

Exhibit A
Initial Study and Mitigated Negative Declaration for PLN 2009-00006 and
Comment Letters and Staff Responses



CITY OF SAN LEANDRO
DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division

INITIAL STUDY CHECKLIST FORM

Project title: 2450 Washington Apartments, 2450 Washington Avenue, PLN2009-00006

**Lead agency name,
address & phone
number:** Sally Barros, Senior Planner
City of San Leandro, 835 E. 14th Street, San Leandro, CA 94577
(510) 577-3458

Project location: The proposed 66-unit residential multi-family project (Planned Development, General Plan Amendment, Rezone, Vesting Tentative Map, and Development Agreement) on a site that encompasses an area totaling approximately 2.85 acres in the City of San Leandro in Alameda County (APN # 077D-1410-025-00 and 077D-0556-104). The site is identified as 2436 and 2450 Washington Avenue and is located at the northeast corner of Washington Avenue and San Leandro Boulevard (see Figure 1).

**Project sponsor's:
Name and address:** Matthew Brooks, William Mathews, Inc
4725 Thornton Avenue, Fremont, California 94536

General Plan: OF – Office
Zoning: P (AU) – Professional with Assembly Use Overlay

**Description of site and
proposed project:**

The 2450 Washington Apartments is a residential multi-family project which requires a Planned Development, General Plan Amendment and Rezone. The applicant is also requesting a Development Agreement and a Vesting Tentative Map. The subject site is located in a predominantly residential area and is a flat parcel that has been previously graded and disturbed and is presently developed with a 43,200-square foot two-story commercial office building that has been primarily used as a medical office building. Surrounding land uses include a mobile home park to the south and east (Trailer Haven), single-family residential to the north, and retail businesses to the west across Washington Avenue. The site was formerly part of the Singer-Friden business machine, calculator, circuit board, cash register and sewing machine manufacturing plant from approximately 1968 to 1976. The existing building also contains several rooftop wireless communication facilities. Access to the site is from two existing driveways on the south side of the property along Washington Avenue. The proposed project consists of a two-story 66-unit residential development, consisting of 48 two-bedroom units and 18 one-bedroom units. The overall density is proposed at 23.2 dwelling units per acre on the 2.85-acre site. The project would be comprised of a total of 12 residential buildings along three private roads and a community building along the Washington Avenue frontage. The Vesting Tentative Map is proposed as a single-lot subdivision with condominium units for each of the 12 apartment buildings. The common areas include all private roads and walkways, driveways, community building and pool, landscaping and parking areas. One-car garages are provided in groups of five. Between each pair of buildings open space and landscaping will be provided. A total of 135 parking spaces are proposed for the development, which includes one covered space per apartment with two bedroom apartments provided a second garage or open parking space and 13 spaces for guest parking (See Figure 2). The proposed project consists of a mixture of housing types, including: a 996 square-foot “townhome” product; two “flats” totaling 730 and 799 square feet; a “loft” product totaling up to 705 square feet; a 1,026-square-foot “carriage house”; a “gatehouse” consisting of 828 square feet; and the “guest apartment” totaling 204 square feet.

**Surrounding land
uses and setting:** North: Residential South: Residential
East: Residential West: Commercial/Industrial

**Other public agencies
whose approval may
be required:** N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

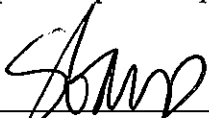
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards / Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

10/14/11

Date

Sally Barros, Senior Planner

Printed name

City of San Leandro

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
1. AESTHETICS: Would the project					
a. Have a substantial, adverse effect on a scenic vista?			X		2, 3, 4
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		2, 3, 4
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		X			2, 3, 4
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			2, 3, 4

EXPLANATION:

a,b) The proposed project site is in a relatively flat portion of the City in central San Leandro. The visual setting is characterized by one- and two-story residential, commercial office and industrial buildings. The project site has been previously graded and disturbed and is developed with a 43,200 square foot commercial office building constructed in 1965, with an associated asphalt parking lot. Surrounding land uses include a mobile home park to the south and east (Trailer Haven), single-family residential to the north, and retail and industrial businesses to the west across Washington Avenue. There is ornamental landscaping on the project site and in the project vicinity that currently provides visual buffering of views to the site from surrounding land uses. The project site is visible from Washington Avenue and from some portions of San Leandro Boulevard on the east. Distant views to and from the project site are limited due the flat topography and the presence of surrounding development. There are no designated scenic vistas or scenic resources on or adjacent to the project site or project vicinity. Accordingly, the proposed project would have no impact on scenic resources nor damage scenic resources within a state scenic highway.

c) The proposed project could change the visual character and quality of the project site, which is currently developed with a 43,200 square foot commercial office building and currently surrounded by low-rise, residential and commercial buildings. The proposed development of the project site would change the project setting by introducing a multi-family residential land use to an existing commercial land use, thereby introducing visual elements and features that would change the existing visual landscape. However, given the nature of the existing building mass changing from a single building into a cluster of low-profile groups of buildings, the proposed use will not create a significant visual impact.

d) Existing lighting at the project site is associated with on-site parking areas, as well as exterior security lighting for the office building. Surrounding light sources are characterized by low-intensity security and safety lighting on adjacent residential and commercial properties and at building entrances. The proposed project will include lighting plans to address nighttime and security lighting, however, the new residential buildings will be required to utilize lighting designs that will reduce potential light and glare impacts for neighboring uses, therefore there is no significant impact, with implementation of the mitigation measures outlined below.

Mitigation Measure #1: The applicant shall be required to go through the City of San Leandro Planned Development (PD) process to ensure that the architecture and design of the proposed project is compatible with the surrounding community, in accordance with General Plan Policy 42.04

Mitigation Measure #2: Project lighting shall be placed to reduce glare or excessive light spillage on the surrounding neighborhood. Building illumination and architectural lighting shall be indirect.

Mitigation Measure #3: Lighting adjacent to surrounding residential areas shall be shielded with cut-off luminaries.

Mitigation Measure #4: Lighting shall provide a minimum average of one-foot candles in parking lots and .25 foot candles in pedestrian areas. Maximum illumination levels shall not exceed twenty-foot candles (20 FC) at any point.

Implementation of Mitigation Measures #1 to # 4 reduce potential impacts to a less than significant level.

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
2. AGRICULTURE AND FORESTRY RESOURCES: Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	3, 4
b. Conflict with existing zoning for agricultural use, or Williamson Act contract?				X	3, 4
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)) or timberland (as defined in Public Resources Code Section 4526)?				X	3, 4
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X	3, 4
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	3, 4

EXPLANATION:

- a) The project site is currently developed with a commercial office building and asphalt parking lot and is surrounded on three sides by residential uses. The project site is not on or adjacent to any farmland. Therefore, the proposed project would not convert or have the potential to convert existing farmland to a non-agricultural use, and the proposed project would not result in an impact on important farmlands.
- b-e) The project site is not currently protected under the Williamson Act or zoned for agricultural uses. The site has been developed since 1965 with a commercial office building. Therefore, the proposed project would not result in the conversion of farmland to non-agricultural uses, and there are no impacts to agricultural resources with project implementation, therefore, no mitigation is required.

3. AIR QUALITY: Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?		X			13,14,15
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			13,14,15
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X			13, 14,15
d. Expose sensitive receptors to substantial pollutant concentrations?		X			13,14,15
e. Create objectionable odors affecting a substantial number of people?			X		13,14,15

EXPLANATION:

- a) Implementation of the proposed project would involve the demolition of a 43,200 square-foot existing commercial office building and the construction of a new 66-unit multi-family residential project. The project site is under the jurisdiction of the Bay Area Air Quality Management District's (BAAQMD) Air Quality Management Plan (AQMP). The air quality goals and policies identified in the AQMP are based on land use projections from local general plans and population growth projections. In June 2010, the BAAQMD published its California Environmental Quality Act (CEQA) Air

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
Air Quality (Continued)					
<p>Quality Guidelines to assist lead agencies in evaluating air quality impacts of projects and plans in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is currently designated as a non-attainment area for state and national ozone standards and national particulate matter ambient air quality standards largely attributed to the region's development history.</p>					
<p>b) Air pollution is largely a cumulative impact, as past, present and future development projects contribute to the region's adverse air quality. Although no single development project is sufficient in size to result in non-attainment of ambient air quality standards, a project's individual emissions contribute to existing, cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact for criteria pollutants is considerable, then the project's impact on air quality would be considered a significant impact. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable (BAAQMD, June 2010).</p>					
<p>c) The State of California is concerned about GHG emissions and their effect on global climate change. Extensive research on the effect of human activity on global climate continues to occur. Many studies have identified the link between emissions of GHG and rising global temperatures, with recent evidence presented by the United Nations Intergovernmental Panel on Climate Change (IPCC) in 2007 that finds overwhelming evidence that human activity is causing global warming. Impacts to California from this climate change could be reduced snow pack, increased risk of wildfires, increased flooding potential, and reductions in the quality and quantity of agricultural products.</p>					
<p>The Bay Area Air Quality Management District (BAAQMD) adopted thresholds that establish a significance threshold of 1,100 MT of CO₂e/year. The proposed project was evaluated utilizing the BAAQMD's June 2010 project-level CEQA guidelines for criteria pollutants and Greenhouse Gas Emissions (GHGs). Similar to regulated air pollutants, GHG emissions and global climate change also represent cumulative impacts. GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature, however, the combination of GHG emissions from past, present and future projects contribute substantially to the phenomenon of global climate change and its associated environmental impacts.</p>					
<p>Utilizing the URBEMIS 2007 computer model provided on the BAAQMD's website, the proposed project was evaluated for its project-level contributions to regional criteria air pollutants and precursors (ROG, NO_x, PM₁₀, PM_{2.5} and CO). Those results were then run through the BAAQMD Greenhouse Gas Model to quantify GHG emissions from the proposed project. That analysis determined that the proposed project would generate 1,047.55 metric tons (MT) of CO₂e/year which is below the 1,100 MT CO₂e/year threshold of significance for project-level impacts. Therefore, the proposed project is consistent with the implementing programs and regulations to achieve the statewide GHG emission reduction goals established under AB 32, the State's Global Warming Solutions Act. The proposed project will not create significant air quality impacts, and no mitigation is required.</p>					
<p>d-e) During the construction phase of the project, as demolition and construction activities occur, there will be a temporary emission of particulate matter and construction equipment exhausts. This temporary situation could create odors that may disturb sensitive receptors near the project area, such as existing residential uses, schools and hospitals in the project vicinity. For example, San Leandro Hospital is located 1,129 feet to the east, McKinley Elementary School is located 1,998 feet to the north and San Leandro High is located 2,222 feet northeast of the project site. Construction-level air-quality impacts are associated with the existence of asbestos-containing materials that were identified during an asbestos survey conducted on site. Mitigation measures to reduce construction-phase impacts have been developed by regulatory agencies and site-specific measures were included as part of the Phase I Environmental Site Assessment to reduce air quality impacts, as follows:</p>					

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
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Air Quality (Continued)

Mitigation Measure #5: Prior to demolition activities, the asbestos-containing pipe insulation, sheet vinyl floor covering, floor tile and mastic, roofing materials and transite panels should be removed in accordance with the BAAQMD's Regulation 11, Rule 2. The materials should also be removed in accordance with applicable Cal-OSHA regulations regarding asbestos related work, specifically Title 8, California Code of Regulations (CCR) Section 1529, (the Asbestos in the Construction Industry Standard). These regulations will require the use of trained personnel with appropriate medical clearance and protective equipment utilizing wet methods.

Mitigation Measure #6: The applicant shall cooperate with the appropriate regional, state and federal agencies to implement the regional Clean Air Plan and enforce air quality standards in compliance with General Plan Policy 31.01.

Mitigation Measure #7: To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to demonstrate compliance with the Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (i.e., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

Mitigation Measure #8: The applicant shall perform low-NOx tune ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

Mitigation Measure #9: Applicant will be required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbacpcd.org/eng/dl/dl108.htm>) for each regulated structure to be demolished or renovated.

Implementation of Mitigation Measures #5 to #9 reduce potential impacts to a less than significant level.

4 BIOLOGICAL RESOURCES: Would the project					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	2, 4
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	2, 4
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	2, 4

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	2, 4
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	2, 4
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?				X	2, 4

EXPLANATION:

a, b) The California Natural Diversity Database (CNDDDB) for the U.S. Geological Survey (USGS) San Leandro, Hayward, Oakland East, Oakland West, Las Trampas Ridge and Newark 7.5-minute quadrangles identifies 82 special-status plant and animal species, and four sensitive natural communities in the database. This includes species listed as rare, threatened, endangered, or proposed for listing as such, under the California and Federal Endangered Species Acts, species of special concern to California Department of Fish and Game (CDFG), and plants on the California Native Plant Society (CNPS) list 1 or 2 (considered rare or endangered within California and elsewhere). The extensive species lists generated by the CNDDDB and CNPS queries are the result of populations of sensitive species associated with freshwater wetlands and undisturbed native grasslands found within the region (primarily east of the project site); and species associated with the brackish and freshwater habitats of San Francisco Bay (approximately 8.5 miles west of the project site).

