

DRAFT MITIGATED NEGATIVE DECLARATION

The following proposed project has been reviewed, pursuant to the provisions of Resolution No. 3231, as amended, of the City Council of the City of Fremont for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion.

NAME OF PROJECT: Walnut Residences

PROJECT NO.: PLN2015-00242

DESCRIPTION OF PROJECT: The proposed project includes a Rezoning from Planned District P-2004-267 to either R-3-70 Multifamily Residential (TOD) or a new Planned District, Vesting Tentative Tract Map No. 8249, a Preliminary Grading Plan, and a Discretionary Design Review Permit to allow the demolition of existing structures and construction of approximately 670 rental units on an approximately 13.7 gross acre (12.6± net acre) site at 1031 Walnut Avenue in the Central Community Plan Area.

LOCATION OF PROJECT: 1031 Walnut Avenue, City of Fremont, Alameda County; APN: 507-400-10-6

GEOGRAPHIC LOCATION WITHIN CITY: Central Community Plan Area

NAME OF AUTHORIZED AGENT OF APPLICANT: CP V Walnut, LLC (Attn: Greg Christopher, Vice President, Development, Phone: (415) 231-0218, E-mail: gchristopher@CarmelPartners.com)

MAILING ADDRESS OF APPLICANT/AGENT: 1000 Sansome Street, 1st Floor, San Francisco, CA 94111

TYPE OF ENTITLEMENT(S) SOUGHT: Rezoning, Vesting Tentative Tract Map No. 8249, Preliminary Grading Plan, and Discretionary Design Review Permit.

EXPLANATION OF REASONS FOR THE FINDING: A finding is proposed that this project would not have a significant effect on the environment. The project is an infill development that would be consistent with the General Plan land use designation for the subject property. Furthermore, the project includes specific mitigation measures which address potentially significant impacts to air quality (from dust generation during construction), to biological resources (burrowing owls, roosting bats, and migratory and nesting birds), to cultural resources (from grading activities or site disturbance), from release of hazardous materials (from excavation and grading activities involving contaminated soil), from seismic activity (liquefaction), and from noise (from construction activities and from adjacent transportation sources).

Public Hearing: A public hearing before the City's Planning Commission to consider the project is tentatively scheduled for July 14, 2016, at 7 p.m. All Planning Commission meetings are held in the City Council Chambers located at 3300 Capitol Avenue, Fremont, CA 94538. All environmental documents are available for review by the public at the Planning Division office located at 39550 Liberty Street, Fremont, CA 94538 and online at: <http://www.fremont.gov/430/Environmental-Review>.

Any comments as to whether the Draft Mitigated Negative Declaration should become final or whether an EIR should be prepared for the project must be submitted within 20 days of the posting of this Draft Mitigated Negative Declaration. **The comment period begins June 10, 2016 and ends June 30, 2016.**

If this Draft Mitigated Negative Declaration becomes final by any approval agency other than the City Council, any person who wishes to protest such final action must do so within ten days of the date it becomes final by the filing of a written protest with the City Clerk and by payment of the required protest fee. If this Draft Mitigated Negative

Declaration becomes final by City Council action, any person who disagrees with Council action may seek judicial review.

Posted within the Development Services Center on June 10, 2016.

Notice of Determination to be sent to:

- | | | | |
|-------------------------------------|---|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | Posting of Notice | <input checked="" type="checkbox"/> | County Clerk |
| <input checked="" type="checkbox"/> | Mailed to owners of contiguous property | <input type="checkbox"/> | Clearinghouse |
| <input type="checkbox"/> | Publish notice | | |

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

Bill Roth	Associate Planner	510-494-4450
NAME	TITLE	PHONE NUMBER

Mitigation and Monitoring Plan (MMP) – Walnut Residences (PLN2015-00242)

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
<p>Air quality management/ air pollution control</p>	<p>Mitigation AIR-1. BAAQMD Basic Construction Mitigation Measures Recommended for all Proposed Projects (Updating GP EIR Mitigation AIR-3):</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Construction equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly-visible sign(s) with the telephone number and person to contact at the City of Fremont regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>Developer/Contractor</p>	<p>City of Fremont Planning and Building Divisions, Public Works Department</p>	<p>Prior to issuance of a grading and/or building permit, and during site development work.</p> <p>Dust control plan to be included in construction plans. Measures shall be implemented during all grading and construction activities.</p>

