



October 1, 2021

Alameda County Clerk
1106 Madison Street, 1st Floor
Oakland, CA 94607

City of Hayward Notice of Intent to Adopt a Mitigated Negative Declaration

**La Playa Commons Residential Project at 1000 La Playa Drive
Application No. 202004457**

Lead Agency: City of Hayward
Planning Division
777 B Street
Hayward, California 94541
Contact: Steve Kowalski, Associate Planner

Project Description: The proposed project consists of the demolition of an existing 74,750-square-foot commercial building and construction of a new 47-lot single-family residential subdivision on a 5.4-acre site located at 1000 La Playa Drive. Forty-three of the new dwellings would be accessed via a new private street connecting to La Playa Drive, while the remaining three homes would have frontage along and be accessed via Calaroga Avenue. An emergency vehicle access easement would be provided which would connect the new private street to Calaroga Avenue. The proposed dwellings would be 100 percent electric and include Level 2 electric vehicle-ready two-car garages to meet the City of Hayward's Reach Code. Transportation Demand Management measures would be included to avoid impacts related to Vehicle Miles Travelled (VMT).

The proposed project would require approval of General Plan Amendment to change the land use designation of the site from Retail and Office Commercial to Medium Density Residential, a Rezoning from Neighborhood Commercial (CN) to Planned Development (PD), and a Vesting Tentative Tract Map.

Project Location: 1000 La Playa Drive, Hayward, Alameda County; Assessor Parcel Number (APN) 442-0038-001

Development Services Department

Planning Division

777 B Street, Hayward, CA 94541

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www.hayward-ca.gov





The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, including a hazardous waste facility, land designated as hazardous waste property, a hazardous waste disposal site, or information in the Hazardous Waste and Substances Statement required under subdivision(f) of that section.

Project Applicant: Avery Espenmiller Jones on behalf of D.R. Horton Bay, Inc., 6683 Owens Drive, Pleasanton, CA 94588

Property Owner: Peter Quach on behalf of Quach's Hayward LLC; 303 Cerro Drive, Daly City, CA 94015

Providing Comments & Review Period: Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guidelines Section 15072. The specified posted comment period is from **Friday, October 1, 2021 to Thursday, October 21, 2021 at 5p.m.** Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email) to:

Steve Kowalski, Associate Planner
City of Hayward Planning Division
777 B Street
Hayward, California 94541
Email: Steve.Kowalski@hayward-ca.gov

Copies of the Initial Study are available for public review at Hayward City Hall at 777 B Street, Hayward on the First Floor Permit Center, Monday through Thursday from 9 a.m. to 1 p.m. Copies are also available for public review at the Hayward Public Library located at 888 C Street and at the Weekes Branch Library at 27300 Patrick Avenue in Hayward. Please see the Library and Community Services webpage at <https://www.hayward-ca.gov/public-library/using-library/locations-hours> for library days and hours. You may also review the document on the City's website at <https://www.hayward-ca.gov/content/projects-under-environmental-review-0>.

Public Hearing: This item is tentatively scheduled for a public hearing before the Planning Commission of the City of Hayward on October 28, 2021, at 7:00 p.m. The hearing will likely be entirely virtual due to the ongoing COVID-19 pandemic and public health concerns. Interested parties should visit the Planning Commission webpage to confirm the meeting, time, date, and instructions on joining or attending the meeting: <https://www.hayward-ca.gov/your-government/boards-commissions/planning-commission>. A copy of the staff report can be viewed on the City's website at www.hayward-ca.gov after October 22, 2021.



The Planning Commission will make a recommendation to the City Council, who will make a final decision on the project. The item is tentatively scheduled for a public hearing before the City Council on November 16, 2021.

If the Mitigated Negative Declaration is approved, the City will promptly file a Notice of Determination for the project with the Alameda County Clerk's Office.

If you have any questions, please contact the project planner, Steve Kowalski, at (510) 583-4210 or at Steve.Kowalski@hayward-ca.gov.

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