



Notice of Preparation of an Environmental Impact Report City of Hayward

Date: November 10, 2020
To: State Clearinghouse
Interested Public Agencies
Interested Organizations
From: Leigha Schmidt, Senior Planner
City of Hayward
Development Services Department
777 B Street
Hayward, California 94541

Subject: **Notice of Preparation of the Draft Environmental Impact Report for the
4150 Point Eden Way Industrial Development Project**

Lead Agency: City of Hayward Development Services Department

Responsible Agencies: United States Army Corps of Engineers
San Francisco Bay Regional Water Quality Control District
East Bay Regional Parks District

Project Title: 4150 Point Eden Way Industrial Development Project

Project Location: The project site address is 4150 Point Eden Way, City of Hayward, California, 94545. The project site is near the terminus of Point Eden Way, west of its intersection with Research Road (see Figures 1 and 2).

This Notice of Preparation (NOP) is hereby given that the City of Hayward (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 4150 Point Eden Way Industrial Development Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). An Initial Study has been prepared for the proposed project.

The project site consists of six parcels in the City of Hayward identified as Assessor Parcel Numbers (APN) 461-0084-019-00, APN 461-0085-020-01, APN 461-0085-020-02, APN 461-0061-001-00, APN 461-0090-001-00, and APN 461-0090-002-00. A separate parcel, not included in the project site, separates APN 461-0085-019-00, 461-0085-020-01, and 461-0085-020-02 from APN 461-0061-001-00, 461-0090-001-00, and 461-0090-002-00. Therefore, the project site has an eastern component (APN 461-0085-019-00, 461-0085-020-01, and 461-0085-020-02) and a western component (APN 461-0061-001-00, 461-0090-001-00, and 461-0090-002-00), which are non-contiguous but nearly adjacent. The eastern component is located at 4150 Point Eden Way, while the western component has no public road access.

The proposed project consists of a new industrial building on the eastern component of the project site and preservation of an open space/wetland preserve on the west component. The proposed industrial building would be approximately 50 feet in height to finished roof. The proposed building would provide approximately 110,231 square feet of warehouse space and a 2,785-square-foot of office, for a total size of approximately 113,730 square feet. The office space would be provided at the north end of the building, facing State Route 92. During operation of the project, approximately 20 to 25 employees would be present.

Ingress and egress to the industrial building would be from a new driveway on Point Eden Way. Approximately 79 parking spaces would be provided, including two spaces dedicated for electric vehicles and two accessible spaces compliant with the Americans with Disabilities Act (ADA). Two bike lockers and two bike stalls would also be provided on-site near the industrial building. Landscaping would be installed on all sides of the new

Notice of Preparation
City of Hayward, 4150 Point Eden Way Industrial Development Project

building but would be concentrated on the north side of the building facing State Route 92. Landscaping would include trees, low shrubs, grasses, and perennials.

The proposed industrial building would require utility and drainage improvements including new sanitary sewer, storm drain, and domestic water lines. These new utilities would connect to existing utilities within the right-of-way of Point Eden Way. Bioretention areas would be constructed on-site to collect and treat stormwater runoff prior to discharge into the City's storm drain system.

The San Francisco Bay Trail is located on the eastern edge of the eastern component of the project site, within APN 461-0085-020-01. The proposed project includes a land swap for East Bay Regional Park District to relocate the Bay Trail from the current location along the eastern property line to meander along the southern property line and then to turn north to run along the western property line of APN 461-0085-020-02, until meeting its current location on Point Eden Way. The swap would transfer ownership of APN 461-0085-020-01 to the project applicant and grant an easement to the East Bay Regional Park District for the trail to cross APN 461-0085-020-02.

The proposed project also includes establishing an approximately 32-acre preserve on the western component of the project site, within APN 461-0061-001-00, 461-0090-001-00, and 461-0090-002-00. These parcels are currently characterized by salt evaporation ponds from the former salt production operation on the project site that would remain in place. This 32-acre area (Preserve) contains six old salt ponds totaling 26 acres. The 32-acre Preserve would be preserved in perpetuity via recordation of a Deed Restriction, or other appropriate legal mechanism, ensuring that the salt ponds are permanently preserved as open space in perpetuity. No conservation easement or conservator endowment would be provided.

The EIR will evaluate the project for potential impacts on the environment. The Initial Study prepared for the project found less than significant impacts or no impact for the following environmental factors: aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire. The proposed project could potentially affect the following environmental factors and each will be addressed in the EIR: biological resources, cultural resources, hazards and hazardous materials, and transportation. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The Initial Study and related appendices can be found on the City's Environmental Review webpage at <https://www.hayward-ca.gov/content/projects-under-environmental-review-0>.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. **Comments on the NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Thursday, December 10, 2020.** Please send your written comments to Leigha Schmidt, City of Hayward, at the address shown above or email to leigha.schmidt@hayward-ca.gov with "4150 Point Eden Way Industrial Development Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

In addition, interested members of the public are invited to attend a **Public EIR Scoping Meeting** on Thursday, November 19, 2020, from 4:00 pm to 5:30 pm. This meeting will include a brief overview of the EIR process and allow time for oral comments on the scope of the EIR. Due to public health concerns, the scoping meeting will be a web-based video conference that can be accessed via the following link:

<https://hayward.zoom.us/j/96280897581?pwd=T2RiSHFKcEJWRWwzb3Z5UmhOdUpWUT09>

Meeting ID: 96280897581

Password: 4W\$gm6!0

Notice of Preparation
City of Hayward, 4150 Point Eden Way Industrial Development Project

Or Dial in by Telephone (for higher quality, dial a number based on your current location):

US: +1-669-900-6833 or +1-346-248-7799

Meeting ID: 962 8089 7581

Participant ID: just press #

Password: 35489094

International numbers available: <https://hayward.zoom.us/j/96280897581>

Attachments:

