



CITY OF  
**HAYWARD**  
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**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT**

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**DATE:** July 8, 2016

**TO:** Responsible Agencies, Organizations, and Interested Parties

**LEAD AGENCY:** City of Hayward  
Contact: Leigha Schmidt, Senior Planner  
777 B Street  
Hayward, CA 94541

**SUBJECT:** Environmental Impact Report for the Lincoln Landing Project

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In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Hayward (as lead agency, hereinafter City) intends to prepare an Environmental Impact Report (EIR), consistent with State CEQA Guidelines Section 15161 (Division 6 of Chapter 3 of Title 14 of the California Code of Regulations, hereinafter the CEQA Guidelines), for the Lincoln Landing Project (the project, described later in this document). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, and other interested parties with sufficient information describing the project and its potential environmental effects.

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. **The comment period runs from Tuesday, July 8, 2016, to Friday, August 8, 2016.** The City welcomes public input during the review period. In the event no response or no well-justified request for additional time is received from any responsible agency by the end of the review period, the lead agency may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

A **scoping meeting** for the project will be held from 7:00 p.m. to 8:00 p.m. on July 27, 2016, at the Hayward City Hall, located at 777 B Street in Hayward in Conference Room 2A (second floor). Responsible agencies and members of the public are invited to attend the meeting and provide input on the scope of the EIR. The scoping meeting will be conducted in an open house format, so participants can attend at any point during this one-hour window. Written comments regarding relevant issues may be submitted at the meeting. Comments may also be submitted in writing at any time during the review period, addressed to:

City of Hayward, Planning Division  
c/o Leigha Schmidt, Senior Planner  
777 B Street  
Hayward, CA 94541

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### A. PROJECT LOCATION AND SETTING

The proposed project is located in Hayward in Alameda County, California (**Figure 1**). The approximately 11.3-acre site is composed of two properties located at 22301 Foothill Boulevard (APN 428-0026-068-01) and 1155 Hazel Avenue (APN 428-0026-067-03). The site is bounded by Hazel Avenue on the north, City Center on the south, Foothill Boulevard on the east, and San Lorenzo Creek on the west. The site is surrounded by residential uses to the west and by commercial uses to the north, south, and east.

The Foothill Boulevard parcel is 9.14 acres and is developed with an approximately 335,000-square-foot building that was constructed in 1958 to house Capwell's department store. The structure underwent extensive renovation in the early 1980s in order to house the headquarters of the Mervyn's retail chain. The site is also developed with a four-story parking garage with 579 parking spaces, as well as surface parking lots and site landscaping.

The 2.38-acre Hazel Avenue property is developed with an approximately 5,310-square-foot structure that was developed in 1965 for use as a Capwell's showroom. The remainder of the Hazel Avenue parcel is developed with surface parking and site landscaping.

Both sites have been vacant since 2008.

### B. PROJECT DESCRIPTION

The project applicant is seeking a Site Plan Review approval and Parcel Map for development of a six-story mixed-use development with 80,500 square feet of commercial uses and 476 apartment units, with a combination of surface and structured parking.

The structures on the site would be broken into two separate residential towers on the northern and southern portions of the site joined by a central smaller scale commercial structure with no residential development above (see **Figure 2**). **Figure 3** provides an aerial view of the project concept as seen from the north.

The southern residential tower would be located along City Center Drive. The tower would be anchored by ground floor commercial uses intended to continue the commercial development pattern just south of the development along Foothill Boulevard. The tower would be six stories (89 feet at the tallest point) consisting of five stories of residential (total of 267 residential units) above ground floor commercial uses and structured parking.

The northern residential tower would be located along Hazel Avenue. The tower would be composed of six stories of development with two stories of ground floor parking to serve the residents of the tower and four stories of residential development above (total of 209 residential units). The development would gradually step back along the northern property line to break up the massing of the structure, which is across the street from small scale commercial and residential development along the north side of Hazel Avenue.

The existing office building and commercial building would be demolished to accommodate the project, and the existing parking structure would be retained.

The site would be subdivided into four parcels for the development of the mixed use building, a park, and site and utility improvements, as shown in the table below.

LAND USE SUMMARY

Parcel	Acreage	Residential Units	Commercial Square Footage	Parking Spaces
1	0.6 acres	—	6,500	30
2	2.5 acres	209	—	284
3	3.4 acres	—	50,000	126
4	4.9 acres	267	24,000	740
<b>Total</b>	<b>11.3 acres</b>	<b>476</b>	<b>80,500</b>	<b>1,180</b>

A two-way, right-in/right-out driveway divided by a planting strip would provide access for vehicular traffic traveling northbound on Foothill Boulevard. Northbound and southbound traffic would access the site from two driveway entrances on City Center Drive and two driveway entrances on Hazel Drive. A rear alleyway would run along the western property line from City Center Drive to Hazel Avenue to provide emergency access, commercial vehicle access, and resident access to the existing and proposed residential tower parking garages. Internal circulation is shown in **Figure 2**.

The proposed project includes landscaped areas along the property lines and in parking lot medians to shade the parking lot, consistent with Municipal Code requirements for site landscaping. The project includes a small pocket park at the northwestern corner of the site that would connect to a proposed creek walk along the existing maintenance path, owned by the Alameda County Flood Control and Water Conservation District. Currently, the maintenance road is gated and closed off to the public.

The proposed creek walk would upgrade the existing 15-foot wide maintenance road that runs along San Lorenzo Creek at the western boundary of the site in order to make it a publicly-accessible multi-use bicycle and pedestrian path. Improvements related to the creek walk include resurfacing of the existing maintenance roadway, installation of a safety rail and installation of electricity and lights. In addition, the existing approximately 12-foot-tall privately owned retaining wall would be removed and replaced with a series of shorter terraced, landscaped retaining walls to enhance visibility of the path and to provide light and access to the pathway.

