

**NOTICE OF PUBLIC HEARING  
HAYWARD PLANNING COMMISSION**

**DATE:** July 8, 2021  
**TIME:** 7:00 P.M.  
**PLACE:** Zoom Webinar. Login details to be provided on agenda.  
For more information on how to watch and comment, please view the Guide to Virtual Meeting Participation at <https://www.hayward-ca.gov/your-government/boards-commissions/planning-commission>

On the above date, at approximately the hour noted, the Hayward Planning Commission will hold a public hearing on the following matter.

**SITE PLAN REVIEW APPLICATION NO. 201901039 FOR  
DEVELOPMENT OF AN APPROXIMATELY 116,844 SQUARE FOOT INDUSTRIAL  
BUILDING, ISSUANCE OF A HISTORIC RESOURCE DEMOLITION PERMIT AND  
CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT WITH STATEMENT  
OF OVERRIDING CONSIDERATIONS  
FOR U-HAUL AT 4150 PT EDEN WAY, HAYWARD**

Project Description: The proposed project would involve the construction of a new industrial building and demolition of historic structures previously affiliated with the Oliver Brothers Salt Company. The proposed industrial building would be approximately 116,844 square feet in size and reach approximately 50 feet in height to finished roof. The building would include approximately 114,059 square feet of warehouse space and a 2,785-square-foot office. The office space would be provided at the north end of the building, facing State Route 92, and the warehouse building will house U-Haul storage pods, materials and trucks and their regional corporate offices for U-Haul.

The proposed project would also include relocation of 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 north along the western property line of the project site which would require coordination with and approval by the East Bay Regional Parks District. In addition, the project would include establishment of 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.

Site Plan Review Application No. 201901039. Jerry Owen on behalf of U-Haul (Applicant)/AMERCO Real Estate (Property Owner).

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. 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. The site is located within the IP (Industrial Park) District and is designated Industrial Corridor (IC) in the *Hayward 2040 General Plan*.

The Commission will also consider the certification of an Environmental Impact Report with Mitigation, Monitoring, and Reporting Plan and Statement of Overriding Considerations for impacts related to demolition of designated historic buildings associated with the Oliver Brother Salt Company processing plant that occurred on the site in the first half of the 20<sup>th</sup> century. All other impacts were mitigated to a level of less than significant as detailed in the Mitigation, Monitoring, and Reporting Plan. Copies of the Draft and Final EIR and Mitigation, Monitoring, and Reporting Plan may be viewed at the Hayward Main City Library, 835 C Street or at Hayward City Hall, 777 B Street, Hayward, CA 94541. The documents are also available to be viewed online via the City's website at <http://www.hayward-ca.gov/content/projects-under-environmental-review-0>.

The Planning Commission is being asked to review the proposed project application and provide a determination on the proposed land use entitlements, including certification of the EIR and a Statement of Overriding Considerations and adoption of the proposed Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP). If the Planning Commission makes a decision on this matter on July 8, 2021, such action would begin a 10-day appeal period, which would run through 5:00 PM on July 19, 2021. If the Planning Commission decision is appealed and/or called-up by the City Council, the application will be scheduled for review and disposition by the Council at a duly noticed hearing.

A copy of the staff report may be reviewed on the City's website at <https://hayward.legistar.com/Calendar.aspx>. Staff reports are available the Friday before the hearings.

Persons interested in the above project are invited to participate in the meeting electronically or by phone with comments or written evidence for or against this proposal. For additional information, please contact:

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**ASSISTANCE** will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact the Planning Division 48 hours in advance of the meeting at (510) 583-4200, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

**PLEASE TAKE NOTICE** that if you file a lawsuit challenging any final decision on the subject of this notice, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. By Resolution the City Council has imposed the 90-day time deadline set forth in C.C.P. Section 1094.6 for filing of any lawsuit challenging final action on an item which is subject to C.C.P. Section 1094.5.

Dated: June 25, 2021  
Miriam Lens, City Clerk  
City of Hayward