



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**DATE:** July 8, 2021

**TO:** Planning Commission

**FROM:** Leigha Schmidt, Acting Principal Planner

### **SUBJECT**

Proposed Development of a New Approximately 116,844-Square-Foot Industrial Building Requiring Site Plan Review Approval and a Historic Resources Demolition Permit; Certification of an Environmental Impact Report; and Adoption of a Mitigation, Monitoring and Reporting Program and Statement of Overriding Considerations at 4150 Point Eden Way (Assessor Parcel Number 461-0085-020-02). Jerry Owen on Behalf of U-Haul (Applicant); Amerco Real Estate Co. (Property Owner).

### **RECOMMENDATION**

That the Planning Commission approves Site Plan Review Application No. 201901039 and the related Historic Resources Demolition Permit, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III); and reviews and certifies the Draft and Final Environmental Impact Report (Attachments V and VI, respectively), and adopts the Mitigation Monitoring and Reporting Program (Attachment VII), and findings related to the Statement of Overriding Considerations (Attachment II), prepared pursuant to the California Environmental Quality Act.

### **SUMMARY**

The proposed project would result in the construction of a new industrial building to house U-Haul regional corporate offices and a warehouse on an underutilized site located at the western edge along State Route 92. The proposed development would require demolition of dilapidated 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 proposed project would also include relocation of the Bay Trail from the current location along the eastern property line between two industrially zoned properties to run along the project site's western property line to take advantage of the natural setting and views to the Bay. In addition, the project would include establishment of an approximately 32-acre preserve on the western portion of the project site.

In addition to the project entitlements, the Planning Commission is being asked to review and certify an Environmental Impact Report (EIR) that was prepared for the project. The Draft EIR (DEIR) focused on the areas of Biological Resources, Hazardous Materials, Cultural Resources, Transportation and Tribal Cultural Resources, because all other subject areas were scoped out in an Initial Study that was prepared

for the project. The DEIR concluded that all impacts could be mitigated to a level of less than significant as detailed in the Mitigation Monitoring and Reporting Program (MMRP), except for Cultural Resources, which could not be mitigated because the project requires demolition of a designated historic resource. A mitigation measure requiring archival documentation of the extant structures and installation of interpretive signage was incorporated into the MMRP and as a condition of approval for the project, but the impact will remain significant and unavoidable. Therefore, the Planning Commission will be asked to adopt a Statement of Overriding Considerations to approve the proposed project.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Draft EIR. Appendices available at <a href="https://hayward-ca.gov/content/projects-under-environmental-review-0">https://hayward-ca.gov/content/projects-under-environmental-review-0</a>
Attachment VI	Final EIR
Attachment VII	Mitigation Monitoring and Reporting Program