The distance to some of these known resources is less than two miles, however, the project site does not contain any sensitive environmental resources, as it has been previously graded and disturbed and developed with a commercial office building and asphalt parking lot. Plant species within and adjacent to the project site are limited to ruderal vegetation and ornamental species confined to landscaping, and introduced weedy annual grasses and forbs occurring in pavement cracks, or other highly disturbed unpaved areas. No sensitive natural communities such as vernal pools, marshes or riparian areas are present within, or adjacent to the project boundaries. Therefore, implementation of the proposed project would not result in impacts on any special-status plant or wildlife species or on any sensitive natural communities.

c-d) No "wetlands or other waters of the United States" are present within, or adjacent to the project boundaries, as the surrounding sites are almost entirely developed. Implementation of the proposed project would not result in a substantial adverse effect on any wetland protected by state or federal regulations. As the surrounding area is almost entirely developed, it does not serve as a migratory corridor for native species; nor does it provide nesting sites for wildlife species. Therefore, no further analysis is necessary.

e-f) Implementation of the project will not result in conflicts with any local tree protection ordinances. The project site and surrounding area is completely developed, and does not lie within or adjacent to an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Accordingly, there would be no impact to these resource areas, therefore, no mitigation is required.

5. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X	2, 4, 7
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5?		X			2, 4, 7
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			2, 4, 7

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
d. Disturb any human remains, including those interred outside of formal cemeteries?		X			2, 4, 7

a) Historic and archaeological resources were evaluated in the San Leandro General Plan Update EIR (November 2001). A review of historical maps indicate that the property, while currently developed with a commercial office use, was previously part of the Singer Friden Factory property, but that previous use has since been demolished. Prior to that, the site was previously occupied by orchard trees until the early 1950's when it was used by Singer-Friden for parking and/or storage. The existing two-story building was constructed for research and development by Singer-Friden in approximately 1965. Although the site was part of the Singer-Friden facility, the project site was never used as part of the manufacturing process. No recognized environmental conditions (RECs) were identified during the Phase I ESA (Secor, 2007). A review of the 1950 and 1957 Sanborn maps identified the site as having been used for automobile parking adjacent to the Friden Calculating Machine Company, which was previously located northwest of the site. A gas and oil (service station) was previously located east of the project site. There are no other remnants of the site's previous use existing on this parcel. Therefore, there are no historic structures on the project site and no impacts to buildings or resources that could have historic status.

b - d) Based on an evaluation of the environmental setting and features associated with known sites, Native American cultural resources in this part of Alameda County are found in many areas adjacent to water resources, like the bayshore or intermittent and perennial watercourses. The proposed project area is on a broad alluvial plain that is marginal to the bayshore. For this reason it is unlikely that unrecorded Native American cultural resources exist on the project site. Although the project site does not contain recorded Native American or historic-period archeological resources, there remains a low possibility of encountering Native American and cultural archaeological or human remains during site disturbance. However, construction-phase demolition and re-building activities could result in ground disturbance that would cause a substantial, adverse change in the significance of an unknown archeological resource.

Mitigation Measure #10: The applicant shall cease any grading or construction activities and shall consult with appropriate representatives of the Native American Heritage Commission if human remains are discovered, in accordance with State Law and Section 7050.5 of the Health and Safety Code, Section 15064.5 (e) of the State CEQA Guidelines and Section 5097.98 of the Public Resources Code.

Implementation of Mitigation Measure #10 reduces potential impacts to a less than significant level.

6. GEOLOGY/SOILS: Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		X			5, 6, 7, 8
ii) Strong seismic ground shaking?		X			5, 6, 7, 8
iii) Seismic-related ground failure, including liquefaction?		X			5, 6, 7, 8
iv) Landslides?			X		5, 6, 7, 8
b. Result in substantial soil erosion or the loss of topsoil?		X			5, 6, 7, 8
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			5, 6, 7, 8
d. Be located on expansive soil, as defined in Table 18.1.B of UBC (1994), creating substantial risks of life or property?		X			5, 6, 7, 8

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X		5, 6, 7, 8

EXPLANATION:

a) i. A soils report was prepared for the proposed project by Terrasearch, Inc. (May 11, 2009). The subject site is located within the Coast Ranges geomorphic province and consists of a belt of sedimentary, volcanic, and metamorphic rocks, which extend from southern California to Oregon. The site is west of the Hayward Fault Zone and is not located within any California Geological Survey (CGS) hazard zone with respect to fault rupture or landsliding. However, the site is located in an area zoned for liquefaction hazard, according to the CGS Seismic Hazard Zone map for the San Leandro Quadrangle. The nearest active fault to the project is the Hayward fault, approximately 1.4 miles to the northeast; the Calaveras, approximately 10 miles to the northeast; and the San Andreas, approximately 16.7 miles to the southwest. Since fault lines are not within the site or project towards the site, the possibility of surface fault rupture is negligible within the subject property.

ii, iii. During a major earthquake on a segment of one of the nearby faults, strong ground shaking is expected to occur at the project site. Ground shaking is a complex concept related to velocity, amplitude and duration of earthquake vibrations. Damage from ground shaking is caused by the transmission of earthquake vibrations from the ground to the structure. The most destructive effects of an earthquake are usually seen where the ground is unstable and structures are poorly designed and constructed. In 2002, the U.S. Geologic Survey (USGS) predicted a 62 percent probability of a magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Area by the year 2032. The project site is also within a designated liquefaction hazard zone. Strong shaking during an earthquake can result in ground failure such as that associated with soil liquefaction, lateral spreading and cyclic densification. Due to the nature of the subsurface materials, the site is susceptible to liquefaction, differential seismically-induced settlement and/or ground lurching. The site will experience strong ground shaking associated with a large earthquake on the Hayward, Calaveras, and/or San Andreas Faults. Based on recent geological studies in the area, potentially significant geologic impacts could occur on the project site, therefore, mitigation of potential liquefaction hazards is required with project implementation.

Mitigation Measure #11: The City of San Leandro has incorporated the 2009 International Building Code into its municipal building code (Title 7, Chapter 7-5). The project applicant would be required to comply with all applicable State and City regulations to address potential geologic hazards associated with the proposed project, including ground shaking and liquefaction. Geotechnical and seismic design criteria must conform to engineering recommendations in accordance with the seismic requirements of the 2009 California Building Code (Title 24) and any amendments adopted in the San Leandro Municipal Code. Additionally, because the project site is in a liquefaction Seismic Hazard Zone, the project applicant will be required to comply with the guidelines set forth by California Geological Survey Special Publication 117.

iv. The project site is nearly flat, and there are no hilly areas immediately adjacent to the project site. The site is at an elevation of approximately 52 feet above mean sea level (AMSL). The topographic gradient is southwest towards San Francisco Bay. The site consists of a previously developed parcel that was paved over in 1965 with an asphalt parking lot and a 43,200 square foot commercial office building. The site is underlain by alluvium consisting of interbedded clay, sand and gravel. The site is not associated with significant slopes, and there are no adjacent hillsides. Therefore, the proposed project would not create potential impacts associated with landslides, mudflows or other mass soil movements.

b) The proposed project would consist of grading and trenching activities that could create effects on water quality as a result of erosion. Because the project site exceeds one acre in size, the project applicant would be required to apply for coverage under the State General Construction Permit in order to comply with federal National Pollutant Discharge Elimination System (NPDES) requirements, in accordance with the State Water Resources Control Board (see Section VIII, Hydrology and Water Quality). The applicant would be required to develop and implement a Storm Water Prevention Plan (SWPPP) to reduce potential erosion and subsequent sedimentation of storm water runoff. The SWPPP would include Best Management Practices (BMPs) to control erosion associated with grading, trenching and other ground surface disturbance. Additionally, all construction activities will be required to comply with Chapter 18 of the San

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
Geology/Soils (continued)					
<p>Leandro Municipal Code regulating excavation activities and the construction of foundations and retaining walls, as well as the San Leandro Grading Ordinance regulating grading activities, drainage and erosion control. Therefore, compliance with the NPDES permit process and the California Building Code requirements would minimize potential impacts from erosion during and after project construction and would ensure that potential geology and soils impacts are less than significant.</p>					
<p>Mitigation Measure #12: Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the City of San Leandro Building and Engineering Departments. The BMP shall be reviewed and approved by the City's Engineering Department prior to the issuance of a Grading Permit.</p>					
c-d)	<p>According to the soils report prepared by Terrasearch (May, 2009), the project site is located in the San Leandro Valley of Alameda County and the site is generally flat and level, with a slight downslope towards the southeast. The northeast end of the site is an enclosed, paved area used for long-term parking and equipment storage. The center and southwest end of the site is occupied by an existing office building with paved parking and planter areas with trees and low shrubs surrounding the building on three sides. The geology of the area consists of fine-grained dominated soil sequences interbedded with coarse-grain dominated soil sequences. Based on field exploration, the subsurface conditions encountered appear typical of those found in the geologic vicinity and include a layer of pavements less than 1 foot thick, overlying a layer of black, stiff to very stiff, moderately plastic clay, extending to approximately 3 ½ feet below the pavement surface. Beneath the black clay, borings encountered a layer of brown, stiff, low to moderate-plasticity clay with traces of fine sand, extending to approximately 8 feet below grade. This layer is overlain by a layer of olive-brown to light brown, stiff, low plasticity sandy clay extending to approximately 13 to 18 feet. Groundwater was encountered at between 27 to 28.5 feet and fluctuations in the groundwater table can be expected with changes in seasonal rainfall, urbanization and construction activities at or in the vicinity of the site. Lateral spreading occurs when sloping ground or ground near a free face is underlain by a liquefied layer and begins to slide downslope or towards the free face. There is no free face close to the site and the slope of the site is not sufficient to cause lateral spreading within the site. An acceptable degree of soil stability would be achieved for expansive, liquefaction-prone and compressible soils by incorporating soil treatment programs such as replacement, grouting, compaction and drainage control during the excavation and construction phases of the project in order to address site-specific soil conditions.</p>				
<p>Mitigation Measure #13: Applicant shall be required to completely remove all existing surface and subsurface structures prior to grading. If any of the following are encountered: concrete, septic tanks, gas and oil tanks, storm inlets, machinery, equipment, debris and trash, these should also be removed, with the exception of items specified by the owner for salvage. Ornamental trees to be removed should be properly grubbed to adequately remove all major root systems. In addition, all underground structures must be located on the grading plans so that proper removal may be carried out.</p>					
<p>Mitigation Measure #14: A qualified geotechnical consultant shall be required to observe the removal of subsurface structures and be notified in ample time to ensure that no subsurface structures are covered and that the root systems from grubbing operations are completely removed. If a qualified geotechnical consultant is not contracted to observe demolition and removal of existing structures, backhoe investigation in the areas of demolition shall be performed prior to commencement of mass grading.</p>					
<p>Mitigation Measure #15: The applicant shall be required to excavate, remove and recompact potentially liquefiable soil. In-site ground densification, for example, compaction with vibratory probes, dynamic consolidation, compaction piles, compaction grouting, etc., shall be conducted. Ground modification techniques, such as permeation grouting, columnar jet grouting, deep soil mixing, stone columns, gravel or other drains shall be implemented, and deep foundations shall be put in place to mitigate potential liquefaction-induced settlement impacts.</p>					

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
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Geology/Soils (Continued)

Mitigation Measure #16: Following any required stripping and removal of any loose and/or soft soil and undocumented fills, the top eight inches of exposed native ground for fill areas shall be scarified, moisture conditioned as necessary, and compacted to a minimum relative compaction of 90% at a moisture content of at least 2 percent above optimum, as determined by ASTM D1557-07 Laboratory Test Procedure.

Mitigation Measure #17: All recommendations set forth in the May 11, 2009 Geotechnical Investigation shall be followed to ensure proper site preparation and grading of the project site is implemented, including adherence to Best Management Practices (BMPs).

Implementation of Mitigation Measures #11 to #17 reduce potential impacts to a less than significant level.

- e) ~~No septic tanks or leach field systems are proposed as part of the project, but rather wastewater disposal would be handled through the sanitary sewer system. Therefore, no significant impact will occur.~~

7. GREENHOUSE GAS EMISSIONS: Would the project...

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		13, 14, 15
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X		13, 14, 15

EXPLANATION:

a,b) The State of California is concerned about GHG emissions and their effect on global climate change. Extensive research on the effect of human activity on global climate continues to occur. Many studies have identified the link between emissions of GHG and rising global temperatures, with recent evidence presented by the United Nations Intergovernmental Panel on Climate Change (IPCC) in 2007 that finds overwhelming evidence that human activity is causing global warming. Impacts to California from this climate change could be reduced snow pack, increased risk of wildfires, increased flooding potential, and reductions in the quality and quantity of agricultural products.

