

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 2925 Depot Road Project

Lead Agency: City of Hayward Contact Person: Leigha Schmidt
Mailing Address: 777 B Street Phone: (510) 583-4113
City: Hayward Zip: 94541 County: Alameda County

Project Location: County: Alameda City/Nearest Community: Hayward
Cross Streets: Depot Road and Monte Vista Drive Zip Code: 94545

Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 21.3 " N / 122 ° 06 ' 51.8 " W Total Acres: 3.17

Assessor's Parcel No.: 441-0068-040-04 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 92 Waterways: Sulfur Creek, San Francisco Bay

Airports: Hayward Executive Airport Railways: Union Pacific Schools: Ochoa Middle School

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

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Development Type:

- Residential: Units 125 Acres 3.17
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse gases

Present Land Use/Zoning/General Plan Designation:

Limited Medium Density Residential / A (Agricultural)

Project Description: (please use a separate page if necessary)

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.

(Continued on separate page)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 4, 2019 Ending Date November 4, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers</u>	Applicant: <u>Allied Housing Inc.</u>
Address: <u>1736 Franklin Street, Suite 300</u>	Address: <u>40849 Fremont Blvd.</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Fremont, CA 94538</u>
Contact: <u>Natalie Noyes</u>	Phone: <u>(530) 632-2577</u>
Phone: <u>(510) 902-5852</u>	

Signature of Lead Agency Representative:  Date: 10/2/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: (Continued)

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.