



DATE: February 3, 2014

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Sara Buizer, AICP, Senior Planner
Development Services Department
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RE: **NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF HAYWARD
2040 GENERAL PLAN**

PUBLIC REVIEW PERIOD

February 4 – March 21, 2014

Anticipated Public Hearing: March 13, 2014 at 7pm

at Hayward City Hall, Council Chambers, 777 B Street, Hayward, CA 94541

The City of Hayward, as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed City of Hayward 2040 General Plan (the project). During the review period, the EIR and all documents referenced in the Draft EIR are available for review at the City of Hayward 2040 General Plan website at:

<http://www.hayward-ca.gov/GENERALPLAN/>

Copies of the same documents may be viewed during regular business hours -- 8:00 AM to 5:00, Monday through Thursday, and 8:00 AM to noon on Friday -- at the City of Hayward Development Services Department Permit Center, 777 B Street, Hayward, CA 94541.

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PROJECT DESCRIPTION

Located in southwest Alameda County in the nine-county San Francisco Bay Area, the Hayward Planning Area is on the east side of San Francisco Bay, an area commonly referred to as the “East Bay.” The project location comprises all the land in the City’s Sphere of Influence as defined by the Alameda County Local Agency Formation Commission (LAFCO), including all land within the Hayward City limits and adjacent unincorporated county land, including Garin Regional Park, open space areas east of the City, portions of San Lorenzo and Castro Valley, and the communities of Hayward Acres, Cherryland, and Fairview. The Planning Area totals approximately 72.18 square miles and has a population of about 183,350 (147,113 in the City and 36,236 in the remainder of the Planning Area).

The City of Hayward 2040 General Plan represents the community’s view of its future and expresses the community’s conservation and development goals for the next 26 years (2014- 2040). Some of the City’s post-2002 planning efforts that have helped guide the new General Plan process include the Bicycle Master Plan, South Hayward BART/Mission Boulevard Form- Based Code, Draft Mission Boulevard Corridor Specific Plan and Form-Based Code, and Route 238 Bypass Land Use Study. The new 2040 General Plan addresses sustainability, preservation and maintenance of distinct neighborhood characteristics, and the fostering of complementary and innovative infill and redevelopment opportunities. In addition, the Vision, Guiding Principles, goals, policies, and programs contained in the 2040 General Plan were developed through an extensive community outreach and engagement process that included public workshops, an online citizen engagement program and survey, and a citizen Task Force.

The 2040 General Plan also addresses new State mandates and topics relevant to the City that were not part of the currently adopted 2002 General Plan, such as community health, police services, greenhouse gas emissions and climate change (AB 32 and SB 375), flood safety planning (AB 162), and complete streets (AB 1358).

The City of Hayward 2040 General Plan consists of two documents: the Background Report and the Policy Document. The following provides a summary of these two component documents:

- **Background Report.** The Background Report takes a “snapshot” of current (2012) conditions and trends within the Planning Area. It provides a detailed description of a wide range of topics, such as demographic and economic conditions, land use, public facilities, and environmental resources. The report provides decision-makers, the public, and local agencies with context for making policy decisions. Unlike the Policy Document, the Background Report is objective and policy-neutral. The Background Report also serves as the “Environmental Setting” sections in the Draft EIR.
- **Policy Document.** The Policy Document is the essence of the General Plan. It contains the Vision, Guiding Principles, goals, and policies that will guide future decisions within the City. It also identifies a full set of implementation programs that will ensure the goals and policies in the General Plan are carried out.

The Association of Bay Area Governments (ABAG) projects that the City of Hayward will grow to a total of 60,584 dwelling units by 2040, which is the horizon year of the new General Plan. This projection is significantly lower (by over 6,500 dwelling units) than the estimated buildout of Hayward under its currently adopted 2002 General Plan. Therefore, it is unlikely that the City will reach full buildout by 2040. Consistent with these projections, the proposed 2040 General Plan does not significantly alter existing or create new land use designations, or result in significant redesignation of land, in the Hayward Planning Area.

