

NOTICE OF PUBLIC SCOPING MEETING
for a
PROJECT EIR

NORTHBROOK HOMES
TENTATIVE TRACT MAP TR-8057, PLN2010-00140

Notice is hereby given that the Alameda County Planning Department, acting as the lead agency, will prepare an Environmental Impact Report (EIR) for the proposed Tract 8057 Residential Subdivision Project ("Project"), pursuant to the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines. The Project is the proposal to subdivide two existing lots comprising 10.1 acres by Vesting Tentative Tract Map 8057 into 15 lots and one common lot for 15 new single family homes, with access from a new roadway to be constructed through an easement on an adjacent PG&E parcel, located on Fairview Avenue, unincorporated Fairview area of Alameda County, bearing Assessor's Parcel Numbers: 417-0260-004-00 and 417-0270-009-00, approximately 90 feet east of Walters Dinos Court.

Additional information, including the Initial Study for the Project and the Notice of Preparation (NOP) for the EIR, is available for review at the Planning Department, 224 W. Winton Avenue, Room 111, Hayward, CA and on the County's website: <http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>

Any questions or comments should be directed in writing to: Phil Sawrey-Kubicek, Senior Planner, County of Alameda Planning Department, 224 W. Winton Avenue, Room 111, Hayward, CA 94544; (510)670-5400; or e-mailed to phil.sawrey-kubicek@acgov.org. Comments on the NOP must be received at the above mailing or e-mail address by 5:00 p.m. Monday April 1, 2013. Comments should focus on discussion of possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors. In addition, comments may be provided at the meeting indicated below.

SCOPING MEETING Monday, March 18, 2013 6:00 p.m. The Alameda County Planning Commission Hearing Room, 224 W. Winton Avenue, Hayward, CA.
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All persons interested in the matter may appear and be heard at this meeting.

ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY
PLANNING COMMISSION OF ALAMEDA COUNTY

Notice of Preparation

Notice of Preparation

To: State Clearinghouse

1400 Tenth Street/P. O. Box 3044

Sacramento, CA 95814 (Address)

From: Phil Sawrey-Kubicek, Senior Planner

Alameda County Planning Department

224 W. Winton Ave. Hayward, CA 94544 (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The Alameda County Planning Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Phil Sawrey-Kubicek at the address shown above. We will need the name for a contact person in your agency.

Project Title: Tract 8057 Residential Subdivision Project

Project Applicant, if any: Northbrook Homes, on behalf of Lerob LLC

Date

2/27/2013

Signature

Sandra P. ... for PSK

Title

Senior Planner

Telephone

510/670-5400

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2012022065**Project Title:** Tract 8057 Residential Subdivision ProjectLead Agency: County of AlamedaContact Person: Phil Sawrey-KubicekMailing Address: County Planning Dept., 224 W. Winton Ave.Phone: 510-670-5400City: HaywardZip: 94544County: Alameda**Project Location:** County: AlamedaCity/Nearest Community: HaywardCross Streets: Fairview Avenue at Levine RoadZip Code: 94027Longitude/Latitude (degrees, minutes and seconds): 37° 40' 26.4" N / 122° 02' 36.96" W Total Acres: 10.1Assessor's Parcel No.: 417-260-4-0; 417-270-9-0

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-580Waterways: Sulphur Creek; San Lorenzo Creek headwaters

Airports: _____

Railways: _____

Schools: Fairview Elementary**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 15 Acres 10.1☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

R-1-B-E Fairview Area Specific Plan; [single family residential, 10,000 sq. ft. minimum lot size]

Project Description: (please use a separate page if necessary)

Project would subdivide a 10.1-ac undeveloped site for 15 single family residences plus common area. Site access is via an easement over an adjacent PG&E high voltage power line corridor. Detailed project description is provided in the Initial Study.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

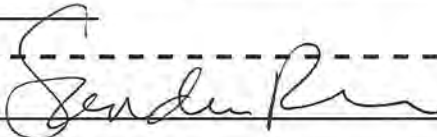
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
X ☒ Caltrans District #4	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	X ☒ Regional WQCB #2
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
X ☒ Fish & Game Region #3	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Undetermined - NOP only Ending Date NOP only