**C. REQUIRED APPROVALS AND PERMITS**

Discretionary actions required to be taken by the City of Hayward may include, but are not limited to, the actions listed below.

- Certification of the Environmental Impact Report
- Adoption of a Mitigation Monitoring and Reporting Program
- Site Plan Review
- Parcel Map

The EIR may be used to support additional subsequent approvals, determinations, and/or permits that may be required from local, regional, state, or federal agencies in the processing of the proposed project including, but not limited to:

- Bay Area Air Quality Management District (BAAQMD)

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- San Francisco Bay Regional Water Quality Control Board
- East Bay Municipal Utilities District
- Oro Loma Sanitary District
- Alameda County Public Works Department

### **D. TYPE OF ENVIRONMENTAL DOCUMENT**

The EIR will be prepared as a project EIR, pursuant to Section 15161 of the CEQA Guidelines. A project EIR examines the environmental impacts of a specific development project.

### **E. PROBABLE ENVIRONMENTAL EFFECTS**

The EIR will analyze potentially significant impacts that could result from construction and operation of the proposed project. Pursuant to CEQA Guidelines Section 15063(a), an Initial Study has not been prepared for the proposed project. The EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines. The environmental factors that the City has determined could potentially be affected by the proposed project include:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Public Utilities
- Recreation
- Transportation

It is anticipated that some of the environmental issues would result in less than significant impacts and be discussed in the EIR as Effects Found Not to Be Significant.

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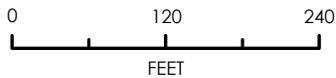


**FIGURE 1**  
Project Location and Vicinity



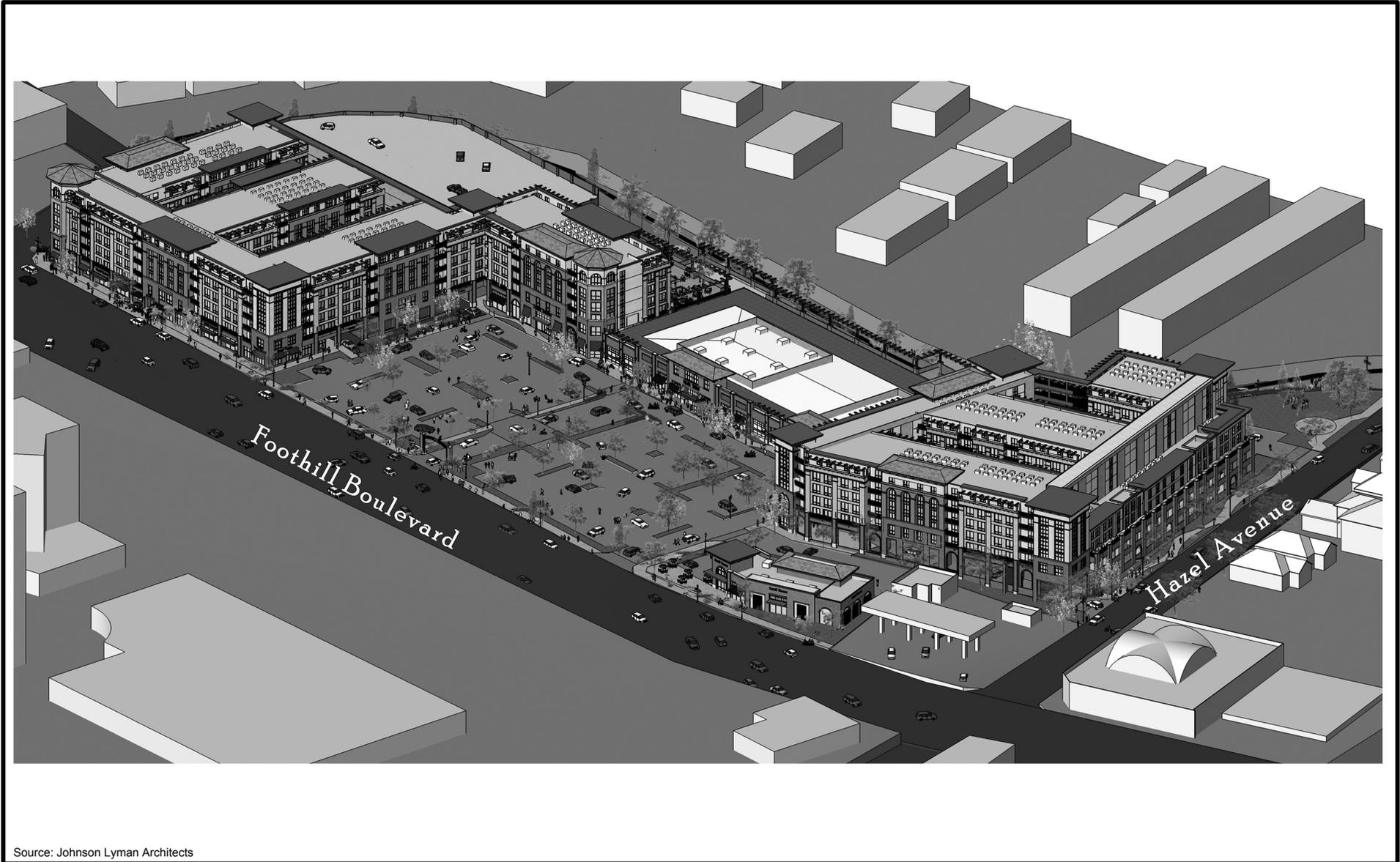


Source: Johnson Lyman Architects



**FIGURE 2**  
Lincoln Landing Site Plan





Source: Johnson Lyman Architects



**FIGURE 3**  
Project Concept, Aerial View

