

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020110180

Project Title: 4150 Point Eden Way Industrial Development Project

Lead Agency: City of Hayward

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Project Location: Hayward Alameda County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is located at 4150 Point Eden Way in Hayward. The site is divided into the eastern component and western component. The proposed project consists of a new industrial building on the eastern component of the project site and establishing a wetland preserve on the western component. The eastern component of the project site consists of APNs 461-0085-019-00, 461-0085-020-01, and 461-0085-020-02. The proposed industrial building would be approximately 50 feet in height to finished roof. The proposed building be approximately 116,844 square feet (114,059 square feet of warehouse space and a 2,785-square-foot of office). The building would be used to house U-Haul storage pods, materials and trucks and their regional corporate offices. 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. The proposed project also includes establishing an approximately 32-acre preserve on the western component of the project site, which are currently characterized by salt evaporation ponds from the former salt production operation on the project site that would remain in place.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would have potentially significant impacts on biological resources, including special-status wildlife species and wetlands. Mitigation measures provided in the EIR would reduce impacts to less than significant, and include but are not limited to pre-construction surveys and avoidance, relocation, and wetland replacement/restoration.

The proposed project would have potentially significant impacts on cultural resources, including previously unknown subsurface resources. Mitigation measures provided in the EIR would reduce impacts to less than significant, and include but are not limited to pre-construction surveys and avoidance. The proposed project would also require demolition of a historic structure. Mitigation measures are provided to reduce impacts to historic resources, but impacts would remain significant and unavoidable.

The proposed project would have potentially significant impacts to hazards and hazardous materials, due to soil and groundwater contamination present on-site from former land uses, as well as potential to encounter asbestos and lead during demolition of existing structures. Mitigation measures provided in the EIR would reduce impacts to less than significant. Mitigation measures include sampling for asbestos and lead prior to demolition, and safely removing them if found. Mitigation measures for contamination include implementing the approved Risk Management Plan for the site, locating bioretention areas outside of contamination zones, and designing the industrial building foundation to prevent spread of contamination. Impacts would be reduced to less than significant with mitigation.

The proposed project would have potentially significant impacts on transportation related to vehicle miles traveled (VMT). Mitigation measures provided in the EIR would require implementing travel demand management measures, which would reduce impacts to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The EIR scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR and input received at the scoping meeting on the EIR held by the City are summarized in Section 1, Introduction, of the EIR. Comments pertained to a range of issues, but most notably biological resources, climate change and sea-level rise, hazardous materials and groundwater contamination, and tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

Construction of the project would involve fill of wetlands, which would require approval from the United States Army Corps of Engineers and the San Francisco Bay Regional Water Quality Control Board. Consultation with the United States Fish and Wildlife Service will be required since the proposed project may affect endangered species protected pursuant to the federal Endangered Species Act. The proposed project will also require consultation with the State Historic Preservation Office. The East Bay Regional Park District must also consider approval of the proposed land exchange included in the project for relocation of the San Francisco Bay Trail.