



ALAMEDA COUNTY
Community Development Agency

Date: May 20, 2020

To: Responsible Agencies, Agencies with Jurisdiction by Law, Agencies/People Requesting Notice, and Community Members

From: County of Alameda Community Development Agency, Planning Department

Re: **Notice of Intent (NOI) to Adopt an Initial Study and Mitigated Negative Declaration (IS-MND) for the Fairview Specific Plan Update**

Notice is hereby given that the County of Alameda is proposing to approve an updated Fairview Specific Plan. As the Lead Agency, the County has prepared a Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the proposed Fairview Specific Plan Update. This Notice of Intent (NOI) is being distributed to applicable responsible agencies, interested parties, and community members as required by the California Environmental Quality Act (CEQA).

Comments from agencies and interested parties are requested as to the data, arguments, and conclusions of the environmental review in connection with the proposed Specific Plan Update. The proposed Specific Plan Update's location and description are summarized below. The IS-MND is proposed to be adopted pursuant to CEQA. The Draft IS-MND has found that the proposed Fairview Specific Plan Update will not have a significant effect upon the environment.

Public Comment Period: The public review period for this IS-MND continues from May 20, 2020 to June 22, 2020. Comments should be addressed to Albert Lopez, Planning Director, Alameda County Planning Department, 224 West Winton Avenue, Room 111, Hayward, CA 94544 or by e-mail to albert.lopez@acgov.org. Comments must be received no later than 5:00 PM on Monday, June 22, 2020.

Document Availability: The proposed Fairview Specific Plan and the Draft IS-MND for this project can be accessed at the Planning Department website at: <http://acgov.org/cda/planning/landuseprojects/fairview-update.htm>. We will also email links to the document to those parties who contact me requesting such information. If you are unable to access the document at the link, please call (510) 670-5400 for assistance. Due to the shelter in place or "be safer at home" order in response to COVID-19, paper copies are not available at this time.

Project Location: The Fairview Specific Plan Area ("Plan Area" or "Fairview") covers the unincorporated community of Fairview in western Alameda County (See Figure 1). The Plan Area encompasses approximately 1,800 acres, or 2.8 square miles, and is located east of the City of Hayward, south of Interstate (I) 580, west of the Five Canyons community, and north of the Hayward Hills and north of Green Belt Park and California State University, East Bay. The

Plan Area includes sites present on a list of hazardous materials sites enumerated under Section 65962.5 of the Government Code.

Proposed Project: The Fairview Specific Plan Update provides a vision and planning framework for future growth and development in Plan Area and introduces new standards and procedures that were not included in the 1997 Fairview Specific Plan. The proposed Specific Plan includes the following chapters: Introduction, Planning Context, Land Use and Community Design, Agriculture, Transportation, Conservation, Environmental Hazards, Community Services and Infrastructure, and Implementation. For the purposes of environmental analysis, a reasonably foreseeable estimate of growth associated with the proposed Specific Plan through the horizon year of 2040 is up to 300 additional residential units compared to existing conditions. Although this IS-MND evaluates impacts of up to 300 additional housing units in the Plan Area through 2040, adoption of the proposed Specific Plan would not increase buildout capacity in Fairview—in other words, it does not “upzone” or increase the allowable number of units on parcels in the Plan Area. For the most part the Plan maintains existing zoning but adds new parameters so that future development is compatible with its surroundings, mitigates its impacts, and reduces impacts on the environment.

Public Meetings: A public meeting to consider approval of the proposed Specific Plan and adoption of the IS-MND will be held before the Alameda County Planning Commission on Monday, July 20, 2020. Interested parties should check the agenda on the County’s website to confirm the meeting time, date, and location: <https://www.acgov.org/cda/planning/agendas.htm>.

Figure 1: Fairview Specific Plan Area



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Fig1.2 Plan Area