



CITY OF
HAYWARD
HEART OF THE BAY

**Route 238 Bypass Land Use Study
Draft Program Environmental Impact Report
(DEIR)**

Sara Buizer, AICP, Senior Planner

Planning Division
Development Services Department



- All “projects” are subject to environmental review pursuant to CEQA
- The proposed Alternative is considered a “project” under CEQA and CEQA Guidelines
- To meet CEQA Requirements, an EIR has been prepared to identify and analyze physical impacts of implementing the three Land Use Alternatives.
- A Scoping Meeting was held on July 30, 2008.



- The DEIR analyzes three land use alternatives:
 - Alternative A - Based on the Market potential as outlined in the Fiscal Analysis
 - Alternative B - Based on input from the community at the community meetings
 - Alternative C - Based on existing plans, policies and interests of the agencies involved in the process including HARD, HUSD, Alameda County, Caltrans, and CSUEB



Comparison of Alternatives with Existing General Plan

	Existing General Plan (no project)	Alternative A	Alternative B	Alternative C
Average Residential (# of units)	2,669	3,220	1,182	2,126
Total Non-Residential (sq. ft.)	257,707	234,872	219,920	245,653



- The Draft EIR was released for public review on March 3, 2009.
- The DEIR circulates for public comment for a minimum of 45 days and ends on April 16, 2009.
- The DEIR is a “Program” EIR - no specific development is being proposed.
- Future individual development will be subject to future CEQA review when submitted.



The DEIR analyzes a number of topics including the following key topics:

- Aesthetics/Light and Glare
 - Visual simulations
- Air Quality/Greenhouse Gas Emissions
 - Short-term vs. long-term
- Geology and Soils
 - Seismic hazards
- Transportation and Circulation
 - Intersection impacts



- Almost all impacts analyzed in the DEIR can be mitigated (reduced) to less-than-significant levels
- Most mitigation measures are considered standard: are generally imposed by the City on specific development projects
- One impact increased vehicle delays at the Foothill/D Street intersection is identified as Significant and Unavoidable



NEXT STEPS

- Respond to comments after close of the 45-day public comment period on April 16, 2009, prepare Final EIR
- In late April, staff will return to share our recommended land use designations and request preliminary comments/feedback
- In May, PC hearing on the land use study and recommended land use designations
- In June, CC hearing on the land use study and recommended land use designations

