

**Notice of Availability of a Draft Environmental Impact Report
for the
Tract Maps 8296 & 8297 Residential Subdivision Project
Fairview Orchards & Fairview Meadows – PLN2015-00180**

SUMMARY:

Notice is hereby given by the County of Alameda, Community Development Agency, Planning Department, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the above-named draft Environmental Impact Report (DEIR) is available for public review and comment. Comments on the DEIR will be received for a 45-day period, commencing on January 31, 2017 and ending at 5:00 p.m. on March 16, 2017, after which a final EIR will be prepared containing comments and responses to comments that, together with the DEIR, will form the final EIR (FEIR). The FEIR will be used by the Alameda County Planning Commission in its consideration of approval of the proposed residential subdivision Project, Tract Maps 8296 & 8297, described below. The Applicant is D Street Investments, LLC.

PROJECT LOCATION AND DESCRIPTION:

The project is proposed on two separate but adjacent sites comprised of seven parcels with a total area of 9.78 acres located on 3231, 3247, 3289 and 3291 D Street, unincorporated Fairview area of Alameda County, with designated Assessor's Parcel Numbers: 417-0240-001-00; 417-0240-006-00; 417-0250-021-00; 417-0240-004-00; 417-0240-012-04; 417-0240-005-00 and 417-0250-001-00. The two sites, located as shown on the attached Exhibit A, about 600 feet east of Fairview Avenue, are separated by the Hilltop Care convalescent home (3269 D Street, on 1.05 acres) and one single family residence (3297 D Street, on about half an acre). Each site would be developed with a single cul-de-sac street extending south from D Street, and each dedicated as a public street meeting County and Fairview Fire Protection District/City of Hayward standards. The streets would provide access, respectively, to 16 single family residential lots on the westerly site (Tract Map 8296) and 15 lots on the easterly site (Tract Map 8297). Lot sizes would range between 10,013 to 17,141 square feet, with an average lot size of roughly 11,150 and a median lot size (16th in size order of 31 lots) of 10,163 square feet.

The site and surrounding area is zoned R-1-BE (Single Family Residential, 10,000 square foot minimum building site area) and is further subject to the Fairview Area Specific Plan, a part of the Alameda County General Plan and the Eden Area Plan. The objective of the Project is to comply with the Zoning and the Specific Plan and meet all applicable standards for yards, open space and building height.

The Project requires substantial excavation and fill on both sites to create 23 level building pads and 8 split level pads, and to establish street grades of no more than 10% and closely level to the building pads. Access to the Hilltop Care property and three adjacent single family residential properties will be provided by easements within Tract Map 8297. Easements on both sites and a remainder parcel within Tract Map 8297 will be created to accommodate stormwater treatment basins (bio-retention basins) for short-term storage and water quality protection, combined with three separate over-size underground pipes for peak stormwater detention purposes.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

The DEIR's analysis of project impacts identified significant impacts on the following topic areas:

- Air quality (construction dust)
- Biological resources (protected plant, reptile and nesting bird species; habitat disturbance)
- Cultural resources (unknown archaeological and/or paleontological resources)
- Land use (conflict with policies to protect existing topography)
- Noise and vibration (during construction)
- Traffic (design safety; disruption during construction)

All of these impacts can be reduced to less than significant levels after mitigation is implemented. The following impacts discussed in the DEIR were determined to be less than significant:

- Aesthetics (scenic views; light pollution)
- Cultural resources (historic resources)
- Hydrology (loss of water quality during construction)
- Traffic (intersection deterioration in level of service)

In the case of light pollution, hydrology, geotechnical and seismic considerations, certain mandated procedures are described as in place to ensure that the environment is protected. Although not required, specific mitigation measures are recommended to minimize noise exposure for two planned residences adjacent to D Street (within Tract Map 8296), and to protect sight distance and enhance vehicle and pedestrian safety by restricting parking and providing intersection bulb-outs near the cul-de-sac intersections. School impact fees and property taxes would ensure that local school and other services are not adversely affected.

In addition to consideration of the No-Project Alternative as required by the CEQA Guidelines, two other Alternatives to the Project were evaluated on a preliminary basis, including a Reduced-Density Alternative, with 25 percent fewer individual lots, and a Greater Consistency with the Fairview Area Specific Plan Alternative, in which the topography of the sites would be more substantially preserved, with a combination of split pads, custom grading and relocation of the cul-de-sac within Tract Map 8297 to eliminate the largest area of excavation required for the Project. The "Greater Consistency" Alternative is identified in the DEIR as the Environmentally Superior Alternative to the Project.

PUBLIC REVIEW PROCESS:

One of the purposes of CEQA is to inform the public of the likely environmental consequences of public and private projects such as the proposed Tract Maps 8296 and 8297 subdivision project. The purpose of this Notice, consistent with Sections 15086 and 15087 of the State CEQA Guidelines is to consult with and request comments on the DEIR's environmental analyses from responsible agencies, organizations, and interested parties.

The DEIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the Alameda County Community Development Agency, Planning Department, at

224 West Winton Avenue, Room 111, Hayward, California, 94544. The DEIR is also available for review or download at the Alameda County website (www.acgov.org/cda/planning – select “Pending Land Use Projects” - “Current Development Projects” and “Tract Maps 8296 & 8297”). Comments on the DEIR may be submitted to:

Andrew Young
ATTN: Tract Maps 8296 & 8297 / PLN2015-00180
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Please include a return address and contact name with your written comments. Comments can also be sent via email with subject line “Tract Maps 8057 Subdivision EIR” to: andrew.young@acgov.org.

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage “wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The County, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2016062057) for the proposed project on June 23, 2016. The NOP was distributed for a 30-day comment period that ended on July 21, 2016. In addition, the County held a public scoping meeting on March 7, 2016, to solicit input on the scope and focus of the EIR. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix B of the DEIR contains the NOP, and written comments received on the NOP.

The DEIR incorporates public and agency responses to the NOP. Like the NOP, the DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the DEIR, ending on March 16, 2017 at 5:00 p.m. Within that 45-day period, the County will hold one public hearing to request comments on the DEIR, at the following time and place.

Tuesday, February 21, 2017, 6:00 p.m.
Meeting of the Planning Commission
224 West Winton Avenue, Public Hearing Room
Hayward, California

The meeting facilities will be accessible to persons with disabilities. If special translation or signing services or other special accommodations are needed, please contact Maria Palmeri at 510-670-5400 or maria.palmeri@acgov.org at least 48 hours before the meeting.

Following the close of the public review period for the DEIR, the County will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

Exhibit A: Project Aerial View and Location