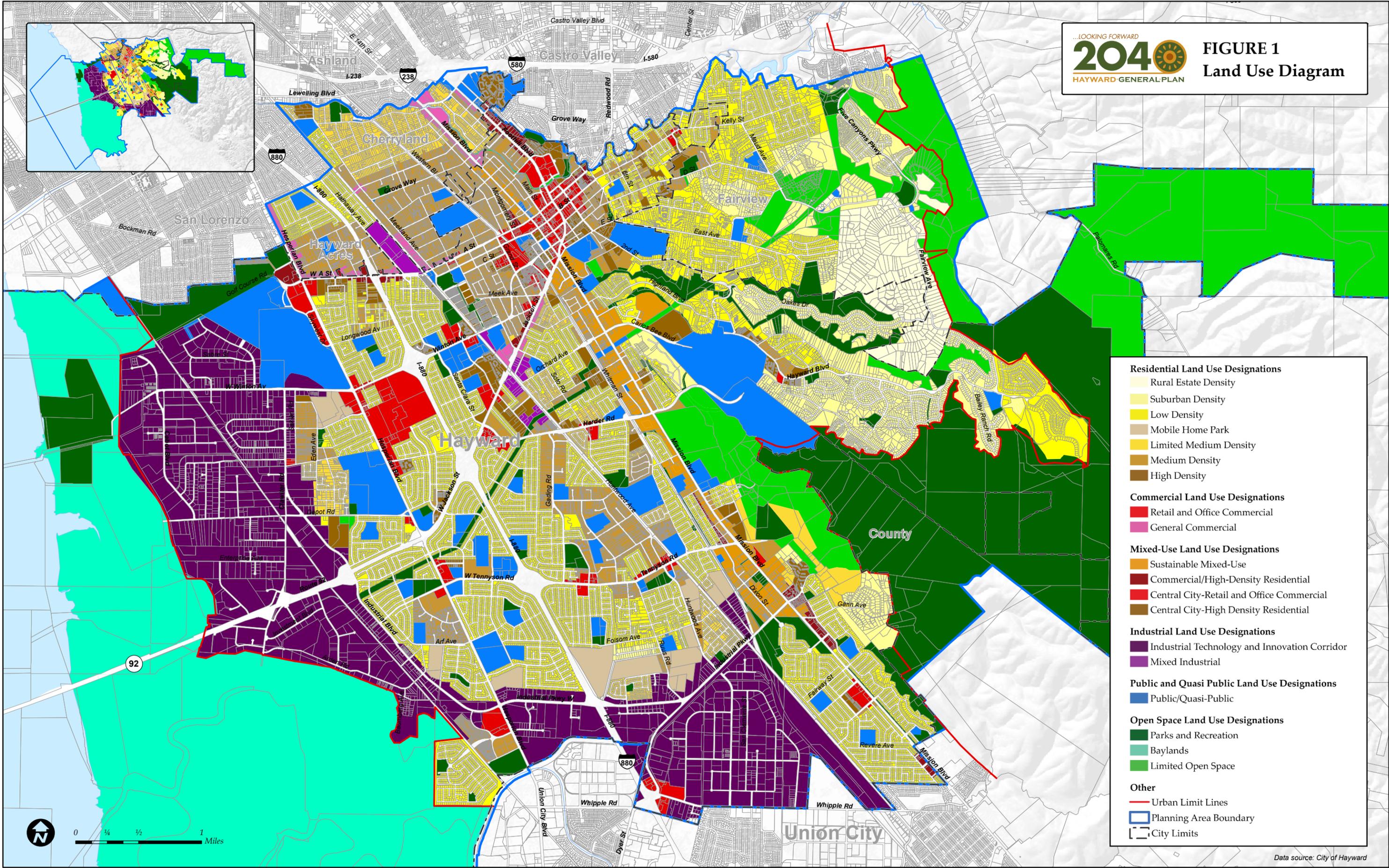
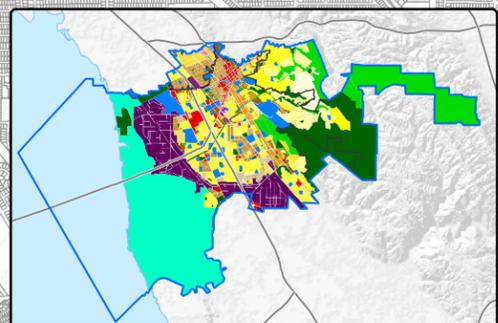
Figure 1 is the proposed Land Use Diagram that designates land uses throughout the Planning Area.

ANTICIPATED SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

The Draft EIR has concluded that implementation of the Hayward 2040 General Plan could result in significant unavoidable environmental impacts in the following areas: air quality, noise, and traffic.

PRESENCE OF HAZARDOUS WASTE FACILITIES, HAZARDOUS WASTE PROPERTIES, AND HAZARD WASTE DISPOSAL SITES IN THE PLANNING AREA

The Planning Area includes various hazardous materials sites monitored by the State Department of Toxic Substances Control (DTSC), the Regional Water Quality Control Board (RWQCB), the Alameda County Department of Environmental Health, the Hayward Fire Department, and the Alameda County Water District. These sites are listed and described in the Hayward General Plan Update Background Report, chapter 9 (Hazards), which is incorporated into the Draft EIR by reference as noted in Draft EIR chapter 11 (Hazards and Hazardous Materials).



- Residential Land Use Designations**
 - Rural Estate Density
 - Suburban Density
 - Low Density
 - Mobile Home Park
 - Limited Medium Density
 - Medium Density
 - High Density
- Commercial Land Use Designations**
 - Retail and Office Commercial
 - General Commercial
- Mixed-Use Land Use Designations**
 - Sustainable Mixed-Use
 - Commercial/High-Density Residential
 - Central City-Retail and Office Commercial
 - Central City-High Density Residential
- Industrial Land Use Designations**
 - Industrial Technology and Innovation Corridor
 - Mixed Industrial
- Public and Quasi Public Land Use Designations**
 - Public/Quasi-Public
- Open Space Land Use Designations**
 - Parks and Recreation
 - Baylands
 - Limited Open Space
- Other**
 - Urban Limit Lines
 - Planning Area Boundary
 - City Limits



Data source: City of Hayward