The Bay Area Air Quality Management District (BAAQMD) adopted thresholds that establish a significance threshold of 1,100 metric tons (MT) of CO₂e/year. The proposed project was evaluated utilizing the BAAQMD's June 2010 project-level CEQA guidelines for criteria pollutants and Greenhouse Gas Emissions (GHGs). Similar to regulated air pollutants, GHG emissions and global climate change also represent cumulative impacts. GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature, however, the combination of GHG emissions from past, present and future projects contribute substantially to the phenomenon of global climate change and its associated environmental impacts.

Utilizing the URBEMIS 2007 computer model provided on the BAAQMD's website, the proposed project was evaluated for its project-level contributions to regional criteria air pollutants and precursors (ROG, NO_x, PM₁₀, PM_{2.5} and CO). Those results were then run through the BAAQMD Greenhouse Gas Model to quantify GHG emissions from the proposed project. That analysis determined that the proposed project would generate 1,047.55 MT of CO₂e/year which is below the 1,100 MT CO₂e/year threshold of significance for project-level impacts. Therefore, the proposed project is consistent with the implementing programs and regulations to achieve the statewide GHG emission reduction goals established under AB 32, the State's Global Warming Solutions Act. The proposed project will not create significant Greenhouse Gas emissions/air quality impacts, therefore no mitigation is required.

8. HAZARDS AND HAZARDOUS MATERIALS: Would the project...

a. Create a significant hazard to the public or the environment through the routine transport, use, or			X		4, 7
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ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
disposal of hazardous materials?					
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		4, 7
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		4, 7
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		4, 7
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	4, 7
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	4, 7
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	4, 7
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	4, 7

EXPLANATION:

a-d) The Site was formerly part of the Singer-Friden business machine, calculator, circuit board, cash register, and sewing machine manufacturing plant from approximately 1965 through 1976. The Singer-Friden site has been identified as having soil and groundwater contaminated with a variety of chemicals including trichloroethene (TCE) and tetrachloroethylene (PCE). The majority of the contamination was limited to the former manufacturing areas which were north and west of the site, according to the Phase I Environmental Site Assessment prepared by Secor (November 5, 2007). A review of regulatory agency databases for the site and surrounding area along with a review of agency documents did not indicate the presence of any underground storage tanks (USTs) or historic USTs at the site. No significant surface staining or other evidence of illegal dumping or use of hazardous materials was noted at the site during the Secor site reconnaissance. The site has been occupied by the existing building for over 30 years, therefore, any residual agricultural chemicals for the previous orchard uses are not a significant concern. The existing building was constructed in the mid 1960's and was used by Singer-Friden for research and development only. The adjacent site has been identified as having soil and groundwater contaminated with a variety of chemicals, the majority of which was limited to the former manufacturing uses north and west of the project site. In March, 2003, the California Department of Toxic Substances Control (DTSC) issued a letter indicating that concentrations of TCE, volatile organic compounds (VOCs), chromium, and lead in on-site soils and soil gas would not pose a threat to human health or the environment and that no further remedial action is necessary at the site.

Secor (November, 2007) reviewed a report from Westinghouse Electric Corporation Industry Services Divisions documenting the removal of the PCB transformer oil in the one on-site transformer located outside the east side of the building. The action taken was that the main circuit breaker was removed and replaced with another Westinghouse type PA frame circuit breaker rated 1200 Amp trip. All breaker settings were left on the new breaker as found on the old breaker. All transformer oil was removed and the entire tank compartment was flushed with new oil. The tank was then

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
Hazards /Hazardous Materials (Continued)					
<p>vacuum filled with new clean oil and a vacuum was left on the transformer. After an EPA required 90-day reclassification period, an oil sample was taken to find the final PCB classification. The oil spill around the transformer and surrounding pad was cleared and de-contaminated. The oil that reached the ground around the pad was removed and replaced with new soil.</p>					
<p>Secor also did a pre-demolition survey of the existing office building for asbestos and lead-based paint (LBP) and found evidence of asbestos materials and isolated areas that were historically painted with LBP. Mitigation Measures regarding asbestos removal have previously been included in the Air Quality Section of this Initial Study to reduce potential impacts from asbestos-containing materials on site. None of the paint would qualify as LBP given the concentration of lead in paint observed. Based on the Phase I ESA, no recognized environmental conditions (RECs) have been identified in connection with the site, and no further mitigation is necessary.</p>					
e-f)	There are no airports or airstrips in the vicinity of the project site. Oakland International Airport is approximately 2 miles northwest of the project site and Hayward Executive Airport is approximately 4 miles to the southeast.				
g)	The project would not alter existing emergency response procedures, nor impose a substantial demand on emergency response personnel. Accordingly, the proposed project would not impair implementation or interfere with emergency response in the project vicinity and therefore have no impact.				
h)	The project site is in an urbanized setting, remote from wildlands. Therefore, safety hazards from wildland fires would have no impact on the proposed project, therefore, no mitigation is required.				
9. HYDROLOGY/WATER QUALITY: Would the project result in:					
a.	Violate any water quality standards or waste discharge requirements?		X		4, 5, 8
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?			X	4, 5, 8
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		4, 5, 8
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X		4, 5, 8
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X		4, 5, 8
f.	Otherwise substantially degrade water quality?			X	4, 5, 8
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map (FIRM) or other flood hazard delineation map?			X	4, 5, 8

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	4, 5, 8
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?		X			4, 5, 8
j. Inundation by seiche, tsunami, or mudflow?				X	4, 5, 8

EXPLANATION:

a) The site is currently developed with a two-story commercial office building and associated asphalt parking lot. Currently, site runoff releases into on-site catch basins and then into storm drains ultimately discharging into the San Leandro Watershed and the San Pablo Bay subbasin. The City of San Leandro Municipal Code regulates the discharge of storm water and the potential for pollutant transport to water resources through Title 3: Health and Safety, Chapter 3-15 Storm Water Management and Discharge Control. Chapter 3-15 requires the best management practices (BMPs) for new development and redevelopment and compliance with BMPs where BMP guidelines or requirements have been adopted by any federal, state, regional and/or City agency (Section 3-15-215 – Reduction of Pollutants in Storm Water). Additionally, storm water dischargers are regulated through Title 7: Maps, Buildings, and Subdivisions, Chapter 1-12 Grading, Excavations and Fills.

Mitigation Measure #18: Prior to issuance of a grading permit, the project applicant must prepare and implement an erosion and sediment control plan (ESCP) including interim and permanent erosion and sediment control measures and a pollutant control plan (PCP).

Mitigation Measure #19: Prior to issuance of a grading permit, the project applicant shall file the required documentation to the State Water Resources Quality Board and prepare a Storm Water Pollutant Prevention Plan (SWPPP) which will be reviewed and approved by the City Engineer. The City Engineer must conduct inspections prior to issuing a certificate of occupancy, to ensure that requirements are complied with.

Mitigation Measure #20: The applicant will comply with applicable waste discharge requirements and municipal code requirements including preparation of a SWPPP for construction activities and compliance with the Alameda Countywide Clean Water Program (ACCWP). These permit programs are designed to prevent violation of water quality standards through mitigation and control of pollutant transport in storm water runoff and infiltrating waters. The City of San Leandro Municipal Code ensures that permit conditions are met.

The applicable water quality objectives and standards for the San Pablo Bay sub-basin is listed in the San Francisco Bay Basin Water Quality Control Plan Basin (Basin Plan) prepared by the Regional Water Quality Control Board (RWQCB) in compliance with the federal Clean Water Act (CWA) and the State Porter-Cologne Water Quality Control Act. Section 303(d) of the CWA requires that the states make a list of waters that are not attaining standards after the technology-based limits are put into place. For waters on this list, the states are to develop total maximum daily loads or TMDLs. TMDLs are established at the level necessary to implement the applicable water quality standards. The proposed project would be subject to existing TMDLs that are considered protective of water quality. Consequently, the proposed project would not violate water quality standards or waste discharge requirements and the impacts would be less than significant.

b) Regional groundwater in the San Leandro area generally follows topography, moving from areas of higher elevation in the east towards lower elevations in the southwest. Groundwater is expected to be encountered at a depth ranging from 20 to 30 feet below ground surface (bgs). Groundwater is expected to flow in a direction consistent with local topography, to the southwest, towards San Francisco Bay. The project site is now graded and disturbed and developed with a commercial office building. The proposed project would replace a commercial land use with a 66-unit multi-family residential development. Consequently, the proposed project would not result in a significant increase in impervious surfaces, since the site was previously graded and developed. Therefore, impacts to groundwater recharge will not be significant.

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
Hydrology/Water Quality (Continued)					
<p>The majority of water supplies serving the City of San Leandro are obtained from the East Bay Municipal Utilities District (EBMUD). The proposed project would not include development of any groundwater supply wells and would rely on EBMUD water supplies. About 90 percent of EBMUD water supplies are surface water resources from the Mokelumne River system with the rest from runoff from local watersheds to terminal reservoirs, such as Lake Chabot (EBMUD 2005). With implementation of the proposed project, there would be a replacement of one type of land use (commercial office) with another type of land use (residential development). Intensity of development would be similar to existing conditions, resulting in no net change in groundwater recharge potential. As there would be no long-term impact of the project on the local groundwater table and as water supplies would not involve local groundwater resources, there are no new wells proposed. Local groundwater table impacts would be less than significant.</p>					
c-f)	<p>The site is currently flat and covered by a two-story 43,200 square foot commercial office building with an associated asphalt-paved parking lot and areas of site landscaping. Light rainfall is absorbed by the ground and heavy or sustained rainfall flows over the surface to the adjacent street where it enters an existing storm drain system with an ultimate discharge into the San Francisco Bay. The proposed project includes impervious surfaces that will increase the rate and amount of runoff from the site. Mitigation measures #19 and #21 will ensure that the project will not exceed the capacity of the storm drain system or result in flooding and that run off from the site is not a substantial source of pollution or silt.</p> <p>Mitigation Measure # 21: Applicant shall be required to demonstrate adequacy of the existing storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, upgrade the storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, or meter run-off from the site so that it leaves the site at the same rate as it currently does.</p> <p>Mitigation Measure #22: To reduce imperviousness, the applicant shall minimize use of concrete walks and hardscape areas. Planters and landscape areas shall be maximized and bioswales, paver blocks, decomposed granite and other alternative pavement materials will be utilized to promote groundwater recharge.</p>				
g-h)	<p>The property is not identified as being located within a Federal Emergency Management Agency (FEMA) 100-year floodplain. Therefore, there would be no impacts of or to the 100-year floodplain.</p>				
i)	<p>In the case of upset conditions, portions of San Leandro may be subject to flooding as a result of the failure of the Lake Chabot dam. When a dam fails, a large quantity of water flows downstream. Construction flood protection precautions are necessary where damages may originate with floods. Therefore, impacts are potentially significant and mitigation is required.</p> <p>Mitigation Measure #23: The applicant shall comply with the applicable City of San Leandro Engineering and Building standards as part of the entitlement process to ensure that new construction is designed to minimize the potential for damage from flooding.</p>				
j)	<p>Tsunamis are large sea waves generated by submarine earthquakes or similar large-scale, short-duration phenomena, such as volcanic eruptions, that can cause considerable damage to low-lying coastal areas. Because the project is located approximately 50 feet above mean sea level (AMSL), not along an exterior coast, and over one mile inland from San Francisco Bay, it would not be subject to tsunami inundation. Therefore, no impact would result, and no further analysis is required.</p> <p>Seiches are waves caused by large-scale, short-duration oscillation of confined bodies of water (such as reservoirs and lakes) during earthquakes that may damage low-lying adjacent areas, although not as severely as a tsunami. The closest enclosed body of water that could result in earthquake-induced seiche is Lake Chabot, over 6 miles upstream of the project site. Furthermore, there have never been any documented impacts from seiches at Lake Chabot. Therefore, the project site is not subject to seiche risk. There would be no impact, and no further analysis is required.</p> <p>Implementation of Mitigation Measures #18 through #23 reduce potential impacts to a less than significant level.</p>				

