

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR 2925 DEPOT ROAD PROJECT**

Date of Distribution: October 4, 2019

LEAD AGENCY: City of Hayward

APPLICATION NO: 201900177

The 3.17-acre project site is located at 2595 Depot Road, just north of the Depot Road and Monte Vista Drive intersection. The project proposes to construct a 125-unit affordable multi-family residential development and related site improvements. The project would serve as a permanent supportive housing resource with approximately 50 percent of housing units dedicated to serving persons experiencing homelessness and the remainder set aside for low-income households earning below 60 percent of the area median income. The project will require approval of a General Plan Amendment, a Zone Change, Site Plan Review and a Density Bonus.

A Public Scoping Meeting will be held to provide an opportunity for interested members of the public to submit written or oral comments on the scope of the environmental issues to be addressed in the Environmental Impact Report (EIR). The scoping meeting will be held as follows:

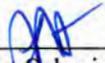
**Public Scoping Meeting
Monday, October 28, 2019
6:30 p.m. to 8:00 p.m.**

**City of Hayward City Hall
Conference Room 2A
777 B Street
Hayward, CA 94541**

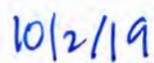
As the Lead Agency, the City of Hayward will prepare an EIR for the above referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached. Per State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **November 4, 2019** at 5:00 p.m.

If you intend to provide written comments, please identify a contact person in the comments and send them to:

City of Hayward
Attn: Leigha Schmidt
Senior Planner
Development Services Department, Planning Division
777 B Street
Hayward, CA 94541
leigha.schmidt@hayward-ca.gov



Leigha Schmidt
Senior Planner



Date

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

The project site consists of one parcel located at 2595 Depot Road (APN 441-0068-040-04), just north of the Depot Road and Monte Vista Drive intersection. See Figures 1 and 2.

