



November 17, 2023

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

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

22422 Rockaway Lane

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

Project Description: The proposed project consists of the construction of an approximately 57,694-square-foot, four-story residential building that would include 30 apartment units and associated site improvements including right-of-way improvements to Rockaway Lane, landscaping, and utility improvements. The proposed project would include a ground-floor parking garage that would be accessed via a new driveway along Rockaway Lane. Additionally, the proposed project would include dedication of approximately 8 feet along Rockaway Lane to allow widening of the roadway from 48 feet to 56 feet. As a part of this dedication, the proposed project would include the demolition and reconstruction of the existing sidewalk, curb, and gutter along Rockaway Lane.

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

Project Location: The approximately 0.90-acre project site is located at 22422 Rockaway Lane in the City of Hayward, Alameda County (Assessor's Parcel Number [APN] 415-0230-078-00). Vehicular access to the project site is provided by Rockaway Lane, access to which is provided by A Street to the southeast. Regional vehicular access to the project site is provided by Interstate 580 (I-580), with on/off ramps located along Redwood Road approximately 0.8 miles to the north in the City of Castro Valley and along Foothill Boulevard approximately 1.2 miles to the northwest in the City of Hayward.

Development Services Department

Planning Division

777 B Street, Hayward, CA 94541

T: 510.583.4200

F: 510.583.3649

TTD: 510.247.3340

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: William Frankel on behalf of Zibasara, LLC, 22422 Rockaway Lane, Hayward, CA 94541

Property Owner: William Frankel, 205 De Anza Boulevard, Suite 42, San Mateo, CA 94402

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, November 17, 2023 to Monday, December 18, 2023 at 5:00 p.m. Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email) to:

Taylor Richard, Associate Planner
City of Hayward Planning Division
777 B Street, 1st Floor
Hayward, California 94541
Email: Taylor.Richard@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 Libraries located at 888 C Street and 27300 Patrick Avenue. 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, Taylor Richard, at (510) 583-5340 or Taylor.Richard@hayward-ca.gov.