



April 7, 2023

Alameda County Clerk
1106 Madison Street
Oakland, CA 94607

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

**Tolari Residence on Santos Ranch Road
Site Plan Review Application No. 202204010**

Lead Agency: City of Hayward Planning Division
777 B Street, 1st Floor
Hayward, California 94541
Contact: Steve Kowalski, Associate Planner

Project Description: The proposed project consists of the construction of an approximately 6,700-square-foot, three-story single-family residence with a 918-square-foot attached garage and a 433-square-foot workshop. An approximately 1,000-foot-long, 20-foot-wide gated private driveway would be constructed at the south end of the project site that would lead from Santos Ranch Road to the residence near the center of the site. The proposed project includes the installation of a new on-site well for water service and a septic system for wastewater. Three 5,000-gallon water tanks and a 1,200-square-foot leach field would also be installed on the project site.

The proposed project requires Site Plan Review approval (a discretionary approval) from the City of Hayward Planning Director.

Project Location: The project site consists of two parcels totaling 19.96 acres located on the north side of Santos Ranch Road in Hayward, Alameda County. The majority of the project site consists of Assessor's Parcel Number (APN) 946-3800-004-12 (Parcel 1), which is approximately 16.86 acres in size. The remainder of the site consists of APN 946-3800-004-09 (Parcel 2), which is approximately 3.1 acres in size and located immediately south of Parcel 1. Vehicular access to the project site is provided by Santos Ranch Road, access to which is provided by Foothill Road in the City of Pleasanton to the east. Regional access to the project site is provided by Interstate 680 (I-680), on-ramps for which are located approximately 1.8 miles northeast and 1.3 miles southeast of the project site and also in the City of Pleasanton.

Development Services Department
Planning Division
777 B Street, Hayward, CA 94541

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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: Dean Finnegan on behalf of MDI Inc., 9767 Santos Ranch Road, Pleasanton, CA 94588

Property Owner: Geno Tolari, 1700 Championship Boulevard, Franklin, TN 37064

Providing Comments & Review Period: Please post this letter with the attached Draft Mitigated Negative Declaration and Initial Study for a period of 30 days to conform to CEQA Guidelines Section 15072. The specified posted comment period is from **Friday, April 7, 2023 to Monday, May 8, 2023 at 5:00 p.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, 1st Floor
Hayward, California 94541
Email: Steve.Kowalski@hayward-ca.gov

Copies of the Draft Mitigated Negative Declaration and 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>.

If the Mitigated Negative Declaration is approved by the Planning Director, 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 Steve.Kowalski@hayward-ca.gov.