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
10. LAND USE AND PLANNING: Would the project:					
a. Physically divide an established community?				X	1, 2, 3
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		2, 3, 4
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X		2, 3, 4
EXPLANATION:					
<p>a) The 2.85-acre project site is located near the intersection of San Leandro Boulevard and Washington Avenue in San Leandro and is identified as 2450 Washington Avenue (APN # 077D-1410-025-00 and 077D-0556-104). The project site has been previously graded and disturbed and is presently developed with a 43,200 square-foot two-story commercial office building and associated asphalt parking lot and landscaped medians. Surrounding land uses include multi-family residential development to the north, a mobile home park (Trailer Haven) to the east and south and commercial and industrial uses to the west across Washington Avenue. The proposed 66-unit residential development would complement rather than divide the established community by replacing the existing commercial office land use located in a primarily residential area with residential uses. Therefore, the proposed project would not disrupt or divide the physical arrangement of the community established by existing uses.</p> <p>b) The City of San Leandro General Plan contains various policies pertaining to land use, housing, circulation and transportation, open space, recreation and noise, which could be applicable to the proposed project. The proposed project involves the creation of a new general plan land use designation and zoning district, in order to allow for the proposed residential development to be built on a parcel that is currently zoned Professional Office "P (AU)" with a General Plan designation Office "OF". By changing the underlying zoning and general plan designation to Residential Multi-Family (RM-1800) and High Density Residential (HDR), the project will comply with applicable general plan policies and zoning requirements. As a result, the proposed project will not conflict with an applicable land use plan, policy or regulation and will therefore not have a potentially significant effect.</p> <p>c) There are no habitat conservation plans or natural community conservation plans in effect within the project area. The project site has been previously graded and disturbed, contains a commercial office development and a paved parking area and is surrounded on three sides by existing residential development (See Figure 3). Accordingly, the proposed project would not conflict with any habitat conservation or natural community conservation plans and will therefore have no impact. Therefore, no mitigation is required.</p>					
11. MINERAL RESOURCES: Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	1, 4, 9
b. Result in the loss of availability of a locally, important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	1, 4, 9
EXPLANATION:					
<p>a, b) The State legislation protecting mineral resource zones is the Surface Mining and Reclamation Act of 1975. Part of the purpose of the act is to classify mineral resources in the State and to transmit the information to local governments which regulate land use in each region of the State. Local governments are responsible for designating lands that contain regionally-significant mineral resources in local general plans to assure resource conservation in areas of intensive competing land uses. The law has resulted in the preparation of Mineral Land Classification Maps delineating Mineral Resource Zones (MRZ) 1 through 4 for aggregate resources (sand, gravel and stone).</p>					

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
<p>The project area is classified by the California Geological Survey as MRZ-1, a Mineral Resource Zone for which there is adequate information to indicate there are no aggregate mineral resources present. Consequently, there would be no impact on mineral resources with project implementation and no mitigation measures are required.</p>					
<p>12. NOISE. Would the project result in:</p>					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			4, 10
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X			4, 10
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X			4, 10
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			4, 10
e. For a project located within an airport land use plan or where such a plan has not been adopted within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	4, 10
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	4
<p>EXPLANATION:</p>					
<p>a-d) Development of the project site with a 66-unit residential subdivision will bring new sensitive receptors into the project area. Existing ambient noise in the vicinity of the project site is predominantly due to vehicular traffic along San Leandro Boulevard and Washington Avenue. Noise is also generated by the BART train which transects the city and is located 411 feet west of the project site. An acoustical study was prepared for the project that quantified the noise environment at the project site and provided recommended mitigation measures to ensure that the proposed project is in compliance with City and State standards (Charles M. Salter Associates, Inc., September 24, 2008). To quantify the existing noise environment, three continuous long-term 144-hour (L1 through L2) and four short-term, 15-minute (S1 through S6) noise monitor measurements between July 1 and July 3, 2008 were taken.</p> <p>In accordance with the City of San Leandro Noise Element, the proposed project must strive to maintain an exterior noise level of no more than 60 dB Ldn (day-night average sound level) in residential areas.</p> <p>After project build-out, exterior noise levels were projected to be approximately 67 dB at the pool area. As stated in the City's Noise Element, the city acknowledges that some areas of San Leandro are exposed to exterior noise levels above an Ldn of 60 dB and states that noise abatement features should be included to benefit these areas. The pool area is surrounded by a six-foot high sound-rated fence which serves to reduce exterior noise levels at the pool area. To meet interior noise levels and the associated Building Code DNL 45 dB requirement, it will be necessary for some of the facades to be sound rated. As a result, the minimum STC3 ratings will be needed at some of the project's exterior windows and doors.</p>					

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
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Noise (Continued)

Mitigation Measure #24: To meet Building Code DNL 45 dB requirements, it will be necessary for some of the building facades to be sound rated, as indicated in Figure 2 of the September 24, 2008 Acoustical Study prepared by Charles M. Salter Associates, Inc. STC ratings for selected assemblies shall be based on laboratory testing performed in accordance with ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. A typical construction-grade 1-inch insulated, dual-pane window achieves an STC rating of approximately 28 to 30.

Implementation of Mitigation Measure #24 reduces potential noise impacts to a less than significant level.

e-f) The proposed project is not located within the vicinity of a public airport or private airstrip. Oakland International Airport is located approximately 2.1 miles northwest of the project site. The project site is slightly outside the airport's general referral area and well outside the designated noise zone.

POPULATION/HOUSING: Would the project					
a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		1, 2, 3, 4
b. Displace substantial number of existing housing, necessitating the construction of replacement housing elsewhere?				X	1, 2, 3, 4
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	1, 2, 3, 4

EXPLANATION:

a) The proposed project includes the development of a 66-unit residential housing project, with 135 surface parking spaces. The State is required to allocate the region's share of the statewide housing need to local Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. In the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) serves as the region's COG. Housing element law requires the COG, or ABAG, to develop a Regional Housing Need Plan (RHNP). The plan describes the region's allocation method and the actual allocation of housing need to the cities and counties within the region. This document serves as the Bay Area's Regional Housing Need Plan. The RHNP takes such factors as job growth, water and sewer capacity, land availability, and transit into account as it assigns each city's housing assignment. According to state law, the regional housing needs plan is to promote the following objectives: 1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; 2. Facilitate infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and 3. Improve intra-regional relationship between jobs and housing. ABAG breaks the RHNP allocation assignment down into four income categories to ensure that each city plans for all economic segments. San Leandro's assignment is 1,630 housing units for the time period 2007 to 2014. This project, while increasing the residential population of the city and causing some new growth, has the overarching benefit of helping the city meet its RHNP as required by state law through in-fill housing development, therefore, no mitigation is required.

b-c) The proposed project would include development on a parcel that is currently developed with commercial office uses and parking and that has been previously graded and disturbed. No housing units are currently located on the site. The construction of replacement housing would not be necessary since no housing units or residents will be displaced with project implementation.

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
14. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?					
a. Fire Protection?		X			1, 4, 16
b. Police Protection?		X			1, 4, 16
c. Schools?		X			1, 4, 16
d. Parks?		X			1, 4, 16
e. Other public facilities?		X			1, 4, 16

EXPLANATION:

a-b) Implementation of the proposed project would result in an increase in residents, as the existing commercial office use is replaced with a multi-family residential development. This change in underlying land use may necessitate the acquisition of new or additional equipment and hiring of additional personnel in order to adequately maintain acceptable standards of fire and police protection.

Mitigation Measure #25: The applicant shall incorporate lighting, landscaping and other design features that reduce the potential for crime and facilitate rapid response to emergency calls in accordance with General Plan Policy 45.06.

c) The proposed project could necessitate the expansion or construction of new school facilities which could result in a potentially significant impact. In January 2008, the San Leandro Unified School District issued a report titled, "2008 Developer Fee Justification Study." Pursuant to California Education Code Section 17620, the school district is allowed to assess fees on new residential construction to fund the construction of new school facilities. The school district hired a consultant (SchoolWorks) to review demographic trends in the school district and develop a justification for the fee the school district charges developers for new development. The study found that there currently exists a reasonable relationship between new residential development and the need for additional school facilities in the San Leandro Unified School District. To the extent that this relationship exists as demonstrated in the report, the school district is authorized for levying developer fees as authorized by Education Code Section 17620. In their approval of the new developer fees, the school district made the following findings:

" a) the purpose of the fees adopted and confirmed in this resolution is to fund the construction or reconstruction of school facilities; b) these fees will be used to fund the construction or reconstruction of school facilities needed to reduce overcrowding which exists in the District and impairs the normal functioning of educational programs; c) the overcrowding to be reduced by use of these fees exists because the enrollment project to result from continuing residential, commercial , or industrial construction exceeds the capacity of the District to provide adequate housing; d) the amount of fees to be paid pursuant to this resolution bears a reasonable relationship and is limited to the needs of the community for elementary or high school facilities and is reasonably related and limited to the need for schools caused by residential, commercial or industrial construction, and ; e) the amount of fees to be paid pursuant to this Resolution does not exceed the estimated reasonable costs of providing for the construction or reconstruction of school facilities necessitated by the construction projects from which the fees are to be collected. And be it further resolved, that the board adopts and levies the following fees upon any construction within the boundaries of the District for the construction or reconstruction of school facilities: A) \$2.97 per square foot of all assessable residential space as defined by Government Code Section 65995(b)(1)."

The school district is limited by State law to a maximum fee of \$3.52 per square foot feet of residential development. The fees collected may be used for purchase or lease of interim school facilities, for purchase of lease land for school facilities, for construction modernization and reconstruction of school facilities, and for design, permit fees and school furniture.

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
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Public Services (Continued)

California State Assembly Bill 2926-School Facilities Act of 1986. In 1986, AB2927 was enacted by the State of California authorizing entities to levy statutory fees on new residential and commercial development in order to pay for school facilities. AB 2926, entitled the "School Facilities Act of 1986", was expanded and revised in 1987 through passage of AB1600, which added section 660000 et seq. of the Government Code. Under this statute, payment of statutory fees by developers would serve as total CEQA mitigation to satisfy the impact of development on school facilities.

California Senate Bill 50 (SB 50). The passage of SB 50 in 1998 defined the Needs Analysis process in Government Code Sections 65995.5 to 65998, thus providing the requirements that a school district must articulate when identifying expansion programs. Under the provisions of SB 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of developments. The fees- referred to as Level One fees-are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses. Level Two fees require the developer to provide one-half of the costs of accommodating students in new schools, while the state would provide the other half. Level Three fees require the development to pay the full cost of accommodating the students in new schools and would be implemented at the time the funds available from Proposition 1A (approved by the voters in 1998) are expended. School districts must demonstrate to the state their long-term facilities needs and costs based on long-term population growth in order to qualify for this source of funding. However, voter approval of Proposition 55 on March 2 2004, precludes the imposition of the Level Three fees for the foreseeable future. Therefore, once qualified, districts may impose only Level Two fees as calculated according to SB 50.

Mitigation Measure #26: The applicant shall pay all developer fees required by the San Leandro Unified School District school at the time of building permits.

- d) The proposed project could also necessitate the expansion or construction of park-related resources which could result in a potentially significant impact. Because the proposed project could result in greater population at the project site, it is expected that demand for parks and recreational facilities could increase. Depending on the existing use and condition of local parks and related recreational facilities, the proposed project could necessitate the expansion or construction of park related resources which could result in a potentially significant impact.

Mitigation Measure #27: The applicant shall pay an impact fee and/or dedicate parkland to offset the increase in park needs resulting from the proposed project. Where on-site parkland is dedicated, it should be improved, maintained, and accessible to the general public in accordance with General Plan Policy 22.02.

Implementation of Mitigation Measures #25 to #27 reduce potential impacts to a less than significant level.

15. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X			3, 4
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	3, 4

EXPLANATION:

- a) Because the proposed project could result in greater population at the project site, it is expected that demand for parks and recreational facilities could increase. Depending on the existing use and condition of local parks and related recreational facilities, the proposed project could necessitate the expansion or construction of park related resources which could result in a potentially significant impact. Mitigation, such as payment of an impact fee or parkland dedication has been addressed by Mitigation Measure #27 on page 20 if the Initial Study (see above.)

Implementation of Mitigation Measure #27 (above) reduces potential impacts to a less than significant level.

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
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Recreation (continued)

b) No recreation facilities are proposed with this project.

16. TRANSPORTATION/ TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X		4, 17, 18
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X		4, 17, 18
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X		4, 17, 18
d. Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		4, 17, 18
e. Result in inadequate emergency access?			X		4, 17, 18
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X		4, 17, 18

EXPLANATION:

a-f) Implementation of the proposed project would replace an existing commercial office use with 66-unit multi-family residential units. As evaluated by the City's Engineering Department, the existing use generates 67 AM peak hour trips and 64 PM peak hour trips, with a total of 476 daily trips. The proposed project will result in the replacement of residents and visitors to the project site over current commercial office. The proposed 66 units will generate 33 AM peak hour trips and 41 PM peak hour trips, with a total of 444 daily trips. Accordingly, the proposed change in use will result in a net decrease in traffic generated from the project site. As a result, the number of project-related trips would be expected to a corresponding decrease in demand on the local and regional transportation network. The traffic generated by the proposed project would, therefore, not significantly contribute to congestion at local intersections or exceed established levels of service on the surrounding network. The City's Engineering Department evaluated the proposed project using the Institute of Transportation Engineers, *ITE Trip Generation Model*, 7th Edition (November, 2003) and determined that the project will not create potentially significant transportation / circulation impacts, and no mitigation is required. The proposed project would replace an existing commercial office use with a multi-family residential development project. No aircraft use is required for operation or construction of the proposed development. As such, the proposed project would not lead to an increase in air traffic and would have no impact on this mode of travel.