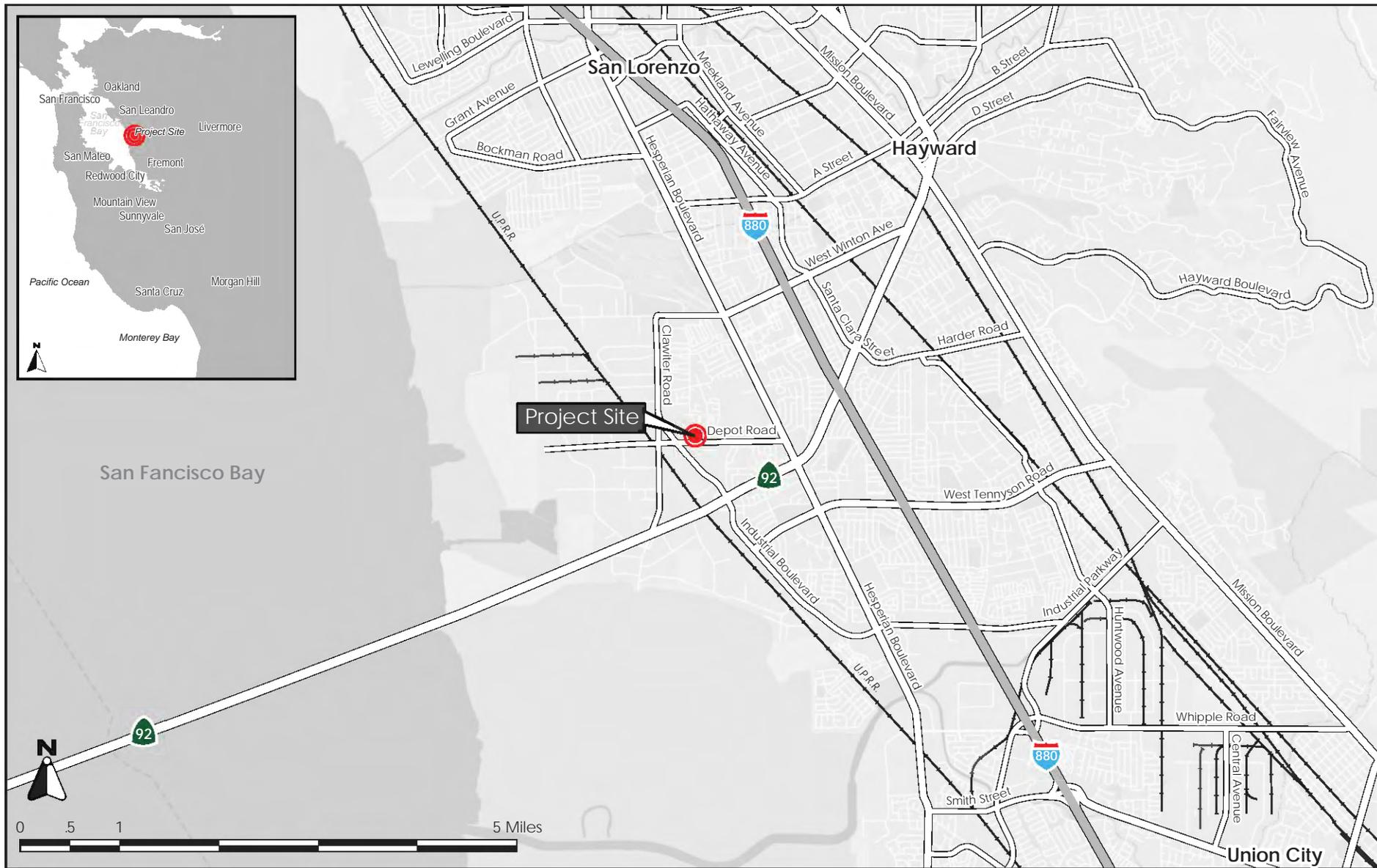
Project Description

The proposed project would consist of a 125-unit affordable apartment building on a 3.17-acre parcel. The General Plan Amendment would change the land use classification on the site from *Limited Medium Density Residential* (which allows up to 12 dwelling units per acre) to *High Density Residential* (which allows up to 34.8 units per acre). The Zone Change would result in a change from A (Agricultural) District to RH (High Density Residential) District to align with the proposed General Plan designation. The project includes an approximately 14% Density Bonus to construct an additional 15 units over the maximum density permitted under the RH District designation, and related incentives and concessions.

The project would serve as a permanent supportive housing resource with approximately 50 percent of housing units dedicated to serving persons experiencing homelessness and the remainder set aside for low-income households earning below 60 percent of the area median income. On-site supportive housing services would include community resources, case management, job counseling and training, life skills training, money management, parenting classes, cooking classes, and other classes tailored to meet the needs of the target resident population. Off-site services would also be available for special needs residents through the Alameda County Behavioral Health Care Services Department. Full-time staff would be available on-site, including property management to assist with operating and maintenance needs.

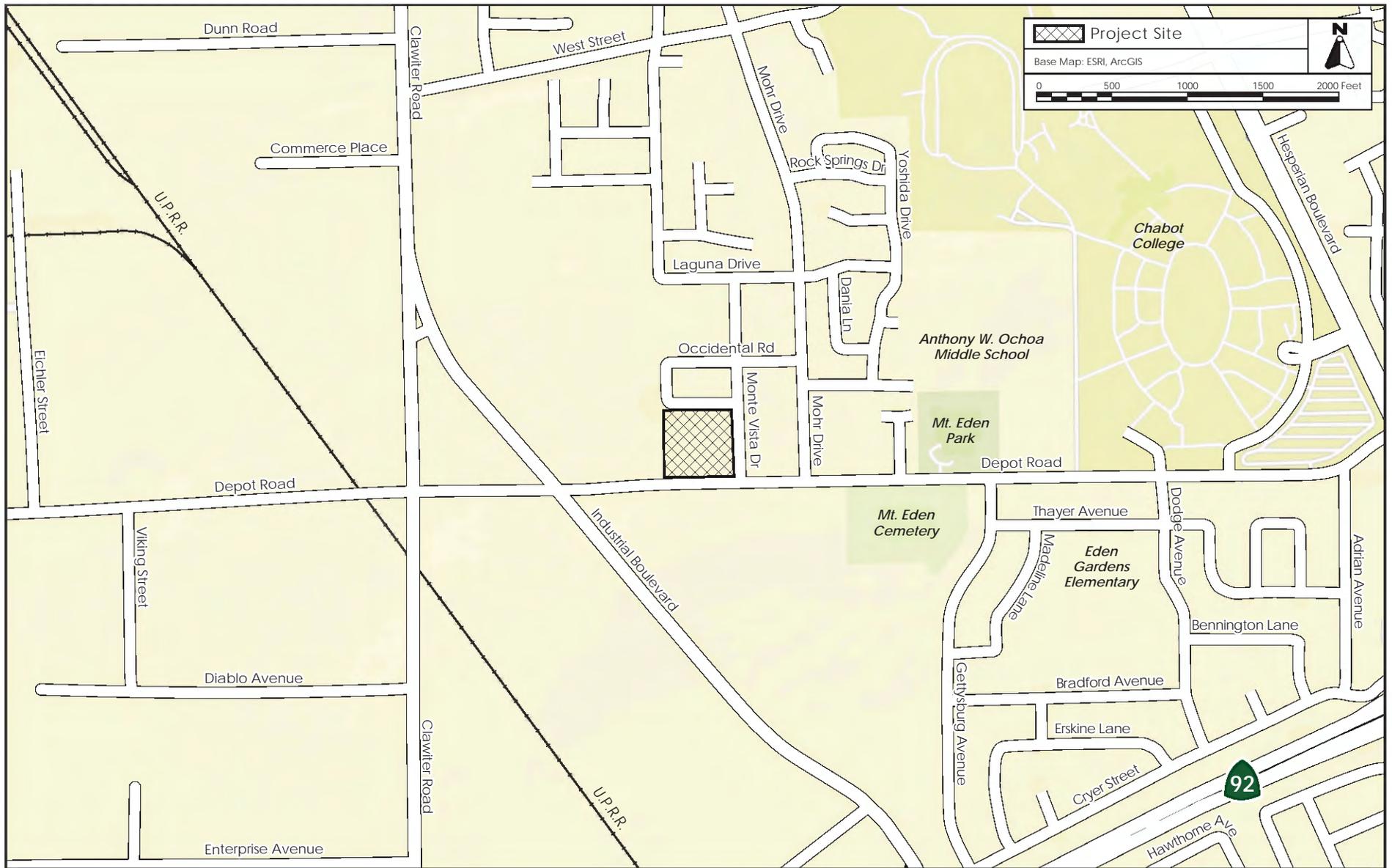
The proposed development would consist of an L-shaped building with one three-story wing along the northern property line (up to 41 feet in height), and one four-story wing along the western property line (up to 52 feet in height). A total of 71 parking stalls would be constructed for the proposed project. Other on-site amenities include courtyards, a half-basketball court, a picnic and BBQ area, a small dog run, a looped walking path and a garden.