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lamphier-Gregory</u>	Applicant: <u>Northbrook Homes</u>
Address: <u>1944 Embarcadero</u>	Address: <u>7020 Koll Center Parkway, Suite 101</u>
City/State/Zip: <u>Oakland, CA 94606</u>	City/State/Zip: <u>Pleasanton, CA 94566</u>
Contact: <u>Nathaniel Taylor</u>	Phone: <u>925/417-8750</u>
Phone: <u>510-535-6690</u>	

Signature of Lead Agency Representative:  Date: 2/21/13

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT A
NOTICE OF PREPARATION
TRACT 8057 RESIDENTIAL SUBDIVISION PROJECT
SCH# 2012022065

SITE LOCATION AND CONDITIONS

The Project site is located centrally in the unincorporated Fairview area of Alameda County (see **Figure 1**), and is comprised of two adjacent parcels that together form an approximately 10.1-acre development area: 1) a 2.56-acre southern parcel with no street frontage, located about 350 feet north of Fairview Avenue; and 2) an adjacent 7.52-acre northern parcel with a narrow, 20-foot wide and approximately 750-foot long stem connected to Fairview Avenue and developed with a primitive roadway. Neither parcel has a designated street address, but the stem is informally located at 24990 Fairview Avenue and 92 feet east of Walters Dinos Court. The Project site also includes an access easement on an approximately 2-acre portion of an adjacent PG&E property that directly borders Fairview Avenue and the stem of the northern parcel.

The Fairview area consists of gently rising elevations above and east of downtown Hayward. Historically, Hayward and the hills to the east were used for various forms of agriculture, the hilly area primarily being used for cattle and horse grazing and for chicken farms. Over the past 20 to 30 years, many large parcels in the Fairview area have been developed with suburban-style residential subdivisions of typically 10 to 15 homes, although large areas retain a rural residential character of one-acre or larger parcels. The main exception to this pattern is the Five Canyons area, a large 1990s era master-planned development of several hundred single family and attached homes, parks, parkland and community facilities, located in the northeastern Fairview area. Other land uses include the Lone Tree Cemetery, a very few commercial and institutional uses, a few parks and some agriculturally-designated lands on the southeastern edge. Major arterial roadways within the area include Kelly Street, Maud Avenue, D Street, Fairview Avenue and Five Canyons Parkway.

The Project site is used for horse and cattle grazing and is undeveloped except for a primitive dirt road on a narrow stem that provides access from Fairview Avenue. There are no structures on the development site, and the PG&E property is only developed with high-tension power lines and pylons. The Project site's dimensions are approximately 1,250 feet from north to south and 340 feet wide, but the southern boundary narrows to about 220 feet. The site is mostly hilly with slopes of 20 to 30 percent on each side of a ridge dividing its northern and southern portions. The site is bounded on the north and east by large wooded parcels (including the PG&E parcel to the east), on the south by a small subdivision, and on the west by a moderately large subdivision (Tract 6102), that is approximately 30 percent developed. This subdivision contains a street that directly borders the western edge of the Project site, along a ridge that is the main area available for development within the Project site. This ridge is at an elevation of approximately 650 feet and is one of the highest promontories in the vicinity, providing wide vistas across Hayward, San Francisco Bay, and the East Bay Hills east and north of the Fairview area.

PROJECT DESCRIPTION

The Project consists of a subdivision of two existing parcels into 15 single family home lots with a minimum of 10,000 square feet each, and a separate lot for stormwater treatment and open space. Access to the site would be provided by means of a new roadway on the adjacent PG&E property,

connecting Fairview Avenue with the development area. Under an agreement with the homeowner's association for the adjacent Tract 6102, the new roadway would also provide an emergency vehicle connection to the at Karina Street, providing an emergency vehicular access (EVA) for both subdivisions. Water and wastewater utilities would be provided either by extending existing infrastructure from the adjacent subdivision or bringing utilities to the site from Fairview Avenue via the access road on the PG&E parcel. An on-site stormwater management system is designed for the project that would release stormwater in a controlled manner and provide treatment in compliance with current County clean water program requirements.

