



Notice of Availability of Draft Environmental Impact Report

Project Title: 4150 Point Eden Way Industrial Development Project
State Clearinghouse No. 2020110180

Lead Agency: City of Hayward
777 B Street
Hayward, California 94541
Contact: Leigha Schmidt, Senior Planner

Purpose of the Notice

The intent of this Notice of Availability (NOA) is to inform agencies and interested parties that the City of Hayward (City) has prepared a Draft Environmental Impact Report (EIR) for the proposed 4150 Point Eden Way Industrial Development Project in accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines. This NOA provides information about the project and its potential environmental effects and provides instructions for reviewing and submitting comments on the Draft EIR.

The Draft EIR is available online at:

<https://www.hayward-ca.gov/content/projects-under-environmental-review-0>

The Draft EIR is also available for review at the City offices located at 777 B Street, Hayward, California, 94541, or at the Hayward Public Library, located at 888 C Street, Hayward, California, 94541.

Project Location

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 nearest cross street or intersection is at Point Eden Way and Research Road, approximately 1,000 feet to the east. The site appears on a list of sites enumerated by Section 65962.5 of the Government Code due a former leaking underground storage tank that once existed on-site.

Development Services Department

Planning Division

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Project Description

The proposed project would involve the construction of a new industrial building on the eastern component of the project site and creation of an open space/wetland preserve on the western component of the project site. The proposed industrial building would be approximately 50 feet in height to finished roof. The proposed building would provide approximately 114,059 square feet of warehouse space and a 2,785-square-foot of office, for a total size of approximately 116,844 square feet. The office space would be provided at the north end of the building, facing State Route 92. The building would be used to house U-Haul storage pods, materials and trucks and their regional corporate offices.

Ingress and egress to the industrial building would be from a new driveway on Point Eden Way. Surface parking would be provided along the driveway on the north and west sides of the building. Landscaping would be installed on all sides of the new building but would be concentrated on the north side of the building facing State Route 92 and along the western property line. Bioretention areas for stormwater treatment would be constructed on-site. Other required utilities, such as electric and wastewater, would connect to existing utilities within Point Eden Way.

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 of the eastern component of the project site to meander along the southern property line and then to turn north to run along the western property line of the eastern component of the project site. The proposed project also includes establishing an approximately 32-acre preserve on the western component of the project site. The 32-acre preserve, which is characterized predominantly by remanent salt ponds, 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.

Potential Environmental Effects

An Initial Study was prepared for the project. The Initial Study determined that the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated for all resources areas evaluated under CEQA except for biological resources, cultural resources, hazards and hazardous materials, and transportation. The Draft EIR further evaluates the potential impacts to these four resources. The Draft EIR identifies significant and unavoidable impacts on cultural resources related to demolition of an existing historic structure associated with a former salt production operation that once existed on-site. The impact to the structure would be significant even after implementation of identified mitigation measures. The Draft EIR concludes that impacts to biological resources, hazards and hazardous materials, and transportation would be less than significant with implementation of mitigation measures.

Providing Comments and Review Period

The City is soliciting comments on the Draft EIR. Comments provided will be considered in the Final EIR in accordance with CEQA Guidelines, Section 15088. The Draft EIR is available for public review and comment from **April 9, 2021, to 5:00 PM on May 24, 2021. Comments on the Draft EIR must be submitted by the close of the review period: 5:00 PM, May 24, 2021.**

Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email).

Mail comments to:

City of Hayward Planning Division

Leigha Schmidt

City of Hayward

777 B Street

Hayward, California 94541

Email comments to Leigha Schmidt at:

Leigha.Schmidt@hayward-ca.gov

For comments submitted via email, please include “DEIR Comments-4150 Point Eden Way Industrial Development Project” in the subject line and the name and physical address of the commenter in the body of the email.

If you have any questions about the environmental review process, please contact Leigha Schmidt at the email address above.