17. UTILITIES/SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X			3, 4, 11
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause		X			3, 4, 11

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
significant environmental effects?					
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X			3, 4, 11
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X			3, 4, 11
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X			3, 4, 11
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		3, 4, 11
g. Comply with federal, state and local statutes and regulations related to solid waste?			X		3, 4, 11

EXPLANATION:

a-g) Because the proposed project would result in greater population at the project site, it is expected that demand for public utilities would increase. Depending on the existing and planned capacities to be available, the proposed project could necessitate the alteration or construction of water, wastewater, or solid waste facilities resulting in a potentially significant impact. As a result, implementation of the proposed project could result in adverse impacts on water supply.

Mitigation Measure #28: The applicant shall promote the efficient use of existing water supplies through a variety of water conservation measures, including evaluating the potential for the use of recycled water for landscaping in accordance with Zoning Code, Article 19 and General Plan Policy 27.02.

Mitigation Measure #29: The applicant shall conserve water through the use of such measures as low-flow plumbing fixtures and water-saving appliances in accordance with General Plan Policy 27.04.

Mitigation Measure #30: The applicant shall be required to pay its fair share of the cost of improving the water, sewer, drainage and other infrastructure systems needed to serve the development through the use fees or other appropriate forms of mitigation in accordance with General Plan Policy 52.02.

Implementation of Mitigation Measures #28 to #30 reduce potential impacts to a less than significant level.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	2, 3, 4, 9
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project that are considerable when viewed			X		3, 4, 9, 15

ISSUES	POTENTIALLY SIGNIFICANT ISSUES	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)					
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		3, 4, 5, 9, 10
EXPLANATION:					
a) As discussed under the Biology section of this Initial Study, the proposed project would not affect any sensitive species or habitat. The project site has been previously graded and disturbed and developed with a commercial office building and asphalt parking lot. The project will not affect historical and architectural resources, and the potential for discovering pre-historic cultural resources is low. Therefore, the proposed project will not reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.					
b) Impacts that are individually limited but can be cumulatively considerable include impacts related to aesthetics, air quality, cultural resources, geology/soils, hydrology/water quality, noise, public services, recreation, and utilities /service systems. Mitigation measures have been incorporated to reduce these impacts to a level of less than significant.					
c) The proposed project does not have environmental effects which will cause substantial, adverse effects on human beings, either directly or indirectly, as the project site has been previously graded and disturbed and replaces a commercial office building and parking lot with 66 residential units and 135 parking spaces. Mitigation measures have been incorporated to reduce potential aesthetic/light and glare impacts that could be created by the proposed project. Additionally, mitigation measures have been included to address potential air quality, noise, geology /soils impacts and recreation impacts. Therefore, these impacts have been reduced to a level of less than significant.					
Implementation of Mitigation Measures incorporated herein reduce potential project impacts to a less than significant level.					

Sources

1. Brooks Subdivision Plans and Project Description, September 2011.
2. Field Inspections, Planning Staff, City of San Leandro, March 6, 2009, June 9, 2010 and September 30, 2011.
3. *City of San Leandro General Plan*, Adopted May 2002.
4. *San Leandro General Plan Update Draft Environmental Impact Report*, Prepared by Barry Miller, AICP, November 2001.
5. *State of California Seismic Hazard Zones, San Leandro Quadrangle*, February 14, 2003.
6. California Geological Survey, *Special Publication 117: Guidelines for Evaluating and Mitigating Seismic Hazards in California*, Adopted March 13, 1997 by the State Mining and Geology Board in Accordance with the Seismic Hazards Mapping Act of 1990.
7. *Phase I Environmental Site Assessment Report for 2450 Washington Avenue*, Prepared by Secor International Incorporated, November 6, 2007.
8. *Geotechnical Investigation on Proposed Residential Development*, Prepared by Terrasearch, Inc., May 11, 2009.
9. Stinson, M.C., M.W. Manson, and J.J. Plappert, *Mineral Land Classification: Aggregate Materials in the San Francisco – Monterey Bay Area, Part II: Classification of Aggregate Resource Areas, South San Francisco Bay Production – Consumption Region*, California Division of Mines and Geology, Special Report 146, Part II, 1983, 75 maps at scales 1:485,000, 1:250,000, 1:48,000, see Plate 2.40.

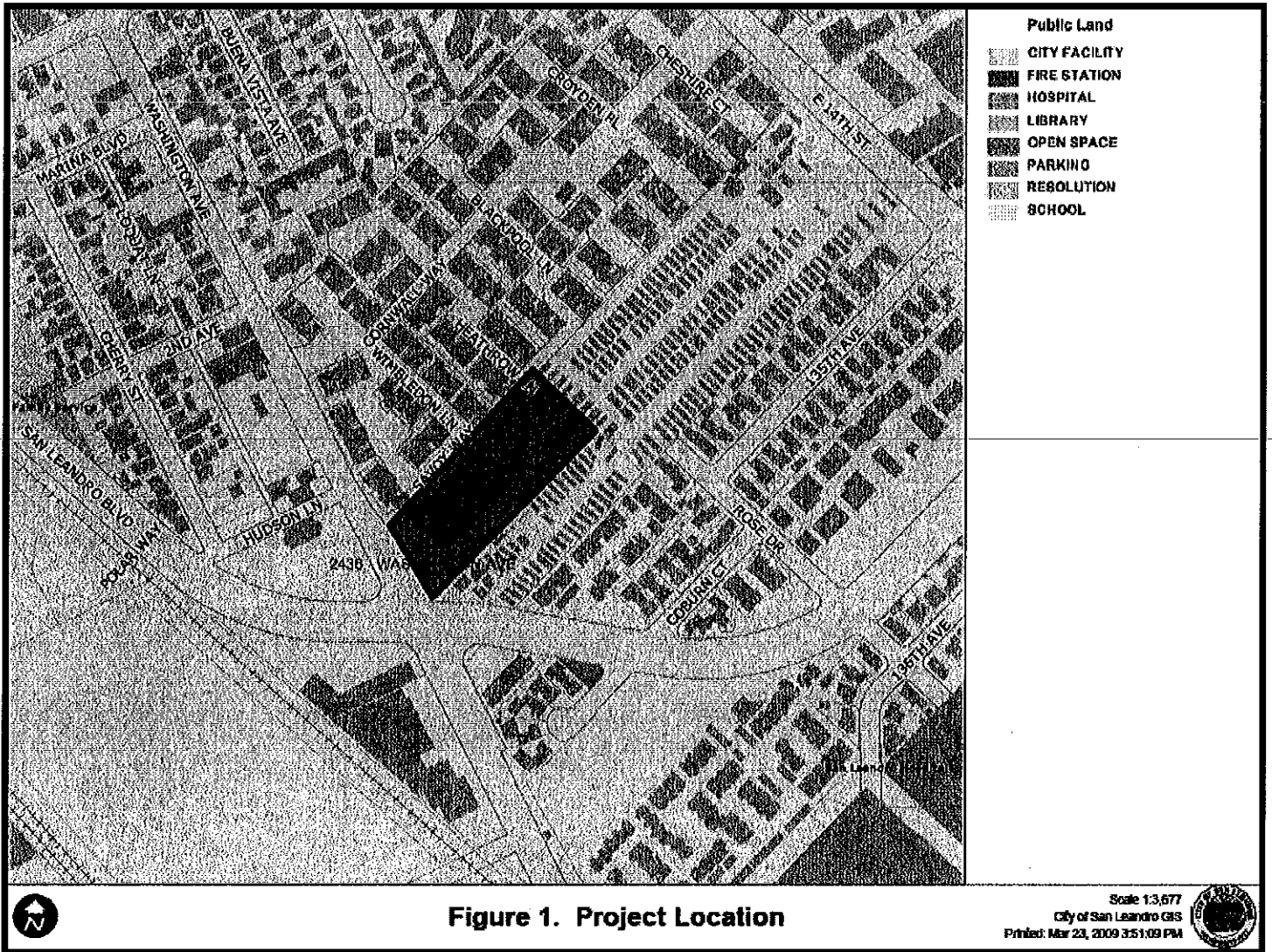
Sources (Continued)

10. *Environmental Noise Study, 2450 Washington Avenue, Prepared by Charles M. Salter Associates, Inc., September 24, 2008.*
11. *California Code of Regulations, Section 15000 et seq. State CEQA Guidelines.*
12. *CEQA and Greenhouse Gas Analysis: What's Next? By Gary Jakobs and Curtis Alling, June 16, 2009.*
13. *Technical Advisory on CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review, June 19, 2008.*
14. *Bay Area Air Quality Management District, California Environmental Quality Act, Air Quality Guidelines, June 2010.*
15. *Rimpo and Associates, URBEMIS 2007 (Version 9.24) Computer Model, available on the web at <http://www.urbemis.com>.*
16. *Association of Bay Area Governments (ABAG), San Francisco Bay Area Housing Needs Plan, 2007-2014, June 5, 2008.*
17. *Reh-Lin Chen, Traffic Engineer, City of San Leandro Engineering Department, Memo dated December 1, 2010.*
18. *Institute of Transportation Engineers, ITE Trip Generation Manual, 7th Edition, November 2003.*

ATTACHMENTS

1. Project Location (Figure 1)
2. Aerial Photograph (Figure 2)
3. Photographs of Project Site (Figures 3-6)
4. Project Site Plans

ATTACHMENT 1: Project Location (Figure 1)



ATTACHMENT 2: Aerial Photo (Figure 2)