Figure 1: Project Vicinity Map

Figure 2: Project Site Boundaries

Figure 3: Conceptual Site Plan: Eastern Component

Figure 4: Conceptual San Francisco Bay Trail Land Swap Plan

Notice of Preparation
City of Hayward, 4150 Point Eden Way Industrial Development Project

Figure 1 Project Vicinity Map



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Project Location

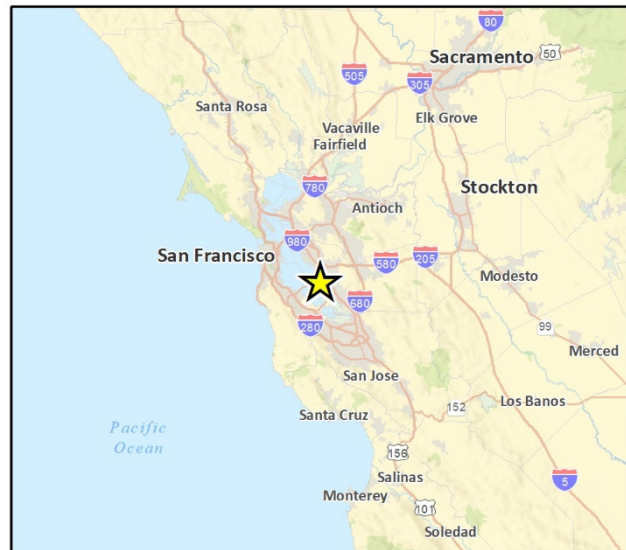


Fig 1 Regional Location

Figure 2 Project Site Boundaries



Fig 2 Project Site Boundary

Figure 3 Conceptual Site Plan: Eastern Component

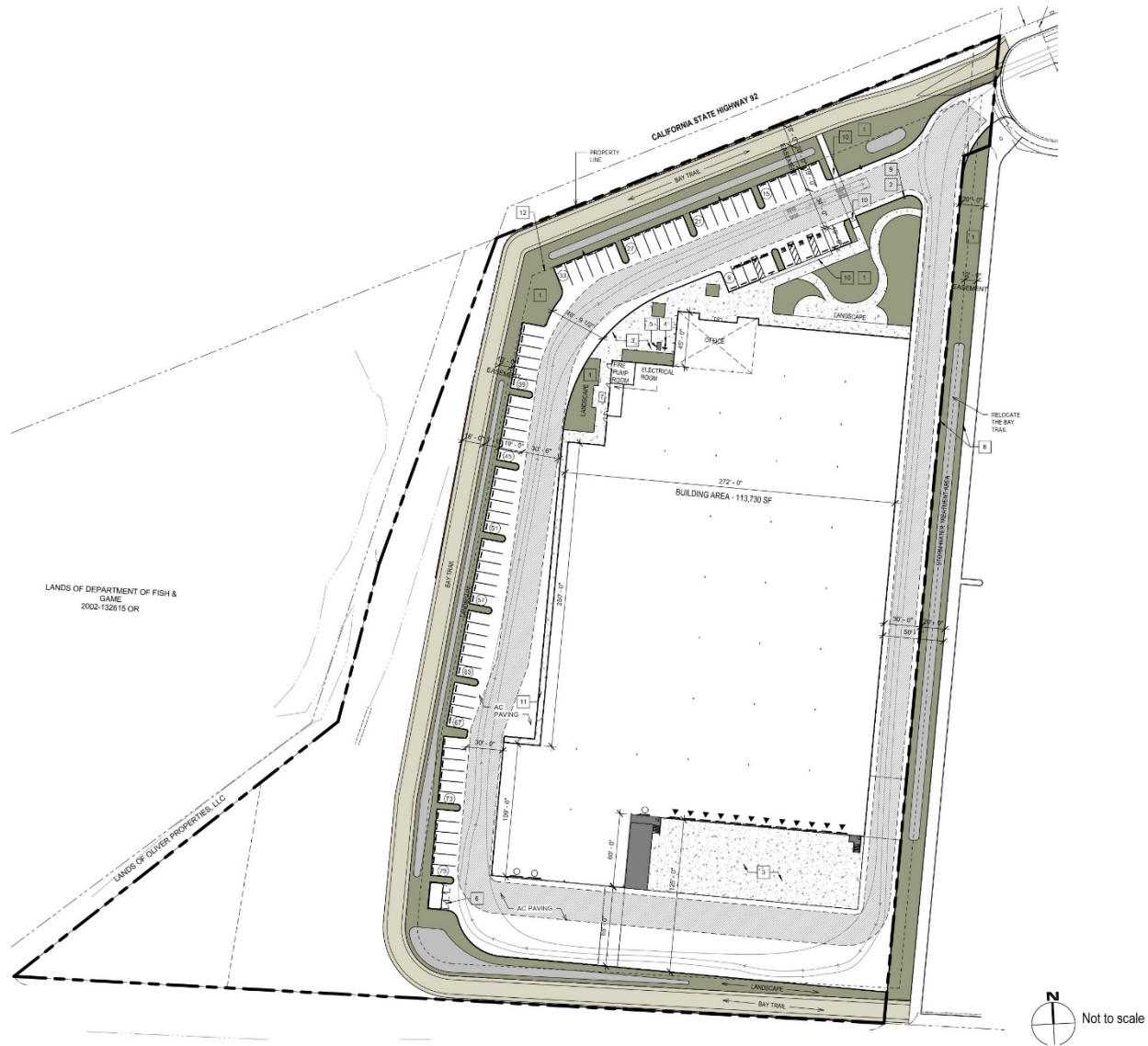


Figure 4 Conceptual San Francisco Bay Trail Land Swap

