

David Rizk

From: Frank Goulart
Sent: Tuesday, January 24, 2017 12:46 PM
To: David Rizk
Cc: Ben Goulart; Nathan Williams; Nancy Urioste; Julie Machado; Blaine Ricketts; Per Bothner
Subject: Submittal for Maple and Main

Hi David,

The Prospect Hill Neighborhood Association submits this argument against approving the project without an EIR.

Honorable Members of the Hayward City Council,

The Board of Directors of the Prospect Hill Neighborhood Association met Saturday, January 21, 2017 and affirmed our resolution first approved in December of 2015, in opposition to the Maple and Main Project without an Environmental Impact Report. Without an EIR, we can't judge and neither can you whether we are building on a Native American cemetery, whether the project is in compliance with the general plan and the zoning ordinance, whether the project has impacts on traffic, parking, schools, parks, "the view", whether retail/commercial on at least the street frontage of this project is a viable alternative, whether this behemoth fits into this neighborhood, and a host of other unknowns.

We expect Vice-President Nathan Williams to submit photographs regarding the issue of "the view" and Secretary Frank Goulart to submit documentation regarding the issue of cultural resources.

Here is the currently approved resolution:

"We think the entire ground floor of the development should be retail/commercial/office as is called for in the General Plan.

We think the project should include no more than 2 floors of residential.

We think this project requires an EIR, including a look at "the view", a Traffic Study which considers a Circulator (with access on Maple Court), Car Share, Unbundling, Deparking Incentives, Parking Management by the City and Walking Design, a Grey Water System Study and a study of possible Native American remains among the other requirements.

We think this project is of such a magnitude that it should be the subject of a Work Session once the EIR is completed.

To clarify, we do not support unbundling or reduced parking, but we do think there should be an EIR.

The Initial Study at page 116 quotes 'Cumulative Effects 18. MANDATORY FINDINGS OF SIGNIFICANCE – The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur.... b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?'

The Initial Study is inadequate concerning cumulative impacts of parking, land use, population, transportation, cultural resources and "the view". The guidelines require consideration of other current projects.

If a current project, Lincoln Landing, adds to the impacts of Maple/Main, and Lincoln Landing is required to have an EIR, which it is, then it is logically inescapable that Maple/Main must also have an EIR. Clearly, if one deserves an EIR, the cumulative effects of the two projects deserve an EIR.

Since we're a mixed use neighborhood we are very concerned that the retail/commercial street parking be addressed in addition to the residential parking permit program, including 2 hour parking on Main Street from McKeever to Hazel.

We suggest a residential parking program for the Prospect Hill neighborhood, paid for by the developers for 10 years, with no permits issued to residents of the Main and Maple project.

We strongly support a second, independent entrance from Maple to the parking structure.

We support saving the Maple Street house."

We therefore request that you not approve the negative declaration and insist on an EIR before consideration of the project, or, if that is not acceptable, we request you not approve the project.

Thank you for your consideration.

best regards,

frank goulart
secretary
prospect hill neighborhood association