Future homes on the Project site would consist of three different house plans: two (2) two-story plans and one (1) single-story plan, with overall sizes ranging from 2,000 to 2,800 square feet. The lower elevation of the Project site, not disturbed or needed for the 15 houses, would be preserved as open space via a conservation easement. On-site mitigation for potential wetland disturbance or impacts to special status biological resources would be provided within the permanent open space conservation easement.

PROPOSED ANALYSIS

An Initial Study Checklist has been prepared for this Notice of Preparation The Initial Study and proposed Mitigated Negative Declaration (MND) were released for public review in February 2012 and a public hearing on the proposed MND was held by the Alameda County Planning Commission on June 4, 2012. Since the time of that hearing and in light of public comment and testimony and subsequent technical analysis on several issues the Lead Agency has determined that the proposed project has the potential to significantly affect the environment and consequently is requiring that an Environmental Impact Report (EIR) be prepared for the Project. The EIR will focus on issues related to aesthetics, biological resources, hydrology/water quality, land use and traffic. All other issues are shown in the initial study as not resulting in significant environmental impacts.

Because aesthetics, biology, land use, hydrology and traffic are anticipated to be important issues, a discussion of the issues and intended analysis is included below.

Aesthetics: Photo-simulations of the proposed grading plan and future homes will be prepared to provide the public and the Lead Agency with additional information regarding how the Project will appear from off-site viewing locations. This information will inform further consideration of the project's consistency with relevant policies of the Fairview Area Specific Plan (see Land Use, below).

Biological Resources: Prior biological surveys of the Project site, as summarized and included in Initial Study, found no special status plant or animal species present but didn't completely rule out that such resources might be present. Additional site surveys are required prior to the start of any site disturbance work (e.g., grading). These additional surveys may be undertaken as part of the technical work to be included in the EIR. In addition, the Initial Study included evidence that there may be one or two areas on the site that would be considered jurisdictional wetlands subject to the regulatory control of the US Army Corps of Engineers and/or the Regional Water Quality Control Board pursuant to Sections 401 and 404 of the federal Clean Water Act. For the EIR, a jurisdictional wetland mapping exercise will be undertaken to establish definitively whether these two areas are jurisdictional or not and if so, to define the elements of an acceptable mitigation measure consistent with applicable law.

Hydrology: Much of the public comment submitted in response to the Initial Study/ MND in 2012 and at the Planning Commission hearing on June 4, 2012 concerned the extent to which the Project would adversely affect downstream conditions on the eastern branch of Sulphur Creek into which stormwater runoff from the majority of the Project site would ultimately flow. In light of the continuing controversy regarding this issue a full examination of the stormwater characteristics of the existing site will be compared to the expected performance of the Project's proposed stormwater management plan and its compliance with current requirements for hydro-modification, on-site stormwater retention and bio-filtration to comply with Clean Water Act requirements.

Land Use: The Initial Study presented extensive evaluation of the proposed project relative to the policies of the FASP. The EIR will expand upon the prior analysis using the photo-simulations to be prepared for the Aesthetics chapter (see above) to illustrate issues about which there has been public comment and concern regarding compliance with policies of the FASP intended to avoid or mitigate environmental impacts.

Traffic: Subsequent to the June 2012 public hearing, the firm TJKM Transportation Consultants was retained to conduct and prepare a detailed analysis of local traffic conditions and an evaluation of how the project would affect local conditions. The following scenarios were analyzed for a.m. and p.m. peak hour conditions:

1. Existing (2012)
2. Existing (2012) plus Project
3. Future Baseline Conditions (existing plus cumulative future development) without Project
4. Future Baseline plus Project conditions

The impacts of the proposed project on traffic operations (both existing and cumulative conditions) will be presented based on the study prepared by TJKM. Alameda CTC CMP Compliance analysis is *not* proposed, as the Project is expected to generate less than 100 p.m. peak hour trips. The following seven intersections were chosen for analysis based on existing vicinity conditions, anticipated trip distribution, and coordination with County staff:

- Project Entry and Fairview Avenue
- D Street and Maud Avenue
- Fairview Avenue and 'D' Street
- Fairview Avenue and Jelincic Drive
- Fairview Avenue and Levine Drive
- Fairview Avenue / Five Canyons Parkway / Star Ridge Road
- Fairview Avenue / Hansen Road

The results of the TJKM study will be presented in the EIR along with a thorough evaluation of safety concerns and engineering standards regarding sight distance for cars entering and exiting the Project at the intersection of Street A and Fairview Avenue.