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Biological Resources	<p>Mitigation BIO-1a: Conduct Pre-construction Surveys for Burrowing Owls</p> <p>Pre-construction surveys for burrowing owls shall be conducted prior to the initiation of all project activities within suitable burrowing owl nesting and roosting habitat (i.e., agricultural habitat with burrows of California ground squirrels). Preconstruction surveys shall be completed in conformance with the CDFW's 2012 Guidelines (California Department of Fish and Game 2012). An initial habitat assessment shall be conducted by a qualified biologist to determine if suitable burrowing owl habitat is present in a given area. During the initial site visit, a qualified biologist shall survey the entire activity area for suitable burrows that could be used by burrowing owls for nesting or roosting. If no suitable burrowing owl habitat (i.e., ruderal grasslands with burrows of California ground squirrels) is present within a given area, no additional surveys shall be required. If suitable burrows are determined to be present within 500 feet of work areas, a qualified biologist shall conduct three additional surveys to investigate each burrow within the survey area for signs of owl use and to determine whether owls are present in areas where they could be affected by proposed activities. The final survey shall be conducted within the 24-hour period prior to the initiation of project activities in any given area.</p>	<p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the survey to the satisfaction of the City of Fremont Planning Division</p>	City of Fremont Planning Division	Within the 24 hours before initiation of project activities in any given area.

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Biological Resources	<p>Mitigation BIO-1b: Implement Buffer Zones for Burrowing Owls</p> <p>If burrowing owls are present during the nonbreeding season (generally September 1 to January 31), a 150-foot buffer zone shall be maintained around the occupied burrow(s), if feasible. If maintaining such a buffer is not feasible, then the buffer shall be great enough to avoid injury or mortality of individual owls, or else the owls should be passively relocated as described in Recommendation 1c below. During the breeding season (generally February 1 to August 31), a 250-foot buffer, within which no new project-related activities would be permissible, shall be maintained between project activities and occupied burrows. Owls present between February 1 and August 31 shall be assumed to be nesting, and the 250-foot protected area shall remain in effect until August 31. If monitoring evidence indicates that the owls are no longer nesting or the young owls are foraging independently, the buffer may be reduced or the owls may be relocated prior to August 31, in consultation with the CDFW.</p> <p>Mitigation BIO-1c: Monitor Owls During Construction</p> <p>Any owls occupying the project site are likely habituated to frequent human disturbances. As a result, they may exhibit a tolerance of greater levels of human disturbance than owls in more natural settings, and work within the standard 250-foot buffer during the nesting season may be able to proceed without disturbing the owls. Therefore, if nesting owls are determined to be present on the site, and project activities cannot feasibly avoid disturbance of the area within 250 feet of the occupied burrow during the nesting season (i.e., February 1 through August 31) due to other seasonal constraints, a qualified biologist shall be present during all activities within 250 feet of the nest to monitor the owls' behavior. If in the opinion of the qualified biologist, the owls are unduly disturbed (i.e., disturbed to the point of harm or reduced reproductive success), all work within 250 feet of the occupied burrow shall cease, and passive relocation of burrowing owls shall be implemented.</p>	<p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the implementation to the satisfaction of the City of Fremont Planning Division</p> <p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the implementation to the satisfaction of the City of Fremont Planning Division</p>	<p>City of Fremont Planning Division</p> <p>City of Fremont Planning Division</p>	<p>Implement if burrowing owls are determined present under Mitigation BIO-1a</p> <p>Implement if burrowing owls are determined present under Mitigation BIO-1a</p>

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Biological Resources	<p>Mitigation BIO-1d: Passively Relocate Burrowing Owls</p> <p>If construction will directly impact occupied burrows, a qualified biologist shall passively evict owls from burrows during the nonbreeding season (September 1 to January 31). No burrowing owls shall be evicted during the nesting season (February 1 through August 31) except with the CDFW's concurrence that evidence demonstrates that nesting is not actively occurring (e.g., because the owls have not yet begun nesting early in the season, or because young have already fledged late in the season). Eviction shall occur through the use of one-way doors inserted into the occupied burrow and all burrows within impact areas that are within 250 feet of the occupied burrow (to prevent occupation of other burrows that will be impacted). One-way doors shall be installed by a qualified biologist and left in place for at least 48 hours before they are removed. The burrows shall then be back-filled to prevent re-occupation.</p>	<p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the implementation to the satisfaction of the City of Fremont Planning Division</p>	City of Fremont Planning Division	Implement if burrowing owls are determined present under Mitigation BIO-1a

