

**NOTICE OF AVAILABILITY OF PROGRAM DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE SOUTH HAYWARD BART/MISSION BOULEVARD CONCEPT DESIGN PLAN
SCH # 2005092093**

The public is invited to review and comment as to the adequacy of the Program Draft Environmental Impact Report (DEIR) and proposed mitigation measures within that document related to the South Hayward BART/Mission Boulevard Concept Design Plan. The project will also entail amendments to the Hayward General Plan and Zoning Ordinance.

The project area contains approximately 233 acres of land (including adjacent public rights-of-way) bordered by the BART tracks on the west (excluding the two residential neighborhoods along and west of East 12th Street and north of Sorenson Road), Industrial Parkway on the south (including the triangular area to the southwest of the Mission Boulevard-Industrial Parkway intersection), Harder Road on the north, and Mission Boulevard on the east (including properties along the east side of Mission Boulevard between Garin Avenue and Calhoun Street).

The proposed project analyzes potential future redevelopment of the Project area under three alternative land use concepts, as noted below, and provides an overall circulation pattern with transportation linkages to the South Hayward BART Station. The project also includes anticipated amendments to the Hayward General Plan to allow the density and intensity of development envisioned within the proposed project and amendments to the Hayward Zoning Ordinance, including new design guidelines, to allow land uses proposed as part of the project.

Suburban Concept Alternative: Overall, the density and intensity of this alternative would be the lowest of the three alternatives analyzed in the DEIR. Under the proposed Suburban Concept, up to 1,886 dwellings net new dwellings would be allowed at the mid-point of applicable General Plan density ranges. At the same time, non-residential development would include 362,746 square feet, including retail, commercial and similar uses. This would be a net decrease of approximately 51,533 square feet of non-residential land uses from pre-project conditions, as lands containing non-residential uses are transitioned to residential uses.

Blended Concept Alternative: This alternative proposes a mix of higher density residential, commercial and mixed uses greater than the Suburban Concept Alternative but less than the Urban Concept. The Blended Concept would allow a net increase of 2,427 residential uses within the project area at the midpoint of applicable General Plan land use categories. Non-residential floor space would include an estimated 386,922 square feet at the midpoint of applicable General Plan land use designations. This would be a decrease of approximately 50,347 square feet of non-residential use within the project area under this Alternative as compared to pre-project conditions, as lands containing non-residential uses are transitioned to higher density residential uses.

Urban Concept Alternative: This alternative would contain the most dense development of the three alternatives analyzed. This alternative would allow 3,707 net new dwelling units at the mid-point of applicable General Plan density ranges. This alternative would also allow 520,106 square feet of retail, office and other non-residential land use at the mid-point of applicable General Plan land use designations, which would result an increase of approximately 67,789 square feet over pre-project land use conditions.

Copies of the DEIR may be reviewed beginning Monday, April 17, 2006 on the City's website at www.hayward-ca.gov, at the Main City Library at 835 "C" Street, the Weekes Branch Library at 27300 Patrick Avenue and at Hayward City Hall at 777 "B" Street at the City Clerk's office (fourth floor) and at the Planning Division - Permit Center (first floor). **Also, at a public meeting on Thursday, May 11, 2006, the Planning Commission will review the DEIR and will provide an opportunity for public comment on the DEIR. The meeting will begin at 7:30 p.m., in the City Council Chambers, City Hall at 777 "B" Street, Hayward, CA.** Written comments may be submitted at the meeting or mailed to the Community and Economic Development Department at the address below.

The period during which comments will be received on the DEIR is from April 17, 2006, through June 1, 2006 at 5:00 pm. It is anticipated that public hearings before the Planning Commission and City Council to consider certification of the Final Environmental Impact Report and adoption of the Concept Design Plan and related amendments to the Hayward General Plan and Zoning Ordinance will be held in mid to late June. Additional public notice will be provided for those public hearings. Please direct your comments on the DEIR to the address below no later than 5:00 p.m. on June 1, 2006. For additional information or to provide comments on the Draft EIR, please contact:

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