Figure 1. Site Location

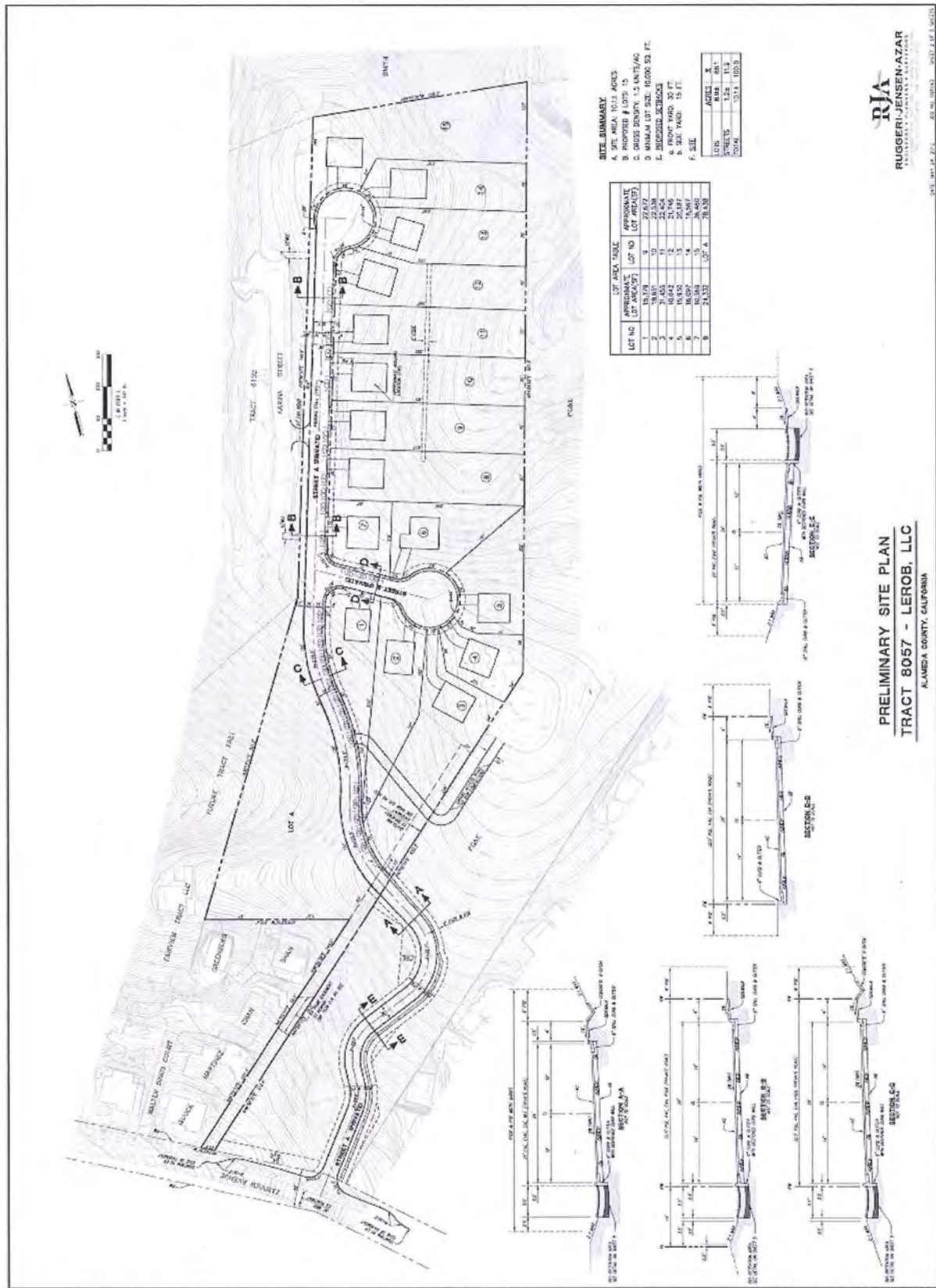


Figure 2. Site Plan