 Impact: New construction in a hazard zone that could become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. **(Potentially Significant Impact)**	**Mitigation Measure GEO-1:** A licensed Geotechnical Engineer, or their representative, shall be retained to perform a design-level geotechnical investigation once site development plans are final. The design-level investigation findings shall be used to address all the geotechnical concerns described in the Preliminary Geotechnical Investigation. The recommendations of the Geotechnical Investigation and any recommendations included in the required design-level geotechnical investigation for the project shall be incorporated into all design and engineering plans including, but not limited to site preparation, grading, fill placement, foundations, pavement design, seismic design, etc. During construction, the geotechnical engineer should provide on-site observation and testing during site preparation, placement and compaction of fill, and installation of building foundations. At the end of construction, the Geotechnical Engineer shall provide a letter regarding contractor compliance with project plans and specifications and with the recommendations of the Geotechnical Investigation and any supplemental recommendations issued during construction. The letter shall be submitted for review to the City of Hayward Building Division.	All recommendations shall be included on grading permit application submittal and construction level and improvement plans (civil, landscape, site plans). All recommendations shall be verified and approved by appropriate City Division prior to issuance of grading and building permits for the proposed development.	Project Applicant; City of Hayward	Public Works – Engineering; Development Services Department – Planning Division and Building Division.

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BIO-1 Impact: Removal of existing trees on-site that require replacement trees to be planted to their associated appraised value. **(Potentially Significant Impact)**	**Mitigation Measure BIO-1.** The proposed development shall incorporate the following mitigation measures to mitigate the loss of the existing trees located on-site proposed for removal to the appraised value pursuant to the City's Tree Preservation Ordinance and to the satisfaction of the City Landscape Architect: • The installation of 7,024 square-feet of permeable pavers within the parking lot, pedestrian, and entry areas that will include pavers, 2-inch thick aggregate base, 4-inch thick stone for proper infiltration into the soil; • Upsizing required minimum 15-gallon parking lot trees to a minimum 24-inch box. Where feasible, 36-inch box trees may be planted; and • Tree Mitigation Fund in the amount of $129,309 that will be dedicated for an off-site CIP project in the vicinity of the project site. The Hesperian Boulevard Landscape Median Improvement Project has been identified as the closest project in planning and in proximity to the project site from West Winton Avenue to Chabot Court.	On-site mitigation shall be reviewed within the construction level and improvement plans (civil, landscape, site plans) for the development. Funds for off-site mitigation shall be appropriated within 3-years period from the date of the Certificate of Occupancy for the new Fire Station, Training Center, and ARFF.	Project Applicant; City of Hayward	Public Works – Engineering; Development Services Department – Planning (City Landscape Architect)

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HAZ-1 Impact: Potential handling, disposal and exposure to humans of contaminated soil containing high levels of arsenic. **(Potentially Significant Impact)**	**Mitigation Measure HAZ-1.0.** A Final Site Management Plan (SMP) shall be provided to the City of Hayward Fire Department and the construction plans should contain a narrative of the worker protection measures, waste storage and disposal, and be signed and stamped by a Professional Engineer licensed in California, prior to the issuance of a building permit. Ongoing mitigation shall be maintained during construction and excavation activities to include the following activities, unless otherwise determined and amended by the Professional Engineer environmental consultant. • New construction that will disturb underlying soil must include plans for proper protection of workers, temporary storage of waste soil, proper disposal and repair of surfaces disturbed. The plans should be reviewed by the Alameda County Environmental Health Department and/or the City of Hayward; • Should excavation be performed - workers suitably trained in hazardous waste operations (HAZWOPER) shall be contracted to perform the excavation. Soil excavated from the area shall be covered with plastic at the completion of the workday; • During excavation activities, the area shall be secured so that residents and passersby cannot easily access the excavation area. Excavated soil shall always be covered to prevent dust from blowing into the public right-of way. Water shall be sprayed on the exposed dirt area to prevent dust;	SMP shall be submitted to the Fire Department; Hazardous Materials Unit for review and approval prior to the issuance of a building permit. SMP recommendations and requirements shall be incorporated during construction and shared with all workers prior to commencement of excavation work.	Project Applicant; City of Hayward	Public Works – Engineering; Fire Department; Hazardous Materials Unit

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	HAZ 1-0 (Continued) • Equipment used for excavation activities will be decontaminated on-site prior to leaving the Property. The decontamination will consist of washing down the equipment and vehicles with water. The wastewater will be contained and properly disposed. Vehicles leaving the Property will be cleaned to avoid tracking mud and dirt onto the adjacent roadways. Mud and dirt that is spilled onto the sidewalk or roadway will be promptly cleaned; and • Excavated soil will be covered after each workday. Soil samples shall be collected for waste profiling. The results of this sampling shall be provided to the waste disposal facility. After the soil is accepted by an appropriate disposal facility, the soil will be loaded and transported by a suitable carrier to the landfill. The soil shall be covered with polyethylene for transport. The soil shall be moistened during loading to minimize release of dust during transportation.			