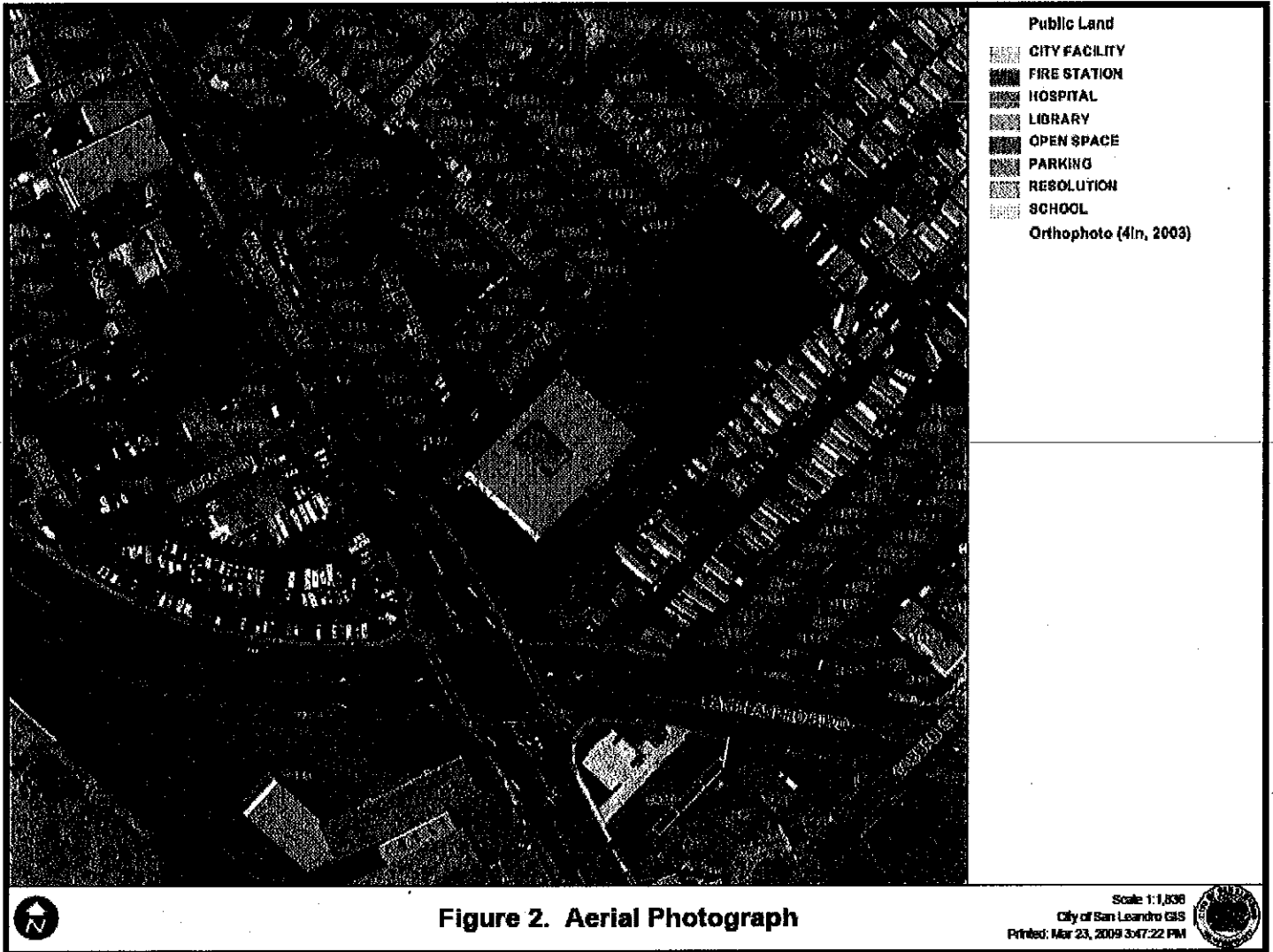


Figure 2. Aerial Photograph

ATTACHMENT 3: PHOTOGRAPHS OF PROJECT SITE



Figure 3: View of surrounding residential uses to east

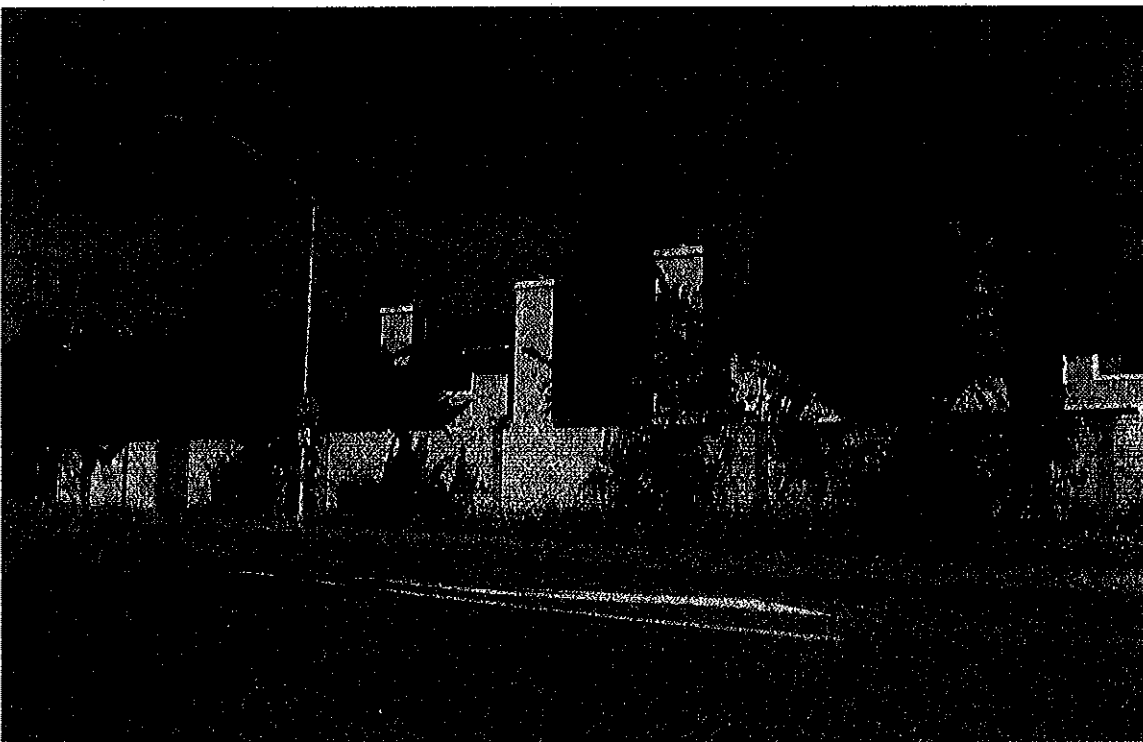


Figure 4: View of surrounding residential uses to north

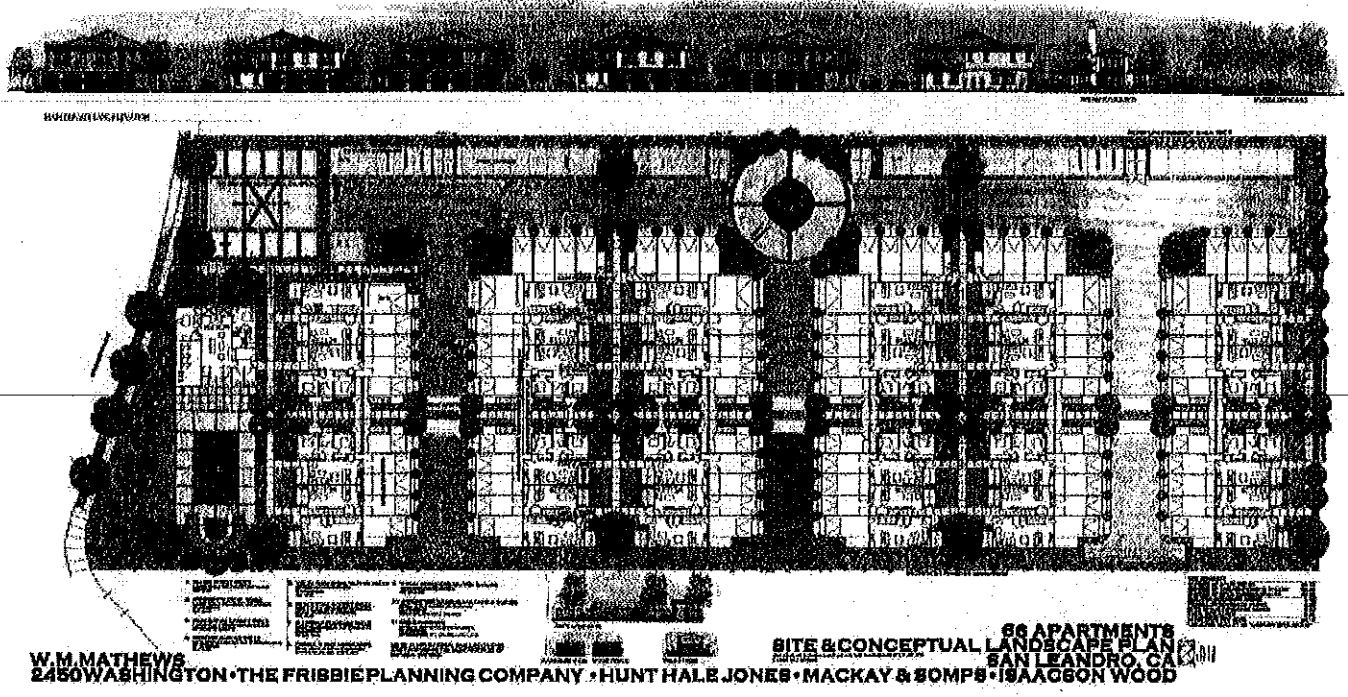


Figure 5: View of surrounding land uses to west

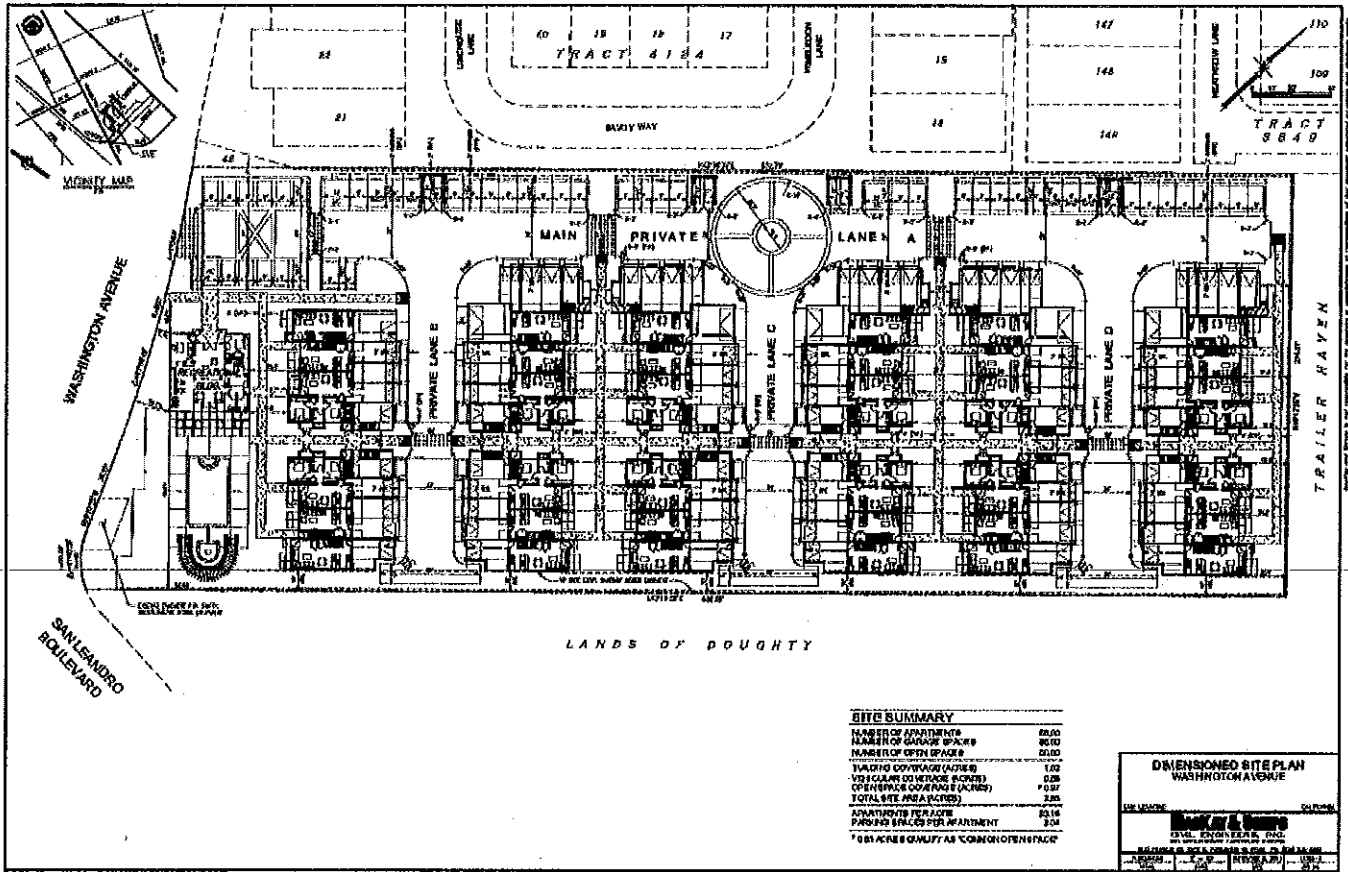


Figure 6: View of surrounding residential land use to south

ATTACHMENT 4: PROJECT SITE PLAN



Illustrative Site Plan



SITE SUMMARY

NUMBER OF APARTMENTS	8210
NUMBER OF GARAGE SPACES	8610
NUMBER OF OPEN SPACES	2100
TOTAL COVERAGE (ACRES)	1.02
VEHICULAR COVERAGE (ACRES)	0.28
OPEN SPACE COVERAGE (ACRES)	0.97
TOTAL SITE AREA (ACRES)	2.36
APARTMENTS PER ACRE	3476
PARKING SPACES PER APARTMENT	1.04
* 61 SPACES EQUAL TO 1 COMMON OPEN SPACE	

DIMENSIONED SITE PLAN
WASHINGTON AVENUE

WALKER & WALKER
CIVIL ENGINEERS, INC.
1000 BAY STREET, OAKLAND, CALIF. 94612
TEL: (415) 764-1100 FAX: (415) 764-1101

Dimensioned Site Plan



CITY OF SAN LEANDRO

MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of San Leandro finds that no significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

- I. **PROJECT NAME:** 2450 Washington Apartments (PLN 2009-00006)
- II. **PROJECT APPLICANT:** Matt Brooks, William Mathews, Inc., 4725 Thornton Avenue, Fremont, CA 94536
- III. **PROJECT LOCATION:** 2450 Washington Avenue (APN 077D-1410-025-00 and 077D-0556-104)
- IV. **PROJECT DESCRIPTION:**

The 2450 Washington Apartments is a residential multi-family project which requires a Planned Development, General Plan Amendment and Rezone development. The applicant is also requesting a Development Agreement and a Vesting Tentative Map. The subject site is located in a predominantly residential area and is a flat parcel that has been previously graded and disturbed and is presently developed with a 43,200-square foot two-story commercial office building that has been primarily used as a medical office building. Surrounding land uses include a mobile home park to the south and east (Trailer Haven), single-family residential to the north, and retail businesses to the west across Washington Avenue. The site was formerly part of the Singer-Friden business machine, calculator, circuit board, cash register and sewing machine manufacturing plant from approximately 1968 to 1976. The existing building also contains several rooftop wireless communication facilities. Access to the site is from two existing driveways on the south side of the property along Washington Avenue. The proposed project consists of a two-story 66-unit residential development, consisting of 48 two-bedroom units and 18 one-bedroom units. The overall density is proposed at 23.2 dwelling units per acre on the 2.85-acre site. The project would be comprised of a total of 12 residential buildings along three private roads and a community building along the Washington Avenue frontage. The Vesting Tentative Map is proposed as a single-lot subdivision with condominium units for each of the 12 apartment buildings. The common areas include all private roads and walkways, driveways, community building and pool, landscaping and parking areas. One-car garages are provided in groups of five. Between each pair of buildings open space and landscaping will be provided. A total of 135 parking spaces are proposed for the development, which includes one covered space per apartment with two bedroom apartments provided a second garage or open parking space and 13 spaces for guest parking (See Figure 2). The proposed project consists of a mixture of housing types, including: a 996 square-foot "townhome" product; two "flats" totaling 730 and 799 square feet; a "loft" product totaling up to 705 square feet; a 1,026-square-foot "carriage house"; a "gatehouse" consisting of 828 square feet; and the "guest apartment" totaling 204 square feet.