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Biological Resources	<p>Mitigation BIO-2: Pre-construction Survey for Nesting Birds</p> <p>The project shall avoid construction activities during the bird nesting season (February 1 through August 31). If construction activities are scheduled during the nesting season, a qualified biologist shall conduct a preconstruction survey of all suitable nesting habitat (i.e., field, trees, shrubs, buildings) within 250 feet of the project site (where accessible) no more than 14 days prior to the onset of construction activities. If the survey indicates the presence of nesting birds, protective buffer zones in consultation with the CDFW shall be established around the nests. Generally, for raptor nests, the size of the buffer zone shall be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone shall be a 50-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that would occur near the nest. Buffer sizes can be reduced if additional monitoring is provided to ensure that site construction activities do not stress the nesting birds. Buffers shall remain in place until the young have fledged and are foraging independently.</p>	<p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the survey to the satisfaction of the City of Fremont Planning Division</p>	City of Fremont Planning Division	Within 14 days prior to the onset of construction activities.

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Biological Resources	<p>Mitigation BIO-3. Pre-demolition Survey for Roosting Bats Prior to demolition of the metal shed and produce stand, a qualified biologist shall conduct a survey to determine if and how bats are using these two structures. If active bat roosts are found on-site, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • If feasible, construction shall occur beyond 50 feet from bat roosting sites. • Staging areas, construction equipment, and construction vehicles shall be placed at least 100 feet from bat roosts. • A qualified biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity roost, hibernation site). • If the bats are identified as common species, and that the roost is not being used as a maternity roost or hibernation site, the bats may be evicted from its roost site using methods developed by a qualified biologist experienced in developing and implementing bat mitigation and exclusion plans. • If special-status bat species are found to be present or if the roost is determined to be a maternity roost or hibernation site for any species of bat, then a qualified biologist experienced in developing bat mitigation and exclusion plans shall develop a mitigation plan to compensate for the lost roost site. Special-status bats or a maternity roost/hibernation site shall not be disturbed until California Department of Fish and Wildlife approves the mitigation plan. 	<p>Developer/Contractor with consultation from qualified wildlife biologist .</p> <p>Biologist to provide written statement with the results of the survey to the satisfaction of the City of Fremont Planning Division</p>	City of Fremont Planning Division	14 days prior to demolition of the metal shed and produce stand.

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Cultural Resources	<p>Mitigation CUL-1: Archival and Field Study</p> <p>As recommended in the <i>California Historical Resources Information System Research Results Letter</i>, prepared by the Northwest Information Center at Sonoma State University, dated February 8, 2016, a qualified archaeologist shall conduct further archival and field study for the entire project area to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. A report summarizing the results of the archival and field study, to the satisfaction of the City Planning Manager, shall be provided to the City of Fremont and the Northwest Information Center at Sonoma State University.</p>	<p>Developer/Contractor</p> <p>Archaeologist</p>	<p>City of Fremont Building and Environmental Services Divisions</p>	<p>Prior to start of grading or excavation activities.</p>

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Cultural Resources	<p>GP EIR Mitigation CUL-2 - Halt Work/Archaeological Evaluation/Site-Specific Mitigation</p> <p>If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.</p> <p>GP EIR Mitigation CUL-3 - Halt Work/Paleontological Evaluation/Site-Specific Mitigation</p> <p>Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.</p>	Developer/Contractor	City of Fremont Building and Environmental Services Divisions	During site development work

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Cultural Resources	<p>GP EIR Mitigation CUL-4 - Halt Work/Coroner's Evaluation/Native American Heritage Consultation/Compliance with Most Likely Descendent Recommendations</p> <p>If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.</p>	Developer/Contractor	City of Fremont Building and Environmental Services Divisions	During site development work