The proposed development would be constructed on the same site as the existing Cronin House, a 32-bed residential care facility with an average stay of 90-days or less. Cronin House would remain in place and continue to operate in the existing structure; however, the proposed project includes site improvements to the Cronin House portion of the site, including construction of a new trash enclosure, parking lot, group open space areas, walking path, and landscaping. The project would demolish the existing remnants of the Herman Mohr House.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from construction of the proposed project. The EIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The EIR will describe the existing visual character of the site area and the projected changes resulting from implementation of the project. Visual impacts resulting from the proposed project would include any significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses.

2. Agricultural and Forestry Resources

The project site is located in an urban and developed area. The project site is not used for agricultural or forestry uses. The EIR will discuss the project's impact on existing farmland, forest land, and timberland.

3. Air Quality

The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts from construction and occupancy of the project, in conformance with the criteria identified by the Bay Area Air Quality Management District. The project's consistency with the 2017 Bay Area Clean Air Plan will also be discussed.

4. Biological Resources

Given the urban and developed nature of the project site, the primary biological resources on-site are existing trees. The EIR will evaluate the project's impact on biological resources, such as removal of trees and impacts on nesting birds that may be present.

5. Cultural Resources

The potential to impact cultural resources will be described in the EIR, including prehistoric and historic archaeological resources and Tribal Cultural Resources under Assembly Bill (AB) 52 and Senate Bill (SB) 18. The impacts from the demolition of the Mohr House will be disclosed. Mitigation measures will be identified for significant impacts, as warranted.

6. Energy

The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project.

7. Geology

The EIR will describe the existing geologic conditions of the project area and the potential for the project to result in significant geology and soil impacts. Mitigation measures to reduce significant geology and soil impacts will be identified, if necessary.

8. *Greenhouse Gas Emissions*

The EIR will discuss the project's consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, and assess whether the project's greenhouse gas emissions would have a significant impact on the environment.

9. *Hazards and Hazardous Materials*

The EIR will describe the potential for the proposed demolition and construction to result in hazardous material impacts and for the project to expose people to hazards. Mitigation measures to reduce significant hazardous material impacts will be identified, as warranted.

10. *Hydrology and Water Quality*

The EIR will describe the existing hydrologic and drainage conditions (including flooding) at the project site, as well as any changes in site drainage and hydrological conditions resulting from the implementation of the proposed project. Water quality impacts during and post-project construction will also be addressed.

11. *Land Use and Planning*

The EIR will describe the existing land uses on and adjacent to the project site and discuss the project's conformance with relevant land use plans, policies, and regulations including the City's General Plan and Zoning Ordinance. The EIR will evaluate the proposed land use changes and the relationship between the proposed uses to existing development in the area. Land use conflicts between the proposed uses and existing surrounding uses will be identified.

12. *Mineral Resources*

The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

13. *Noise and Vibration*

The EIR will describe the existing noise conditions in the project area and will address noise and vibration impacts from the project (including noise from project-generated traffic and project demolition/construction).

14. *Population and Housing*

The proposed project includes new housing. The EIR will discuss if the project would induce substantial population growth in the area, displace substantial numbers of existing housing units, or displace a substantial number of residents.

15. *Public Services*

The proposed project includes new housing. The EIR will discuss if the project would new or expanded public facilities, including fire, police, schools, parks, and libraries, to serve the project residents, and whether the new or expanded public facilities would result in environmental impacts.

16. *Transportation and Traffic*

The EIR will describe the existing transportation network serving the project site and will evaluate the traffic impacts resulting from the proposed project (including impacts to intersection and freeway segment levels of service, as well as transit, bicycle, and pedestrian facilities). The project's effect on vehicle miles travelled will also be discussed.

17. *Utilities and Service Systems*

The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services in the project area. The EIR will address the ability and capacity of the existing utilities to serve the project and will describe any utility improvements (and the environmental impacts from those improvements) proposed by the project, including the possible extension of recycled water infrastructure.

18. *Alternatives*

The EIR will evaluate possible alternatives to the proposed project, including the No Project Alternative. The alternative discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project while also avoiding or substantially lessening one or more of the significant effects.

19. *Significant Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided, if any, should the project be implemented as proposed.

20. *Cumulative Impacts*

The potential for the proposed project, when considered with other past, present, and reasonably foreseeable future projects in the project area, to result in a significant cumulative impact will be evaluated in the EIR.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.