Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Hayward Downtown Specific Plan Project

**City of Hayward**

**Date:** February 23, 2108

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

**From:** Damon Golubics, Senior Planner, City of Hayward Development Services Department, 777 B Street, Hayward, CA 94541

**Subject:** Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Hayward Downtown Specific Plan Project

**Lead Agency:** City of Hayward Development Services Department

**Responsible Agency:** Alameda County Transportation Commission

**Project Title:** Hayward Downtown Specific Plan Project

**Project Location:** City of Hayward (see Figure 1 – Regional and Vicinity Map)

Notice is hereby given that the City of Hayward (City) will be the Lead Agency and will prepare a program level EIR for the Hayward Downtown Specific Plan Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). An Initial Study will not be prepared and the City will begin work directly on the EIR.

The City of Hayward is preparing the Hayward Downtown Specific Plan to revitalize and enhance the Downtown City Center Priority Development Area (PDA). As shown on Figure 1, the 320-acre project site is located at the north end of Hayward and encompasses the Downtown area. The proposed project would establish a planning framework to facilitate future development of new housing and retail; foster linkages to other neighborhoods and destinations throughout the city; and enhance the overall character and accessibility of Downtown Hayward; no construction is proposed as part of the project. Future development facilitated by the proposed project would be concentrated on four opportunity sites located near the Bay Area Rapid Transit (BART) station and along Foothill Boulevard, as shown on Figure 2. The EIR will evaluate the maximum potential buildout of up to 3,427 new residential units and up to 1,900,000 square feet of non-residential development.

The program-level EIR will evaluate the project for potential impacts on the environment and analyze the proposed policies to determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors and each will be addressed in the EIR: aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreation, transportation and circulation, and utilities and service systems. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency’s statutory responsibilities in connection with the project.

A Scoping Meeting will be held on March 12, 2018 from 7:00 p.m. to 9:00 p.m. at the Hayward City Hall in Conference Room 2A. Hayward City Hall is located at 777 B Street in Downtown Hayward. Comments on the NOP are due no later than the close of the 32-day review period at 5:00 p.m. on Monday March 26, 2018. Please send your written comments to Damon Golubics, City of Hayward, at the address shown above or email to Damon.Golubics@hayward-ca.gov with “Downtown Specific Plan EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

**Attachment**

Figure 1: Regional and Vicinity Map
Figure 2: Opportunity Sites
Figure 1
Regional and Vicinity Map

Source: PlaceWorks, 2016; ESRI 2015.