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
<p>Geology and Soils</p>	<p>Mitigation GEO-1a: Geotechnical Plan Review</p> <p>The project Geotechnical Consultant shall review all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations, and retaining walls). The consultant shall verify that their recommendations have been properly incorporated into the construction plans. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer prior to issuance of building permits.</p>	<p>Developer/Contractor</p>	<p>City of Fremont Public Works Department and Building Division</p>	<p>Prior to issuance of building permit</p>
	<p>Mitigation GEO-1b: Liquefaction Investigation</p> <p>Design-level liquefaction investigation shall be conducted, in general accordance with the requirements of CGS Special Publication SP117A and related implementation documents, and submitted for geotechnical peer review, to the satisfaction of the City Engineer prior to issuance of building permits.</p>	<p>Developer/Contractor</p>	<p>City of Fremont Public Works Department and Building Division</p>	<p>Prior to issuance of building permit</p>
	<p>Mitigation GEO-1c: Geotechnical Field Inspection</p> <p>The project Geotechnical Consultant shall inspect, test (as needed), and approve all geotechnical aspects of project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project shall be summarized by the project Geotechnical Consultant in a letter and submitted to the City Building Official /City Engineer for review prior to final (as-built) project approval.</p>	<p>Developer/Contractor</p>	<p>City of Fremont Public Works Department and Building Division</p>	<p>Prior to issuance of building permit and during project construction.</p>

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Hazards and Hazardous Materials	<p>Mitigation HAZ-1a: Soil Management</p> <p>Site-specific Soil Management, Health and Safety, and Dust Control Plans addressing best management practices and requirements for managing soils during earth-moving and construction activities shall be prepared by an environmental professional and submitted to the City of Fremont to the satisfaction of the Planning Manager. The purpose of the Dust Control Plan is to limit the generation of fugitive dust (including airborne lead particles) and to protect on-site construction personnel and adjacent properties from exposure. The Dust Control Plan shall include dust monitoring with real-time air monitors.</p>	Developer/Contractor	City of Fremont Planning Division and Fire Department	Plans to be approved by Planning Division prior to issuance of building permit
	<p>Mitigation HAZ-1b: Soil Sampling</p> <p>Discrete shallow soil samples shall be analyzed by an environmental professional to further pinpoint the location of elevated TPHmo. Areas of elevated TPHmo shall be segregated, excavated and removed from the site during the course of site development. If it is determined that soils containing levels of arsenic above the screening criteria set forth in the DTSC Agricultural Property Guidance would remain exposed after development of the project, such findings shall be reported to DTSC or other applicable agency and the City of Fremont. Should DTSC, other applicable agency or the City of Fremont determine that further mitigation is required, the project applicant shall perform that mitigation, to the satisfaction of the Planning Manager, and any required letters of approval by DTSC or other applicable agency shall be provided to the City of Fremont.</p>	Developer/Contractor	City of Fremont Planning Division and Fire Department	Before and during excavation and grading activities
	<p>Mitigation HAZ-1c: Off-site Soil Transport and Disposal</p> <p>Sampling of soils and/or waste streams to be excavated for off-site transport and disposal shall be performed by an environmental professional and the results provided to the trucking company and landfill involved with the transport and disposal of the material and to the Planning Manager.</p>	Developer/Contractor	City of Fremont Planning Division, Fire Department, and Environmental Services Department	Before and during excavation and grading activities

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Noise	<p>GP EIR Mitigation NOI-1A: Project-Specific Planning for Noise Reduction</p> <p>Utilize site planning to minimize noise in residential outdoor activity areas (backyards of single family homes and shared outdoor space in multi-family developments) by locating the areas behind noise barriers, the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. The goal is a maximum noise level of 60 dBA Ldn from roadway traffic and BART with conditionally acceptable levels in urban development areas of 65 dBA Ldn, and 70 dBA Ldn from railroad trains.</p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit

