



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
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## Cover Memo

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**File #:** PH 21-089, **Version:** 1

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**DATE:** October 28, 2021

**TO:** Planning Commission

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

### **SUBJECT**

Proposed Development of a New Industrial Campus with Two Industrial Buildings Measuring Approximately 233,000 Square Feet and 155,000 Square Feet and Related Site Improvements Requiring Major Site Plan Review and Conditional Use Permit Approval and Review and Approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Former Berkeley Farms Site Located at 25450-25550 Clawiter Road (Assessor Parcel Numbers 439-0080-001-00 and 439-0080-003-14). George Condon on behalf of Dermody Properties (Applicant); DPIF2 CA 25 Clawiter Road LLC (Property Owner)

### **RECOMMENDATION**

That the Planning Commission approves Major Site Plan Review and Conditional Use Permit Application No. 202003917, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III); and reviews and approves the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachments V and VI, respectively), prepared pursuant to the California Environmental Quality Act.

### **SUMMARY**

The proposed project would result in the development of a new industrial campus on the approximately 20.4-acre site previously occupied by Berkeley Farms. Berkeley Farms vacated the site in April 2020 and the buildings were demolished soon after. The site is currently vacant except for remnant concrete slab foundations. The proposed development would consist of two industrial buildings measuring approximately 233,000 square feet and 155,000 square feet, respectively; two employee amenity areas; site landscaping; stormwater retention areas; circulation; and parking. The buildings are speculative and designed for occupation by industrial uses permitted in the General Industrial (IG) zoning district, which could consist of, but not be limited to, manufacturing, research and development, logistics, warehouse and distribution, and wholesale establishments.

In addition to the project entitlements, the Planning Commission is being asked to review and approve a Mitigated Negative Declaration prepared for the project. As detailed in the staff report, the City received a large volume of correspondence related to potential impacts upon establishment of an Amazon Last Mile

Delivery Station at the site. However, proposed Condition of Approval No. 5 would prohibit establishment of such a use at the site therefore the impacts related to the use do not need to be analyzed as part of the subject entitlement. As detailed in the analysis below, all potential impacts could be mitigated to a level of less than significant with the implementation of mitigation measures that were made conditions of approval of the project.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Findings
Attachment III	Conditions of Approval
Attachment IV	Project Plans
Attachment V	Initial Study and Mitigated Negative Declaration. Appendices are available at <a href="https://www.hayward-ca.gov/your-government/special-projects/under-">https://www.hayward-ca.gov/your-government/special-projects/under-</a>
Attachment VI	Mitigation Monitoring and Reporting Program
Attachment VII	Letter from Sierra Club Regarding Amazon Facility
Attachment VIII	Emails from Residents Regarding Amazon Facility