V. MANDATORY FINDINGS OF SIGNIFICANCE

The mitigation measures identified herein would address all potentially significant project-related impacts resulting in no significant impacts. Therefore, there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

VI. IDENTIFICATION OF ENVIRONMENTAL EFFECTS

An Initial Study conducted by the City of San Leandro (including an attached checklist) determined that the proposed project may have potential significant environmental impacts, however mitigation measures have been incorporated into the project to reduce these impacts to a less than significant level. This Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State of California Environmental Quality Act (CEQA) Guidelines.

- A. This project is considered an in-fill development and would convert land that is currently developed with a commercial office building to a residential project.
- B. 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 with a determination that the project will not have a significant impact on the environment and as long as the applicant complies with all identified mitigation measures.
- C. The project proposal includes changes to the site lighting to address nighttime and security lighting. Potential impacts related to aesthetics (lighting) can be mitigated as long as mitigation identified by staff is implemented prior to issuance of building permits. The mitigation measures are conditions of approval.
- D. During the construction of the project, there will be temporary emission of particulate matter and construction equipment exhaust. The temporary situation could create odors that may disturb sensitive receptors near the project area. Potential impacts related to air quality can be mitigated as long as mitigation identified by staff is implemented prior to issuance of Grading Permits.. The mitigation measures are conditions of approval.
- E. There is no evidence of historical or archaeological resources within the project area. Construction-phase demolition and re-building activities could result in ground disturbance that would cause a substantial, adverse change in the significance of an unknown archeological resource. Potential impacts related to cultural resources can be mitigated as long as mitigation identified by staff is implemented at such time as resources are discovered during excavation or construction activities. The mitigation measure is a condition of approval.
- F. The project area is located within the seismically-active Bay Area. Therefore, it is likely that future buildings constructed on the project site will be subject to seismic shaking and other earthquake-induced effects during their lifetime. Potential impacts

related to geology and soils can be adequately mitigated as long as mitigation identified by staff is implemented prior to issuance of Grading Permits. The mitigation measures are conditions of approval.

- G. The project has the potential to substantially alter the existing drainage patterns of the site or create runoff water which would exceed the capacity of existing or planned storm water drainage systems. Potential impacts related to hydrology, water quality, and erosion can be adequately mitigated as long as mitigation identified by staff is implemented prior to issuance of Grading Permits. The mitigation measures are conditions of approval.
- H. The project will expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance or applicable standards of other agencies. Potential impacts related to noise can be mitigated as long as mitigation identified by staff is implemented prior to issuance of building permits and/or Occupancy, as applicable. The mitigation measure is a condition of approval.
- I. The project will result in substantial impacts associated with new or physically altered governmental facilities. Potential impacts related to public services can be mitigated as long as mitigation identified by staff is implemented prior to issuance of building permits. The mitigation measures are conditions of approval.
- J. The project would increase the use of existing neighborhood and regional parks or other recreational facilities. Potential impacts related to recreation facilities can be mitigated as long as mitigation identified by staff is implemented prior to issuance of building permits. The mitigation measure is a condition of approval.
- K. The project would increase the need for onsite utility service over the existing development such as wastewater treatment. Potential impacts related to utility service can be mitigated as long as mitigation identified by staff is implemented prior to issuance of building permits. The mitigation measures are conditions of approval.

VII. SUMMARY OF MITIGATION MEASURES

Mitigation Measure #1: The applicant shall be required to go through the City of San Leandro Planned Development (PD) process to ensure that the architecture and design of the proposed project is compatible with the surrounding community, in accordance with General Plan Policy 42.04

Mitigation Measure #2: Project lighting shall be placed to reduce glare or excessive light spillage on the surrounding neighborhood. Building illumination and architectural lighting shall be indirect.

Mitigation Measure #3: Lighting adjacent to surrounding residential areas shall be shielded with cut-off luminaries.

Mitigation Measure #4: Lighting shall provide a minimum average of one-foot candles in parking lots and .25 foot candles in pedestrian areas. Maximum illumination levels shall not exceed twenty-foot candles (20 FC) at any point.

Mitigation Measure #5: Prior to demolition activities, the asbestos-containing pipe insulation, sheet vinyl floor covering, floor tile and mastic, roofing materials and transite panels should be removed in accordance with the BAAQMD's Regulation 11, Rule 2. The materials should also be removed in accordance with applicable Cal-OSHA regulations regarding asbestos related work, specifically Title 8, California Code of Regulations (CCR) Section 1529, (the Asbestos in the Construction Industry Standard). These regulations will require the use of trained personnel with appropriate medical clearance and protective equipment utilizing wet methods.

Mitigation Measure #6: The applicant shall cooperate with the appropriate regional, state and federal agencies to implement the regional Clean Air Plan and enforce air quality standards in compliance with General Plan Policy 31.01.

Mitigation Measure #7: To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to demonstrate compliance with the Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (i.e., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

Mitigation Measure #8: The applicant shall perform low-NOx tune ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

Mitigation Measure #9: Applicant will be required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbapcd.org/eng/dl/dl08.htm>) for each regulated structure to be demolished or renovated.

Mitigation Measure #10: The applicant shall cease any grading or construction activities and shall consult with appropriate representatives of the Native American Heritage Commission if human remains are discovered, in accordance with State Law and Section 7050.5 of the Health and Safety Code, Section 15064.5 (e) of the State CEQA Guidelines and Section 5097.98 of the Public Resources Code.

Mitigation Measure #11: The City of San Leandro has incorporated the 2009 International Building Code into its municipal building code (Title 7, Chapter 7-5). The project applicant would be required to comply with all applicable State and City regulations to address potential geologic hazards associated with the proposed project, including ground

shaking and liquefaction. Geotechnical and seismic design criteria must conform to engineering recommendations in accordance with the seismic requirements of the 2010 California Building Code (Title 24) and any amendments adopted in the San Leandro Municipal Code. Additionally, because the project site is in a liquefaction Seismic Hazard Zone, the project applicant will be required to comply with the guidelines set forth by California Geological Survey Special Publication 117.

Mitigation Measure #12: Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the City of San Leandro Building and Engineering Departments. The BMP shall be reviewed and approved by the City's Engineering Department prior to the issuance of a Grading Permit.

Mitigation Measure #13: Applicant shall be required to completely remove all existing surface and subsurface structures prior to grading. If any of the following are encountered: concrete, septic tanks, gas and oil tanks, storm inlets, machinery, equipment, debris and trash, these should also be removed, with the exception of items specified by the owner for salvage. Ornamental trees to be removed should be properly grubbed to adequately remove all major root systems. In addition, all underground structures must be located on the grading plans so that proper removal may be carried out.

Mitigation Measure #14: A qualified geotechnical consultant shall be required to observe the removal of subsurface structures and be notified in ample time to ensure that no subsurface structures are covered and that the root systems from grubbing operations are completely removed. If a qualified geotechnical consultant is not contracted to observe demolition and removal of existing structures, backhoe investigation in the areas of demolition shall be performed prior to commencement of mass grading.

Mitigation Measure #15: The applicant shall be required to excavate, remove and recompact potentially liquefiable soil. In-site ground densification, for example, compaction with vibratory probes, dynamic consolidation, compaction piles, compaction grouting, etc., shall be conducted. Ground modification techniques, such as permeation grouting, columnar jet grouting, deep soil mixing, stone columns, gravel or other drains shall be implemented, and deep foundations shall be put in place to mitigate potential liquefaction-induced settlement impacts.

Mitigation Measure #16: Following any required stripping and removal of any loose and/or soft soil and undocumented fills, the top eight inches of exposed native ground for fill areas shall be scarified, moisture conditioned as necessary, and compacted to a minimum relative compaction of 90% at a moisture content of at least 2 percent above optimum, as determined by ASTM D1557-07 Laboratory Test Procedure.

Mitigation Measure #17: All recommendations set forth in the May 11, 2009 Geotechnical Investigation shall be followed to ensure proper site preparation and grading of the project site is implemented, including adherence to Best Management Practices (BMPs).

Mitigation Measure #18: Prior to issuance of a grading permit, the project applicant must prepare and implement an erosion and sediment control plan (ESCP) including interim and permanent erosion and sediment control measures and a pollutant control plan (PCP).

Mitigation Measure #19: Prior to issuance of a grading permit, the project applicant shall file the required documentation to the State Water Resources Quality Board and prepare a Storm Water Pollutant Prevention Plan (SWPPP) which will be reviewed and approved by the City Engineer. The City Engineer must conduct inspections prior to issuing a certificate of occupancy, to ensure that requirements are complied with.

Mitigation Measure #20: The applicant will comply with applicable waste discharge requirements and municipal code requirements including preparation of a SWPPP for construction activities and compliance with the Alameda Countywide Clean Water Program (ACCWP). These permit programs are designed to prevent violation of water quality standards through mitigation and control of pollutant transport in storm water runoff and infiltrating waters. The City of San Leandro Municipal Code ensures that permit conditions are met.

Mitigation Measure # 21: Applicant shall be required to demonstrate adequacy of the existing storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, upgrade the storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, or meter run-off from the site so that it leaves the site at the same rate as it currently does.

Mitigation Measure #22: To reduce imperviousness, the applicant shall minimize use of concrete walks and hardscape areas. Planters and landscape areas shall be maximized and bioswales, paver blocks, decomposed granite and other alternative pavement materials will be utilized to promote groundwater recharge.

Mitigation Measure #23: The applicant shall comply with the applicable City of San Leandro Engineering and Building standards as part of the entitlement process to ensure that new construction is designed to minimize the potential for damage from flooding.

Mitigation Measure #24: To meet Building Code DNL 45 dB requirements, it will be necessary for some of the building facades to be sound rated, as indicated in Figure 2 of the September 24, 2008 Acoustical Study prepared by Charles M. Salter Associates, Inc. STC ratings for selected assemblies shall be based on laboratory testing performed in accordance with ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. A typical construction-grade 1-inch insulated, dual-pane window achieves an STC rating of approximately 28 to 30.

Mitigation Measure #25: The applicant shall incorporate lighting, landscaping and other design features that reduce the potential for crime and facilitate rapid response to emergency calls in accordance with General Plan Policy 45.06.

Mitigation Measure #26: The applicant shall pay all developer fees required by the San Leandro Unified School District school at the time of building permits.

Mitigation Measure #27: The applicant shall pay an impact fee and/or dedicate parkland to offset the increase in park needs resulting from the proposed project. Where on-site parkland is dedicated, it should be improved, maintained, and accessible to the general public in accordance with General Plan Policy 22.02.

Mitigation Measure #28: The applicant shall promote the efficient use of existing water supplies through a variety of water conservation measures, including evaluating the potential for the use of recycled water for landscaping in accordance with Zoning Code, Article 19 and General Plan Policy 27.02.

Mitigation Measure #29: The applicant shall conserve water through the use of such measures as low-flow plumbing fixtures and water-saving appliances in accordance with General Plan Policy 27.04.

Mitigation Measure #30: The applicant shall be required to pay its fair share of the cost of improving the water, sewer, drainage and other infrastructure systems needed to serve the development through the use fees or other appropriate forms of mitigation in accordance with General Plan Policy 52.02.

VIII. AGREEMENT TO IMPLEMENT MITIGATION MEASURES

By signing the line(s) provided below, the Applicant stipulates that they have read, understood and have their company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Planning Manager. Failure to sign the line(s) provided below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant's and Operator's desire that the Project be held in abeyance without approval and that the Applicant and Operator shall apply for an Environmental Impact Report.