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Noise	<p>GP EIR Mitigation NOI-1B: Revision of DRAFT General Plan Update Noise/Land Use Compatibility Policies</p> <p>Revise and clarify the following General Plan policies related to Noise and Land Use Compatibility to facilitate the project review and CEQA process as they relate to community noise:</p> <p><i>Safety Policy 10-8.1: Site Development Acceptable Noise Environment.</i> A noise environment which meets acceptable standards as defined by the State of California Building Code and local policies contained herein.</p> <ul style="list-style-type: none"> Implementation 10-8.1.A: New development projects shall meet acceptable exterior noise level standards. The “normally acceptable” noise standards for new land uses established in Land Use Compatibility for Community Exterior Noise Environments shown in Figure 10-11 shall be used as modified by the following: <p>The goal for maximum acceptable noise levels in residential areas is an Ldn of 60 dB(A). This level shall guide the design of future development, and is a goal for the reduction of noise in existing development. A 60 Ldn goal will be applied where outdoor use is a major consideration (e.g., backyards in single family housing developments and recreation areas in multifamily housing projects). The outdoor standard will not normally be applied to small decks associated with apartments and condominiums, but these will be evaluated on a case-by-case basis. When the City determines that providing an outdoor Ldn of 60 dB(A) or lower cannot be achieved after the application of appropriate mitigations an Ldn of 65 dB(A) may be permitted at the discretion of the City Council.</p> <p>Indoor noise level shall not exceed an Ldn of 45 dB(A) in new housing units. A noise insulation study, conforming to the methodology of the State Building Code, shall be prepared for all new housing, hotels, and motels exposed to an exterior Ldn of 60 dB(A) or greater and submitted to the building department prior to issuance of a permit.</p> <p>Railroad noise sources may create instances when the outdoor noise exposure criterion can exceed 65 Ldn up to 70 Ldn for future development, recognizing that train noise is characterized by relatively few loud events. Railroad noise influence shall be evaluated independent of other noise sources. Indoor noise level shall not exceed an Ldn of 45 dB(A) in new housing units. Typical maximum instantaneous noise level in bedrooms at night should not exceed 50 dB(A). Typical maximum instantaneous noise levels in other rooms and bedrooms during the daytime should not exceed 55 dB(A). The typical maximum noise level is the maximum level that is exceeded during 30 percent of the measured passbys, based on the measurement of at least 10 events during the daytime and the nighttime....</p> <p><i>(the full text of GP EIR Mitigation NOI-1B is provided in the GP EIR on pages 4-176 through 4-179)</i></p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit

Impact	Mitigation Measure	Implementation	Monitoring Responsibility	Status / Timing
Noise	<p>Mitigation NOI-1a: Acoustical Plan Review</p> <p>A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce interior noise levels to 45 dBA Ldn or lower. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved prior to issuance of a building permit.</p> <p>Mitigation NOI-1b: Forced-air Mechanical Ventilation</p> <p>Forced-air mechanical ventilation shall be provided, as determined by the City’s Building Official, for all residences on the project site having direct line-of-sight to Walnut Avenue, Guardino Drive and Litchfield Avenue, so that windows can be kept closed at the occupant’s discretion to control interior noise and achieve the interior noise standards.</p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit
		Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit

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Utilities and Service Systems	<p>GP EIR Mitigation UTIL-2: Include Implementation Measure Supporting Updates to Master Plans and Coordinate Site-Specific Analysis of Project-Related Effects on the Sanitary Sewer Conveyance System/Project-Related Contribution to Necessary Capacity Expansion</p> <p>Support update of Sewer Conveyance Master Plan by USD as an implementation measure of the General Plan. As individual development projects are proposed in areas designated for residential densities exceeding 29.9 units per acre, coordinate development review process with USD analysis for sanitary sewer capacity and conveyance.</p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit
	<p>GP EIR Mitigation UTIL-1A: Incorporation of ACWD’s “Water Efficiency Measures for New Development” in all Development Projects</p> <p>In order to minimize additional demands on potable water supplies, new development shall be required to install the latest technology in water efficient plumbing fixtures, irrigation systems and landscaping according to the California Green Building Code (CalGreen). Consult with ACWD on incorporating “Water Efficiency Measures for New Development.”</p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit
	<p>GP EIR Mitigation UTIL-1B: Coordinate Use of Recycled Water with ACWD</p> <p>For development projects located in areas where recycled water is made available, developers shall coordinate with ACWD on the installation of separate, non-potable water distribution systems (i.e., purple pipe) for landscape irrigation and other non-potable water needs.</p>	Developer/Contractor	City of Fremont Planning and Building Divisions	Prior to issuance of Building Permit