Matthew Brooks, Wm. Mathews, Inc
(or authorized representative)

Date

IX. PERSON WHO PREPARED INITIAL STUDY:



Sally Barros, Senior Planner

Date: 10/14/11

X. REVIEW PERIOD:

The review period is from October 14, 2011 to November 14, 2011. All written comments regarding this Mitigated Negative Declaration must be received by the City of San Leandro, Planning Services Division, 835 East 14th Street, San Leandro, California 94577, no later than 4:00 p.m., November 14, 2011.

A Planning Commission meeting has been scheduled for October 20, 2011, and a City Council meeting has been tentatively scheduled for November 21, 2011. Written and oral comments may also be made during these public meetings. Final action on the Mitigated Negative Declaration and proposed project will be taken by the City Council.

COPY OF INITIAL STUDY IS ATTACHED

For additional information, please contact the City of San Leandro, Planning Services Division, 835 East 14th Street, San Leandro, CA 94577, Telephone (510) 577-3371, or e-mail sbarros@ci.san-leandro.ca.us.



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
700 Heinz Avenue
Berkeley, California 94710-2721



Edmund G. Brown Jr.
Governor

October 25, 2011

Ms. Sally Barros
City of San Leandro
Planning Services Division
835 East 14th Street
San Leandro, California 94577

Dear Ms. Barros:

Thank you for the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the 2450 Washington Avenue Project (Project), in San Leandro. The Project consists of a two-story 66-unit residential development with 48 two-bedroom units and 18 one-bedroom units in 12 residential buildings and a community building. A total of 135 parking spaces are also proposed for the development.

As you may be aware, the California Department of Toxic Substances Control (DTSC) oversees the cleanup of sites where hazardous substances have been released pursuant to the California Health and Safety Code, Division 20, Chapter 6.8. As a Responsible Agency, DTSC is submitting comments to ensure that the environmental documentation prepared for this project under the California Environmental Quality Act (CEQA) adequately addresses activities pertaining to releases of hazardous substances.

The Project Site, a portion of the Singer Friden Site, was previously used as a research facility by the Friden Calculating Machine Company, Inc. (later known as Friden, Inc. and/or the Singer Company) which operated a plant that manufactured adding machines and cash registers from the mid-1940s to 1976. The Singer Friden Site has documented groundwater contamination and a groundwater extraction and treatment system has been in operation since April 2001.

DTSC reviewed a Preliminary Endangerment Assessment (PEA) Report, submitted by Cambria Environmental Technology Inc., dated December 2002 for the Project Site. Under the PEA, 24 soil samples from 4 locations, where elevated levels of trichloroethene (TCE) in soil gas were detected during a previous investigation, were tested for volatile organic compounds (VOCs), chromium and lead. None of the PEA

Sally Barros
October 25, 2011
Page 2

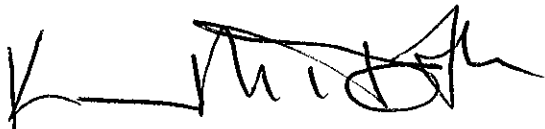
samples indicated VOCs, chromium or lead concentration that would pose a current threat to human health or the environment.

Based upon DTSC's evaluation of the PEA, the Project Site did not appear to pose a threat to human health or the environment. Therefore, DTSC determined that no further action is necessary at this time with respect to investigation and remediation of hazardous substances at the Property. In April 2009, DTSC also abandoned two groundwater monitoring wells that were installed at the Project Site.

If previously unidentified hazardous substances, sumps, underground tanks or any other structures are encountered during excavation and grading, DTSC shall be informed and they will need to be addressed as part of this project. For example, if hazardous substances were encountered, the project should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation or demolition activities, including dust levels and noise; (3) transportation impacts from the removal or remedial activities; and (4) risk of public upset should be there an accident at the Site.

If you have any questions or would like to schedule a meeting, please contact Jayantha Randeni at (510) 540-3806. Thank you in advance for your cooperation in this matter.

Sincerely,



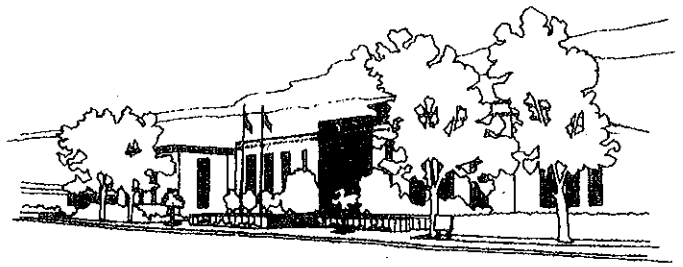
Karen M. Toth, P.E., Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P. O. Box 3044
Sacramento, California 95812-3044

Nancy Ritter
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



November 3, 2011

Karen M. Toth, P.E., Unit Chief
Brownfields and Environmental Restoration Program
700 Heinz Avenue
Berkeley, CA 94710-2721

Dear Ms. Toth,

We are in receipt of your comment regarding the Initial Study/Mitigated Negative Declaration for the proposed project at 2450 Washington Avenue, PLN2009-00006, in the letter dated October 25, 2011. In that letter, you state that the DTSC reviewed the subject site case file and found that the "Project Site did not appear to pose a threat to human health or the environment. Therefore, DTSC determined that no further action is necessary at this time with respect to investigation and remediation of hazardous substances at the Property." However, a further comment stated:

If previously unidentified hazardous substances, sumps, underground tanks, or any other structures are encountered during excavation and grading, the applicant shall inform Department of Toxic Substance Control (DTSC) and they will need to be addressed as part of this project. For example, if hazardous substances were encountered, the project should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation or demolition activities; including dust levels and noise; (3) transportation impacts from the removal or remedial activities; and (4) risk of public upset should be there an accident at the subject site.

As a response, we have added the above language as a recommended condition of approval on the project. The above comment, in its entirety, is included in the recommended Conditions of Approval, item XIV.A.

Thank you for your response to the environmental review. Please do not hesitate to contact me if you have additional questions at 510-577-3458.

Sincerely,

Sally Barros
Senior Planner
Community Development Department

Stephen H. Cassidy, Mayor

City Council:

Pauline Russo Cutter

Michael J. Gregory

Jim Prola

Ursula Reed

Diana M. Souza

Joyce R. Starosciak

Barros, Sally

From: Song Chin-Bendib [schinbendib@sanleandro.k12.ca.us]
Sent: Tuesday, October 25, 2011 1:28 PM
To: Barros, Sally
Cc: Greg Dyer; Cindy Cathey
Subject: RE: Proposed Condominiums

Sally,
We mapped out the proposed condominium site in relation to our schools in the surrounding area.
Do you see any impact of the traffic on our schools? If so, is there a plan to build traffic lights or other mitigating devices?

Do you foresee any other possible impacts such as noise?

Thanks

Song

Song Chin-Bendib
Assistant Superintendent Business & Operations
Ph: (510)667-3506
Fax: (510)895-4159

From: Greg Dyer
Sent: Thursday, October 20, 2011 8:20 AM
To: Song Chin-Bendib
Cc: 'gregory dyer'
Subject: Proposed Condominiums

Song,

Please find yellow pins marking nearby schools proximity to the proposed condominium location.

Greg



City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



November 3, 2011

Song Chin-Bendib
Assistant Superintendent Business & Operations
San Leandro Unified School District
14735 Juniper Street
San Leandro, CA
94579-1222

Dear Ms. Chin-Bendib,

We are in receipt of your comment regarding the Initial Study/Mitigated Negative Declaration for the proposed project at 2450 Washington Avenue, PLN2009-00006, the email dated October 25, 2011:

We mapped out the proposed condominium site in relation to our schools in the surrounding area. Do you see any impact of the traffic on our schools? If so, is there a plan to build traffic lights or other mitigating devices? Do you foresee any other possible impacts such as noise?

City staff has reviewed your comments and, via an email dated October 25, 2011, has responded as follows:

Thanks for the follow up. We don't anticipate any impacts on traffic from this project. On the contrary, the traffic analysis shows that the 66-unit project will generate less traffic than the existing use (43,200 square foot medical office building). We also looked at Noise in our environmental documents (available on the website here:

http://www.sanleandro.org/depts/cd/projects/2450_washington_apartments.asp) Because of this, the project is actually exempt from any impact fees to our City's Street Improvement funds.

Noise studies done by the applicant do indicate that mitigations are required, but more for the protection of the residents of the future project rather than from that project. Specifically, the BART trains pose a significant noise impact.

Thank you for your response to the environmental review. Please do not hesitate to contact me if you have additional questions at 510-577-3458.

Sincerely,

Sally Barros
Senior Planner
Community Development Department

Stephen H. Cassidy, Mayor

City Council:	Pauline Russo Cutter	Michael J. Gregory	Jim Prola
	Ursula Reed	Diana M. Souza	Joyce R. Starosciak

P.O. Box 24055
Oakland, CA 94623-1055
Phone: 510 287-1301
Fax: 510 287-0790



Fax

To: Sally Barros, Planner III	From: William Kirkpatrick
Fax: (510) 577-6007	Date: November 14, 2011
Phone: (510) 577-3458	Pages: 3
Re: MND 2450 Washington Apartments Project PLN 2009-00006	CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments**

Original to follow

From the desk of Sue Baker
Secretary to Bill Kirkpatrick
(510) 287-1104



November 7, 2011

Sally Barros, Planner III
City of San Leandro
Planning Services Division
835 East 14th Street
San Leandro, CA 94577

Re: Vesting Tentative Map and Notice of Availability of Proposed Mitigated Negative Declaration for 2450 Washington Apartments Project (PLN 2009-00006), San Leandro

Dear Ms. Barros:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Vesting Tentative Map and Mitigated Negative Declaration for the 2450 Washington Apartments Project located in the City of San Leandro (City). EBMUD has the following comments.

WATER SERVICE

EBMUD's Central Pressure Zone, with a service elevation between 0 and 100 feet, will serve the proposed development. A main extension, at the project sponsor's expense, will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water mains requires substantial lead-time, which should be provided for in the project sponsor's development schedule.

The project sponsor should be aware that EBMUD will not inspect, install or maintain pipeline in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may pose a health and safety risk to construction or maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping in areas where groundwater contaminant concentrations exceed specified limits for discharge to sanitary sewer systems or sewage treatment plants. Applicants for EBMUD services requiring excavation in contaminated areas must submit copies of existing information regarding soil and groundwater quality within or adjacent to the project boundary. In addition, the applicant must provide a legally sufficient, complete and specific written remedial plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of all identified contaminated soil and/or groundwater.

EBMUD will not design the installation of pipelines until such time as soil and groundwater quality data and remediation plans are received and reviewed and will not install pipelines

Sally Barros, Planner III
November 7, 2011
Page 2

until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists or the information supplied by the applicant is insufficient EBMUD may require the applicant to perform sampling and analysis to characterize the soil being excavated and groundwater that may be encountered during excavation or perform such sampling and analysis itself at the applicant's expense.

WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD would request that the City include in its conditions of approval a requirement that the project sponsor comply with the California Model Water Efficient Landscape Ordinance (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,



William R. Kirkpatrick
Manager of Water Distribution Planning

WRK:AMW:sb
sb11_192.doc

cc: Matt Brooks
Washington Apartments Project
Brookmat Corp
4725 Thornton Avenue
Fremont, CA 94536

City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



November 14, 2011

William R. Kirkpatrick
Manager of Water Distribution Planning
East Bay Municipal Utility District
376 Eleventh Street
Oakland, California 94607

Dear Mr. Kirkpatrick,

We are in receipt of your comment regarding the Initial Study/Mitigated Negative Declaration for the proposed project at 2450 Washington Avenue, PLN2009-00006, in the fax dated November 14, 2011. In that fax, you outlined the EBMUD policies for new water service for the proposed project at the subject site and recommended that the City include a Condition of Approval related to the California Model Water Efficient Landscape Ordinance (WELO.)

As a response, staff notes that the applicant has been made aware of the EBMUD policies for new water services and forwarded the comment letter. In addition, Planning staff had previously included a Recommended Condition of Approval mandating compliance with the City of San Leandro Article 19 Landscape, which codifies the WELO regulations from the model WELO. The text for that Recommended Condition of Approval is as follows:

III-C. Prior to issuance of building permits, the developer shall submit final landscape and irrigation plans for the review and approval of the Community Development Director. The plans shall include such details as, 1) tree size, species and location; 2) shrubs and groundcovers; 3) installation specifications, including tree staking; 4) irrigation details; 5) water conservation techniques; and 6) maintenance programs. Final landscape and irrigation plans shall conform to the Water Efficient Landscape Ordinance as codified in Article 19 of the San Leandro Zoning Code.

Thank you for your response to the environmental review. Please do not hesitate to contact me if you have additional questions at 510-577-3458.

Sincerely,

Sally Barros
Senior Planner
Community Development Department

Stephen H. Cassidy, Mayor

City Council:

Pauline Russo Cutter

Michael J. Gregory

Jim Prola

Ursula Reed

Diana M. Souza

Joyce R. Starosciak