

CITY OF
HAYWARD
HEART OF THE BAY

Weber Property 14 Light Manufacturing Parcels

Richard Patenaude, *Planning Manager*

Planning Division
Development Services Department



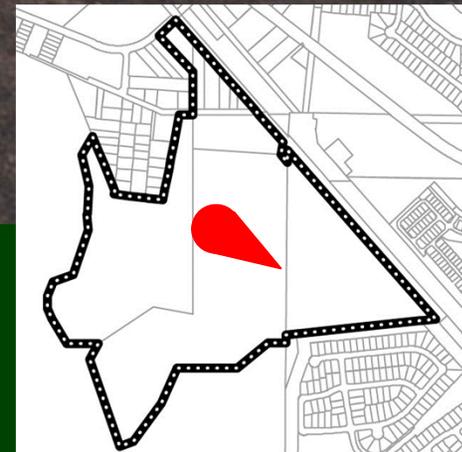
Site Location



HAYWARD



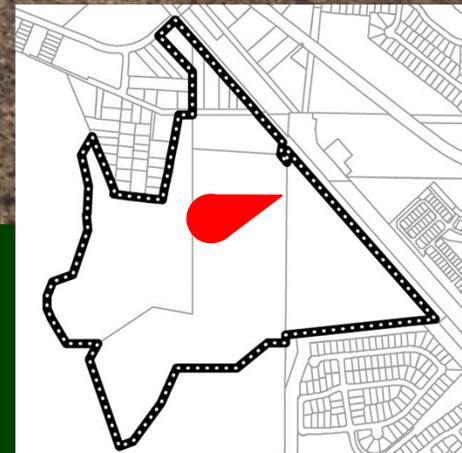
Looking towards Eden Shores from Baumberg Area



HAYWARD



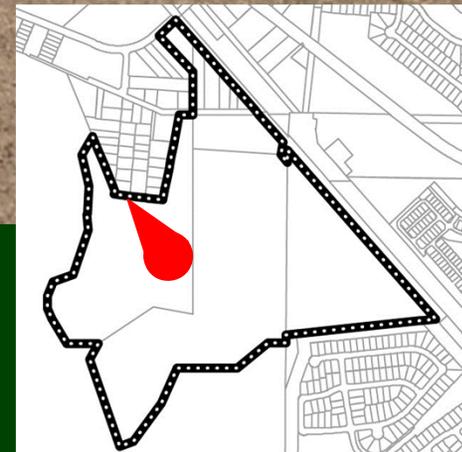
Looking eastward from Baumberg Area



HAYWARD



Structures near end of Baumberg



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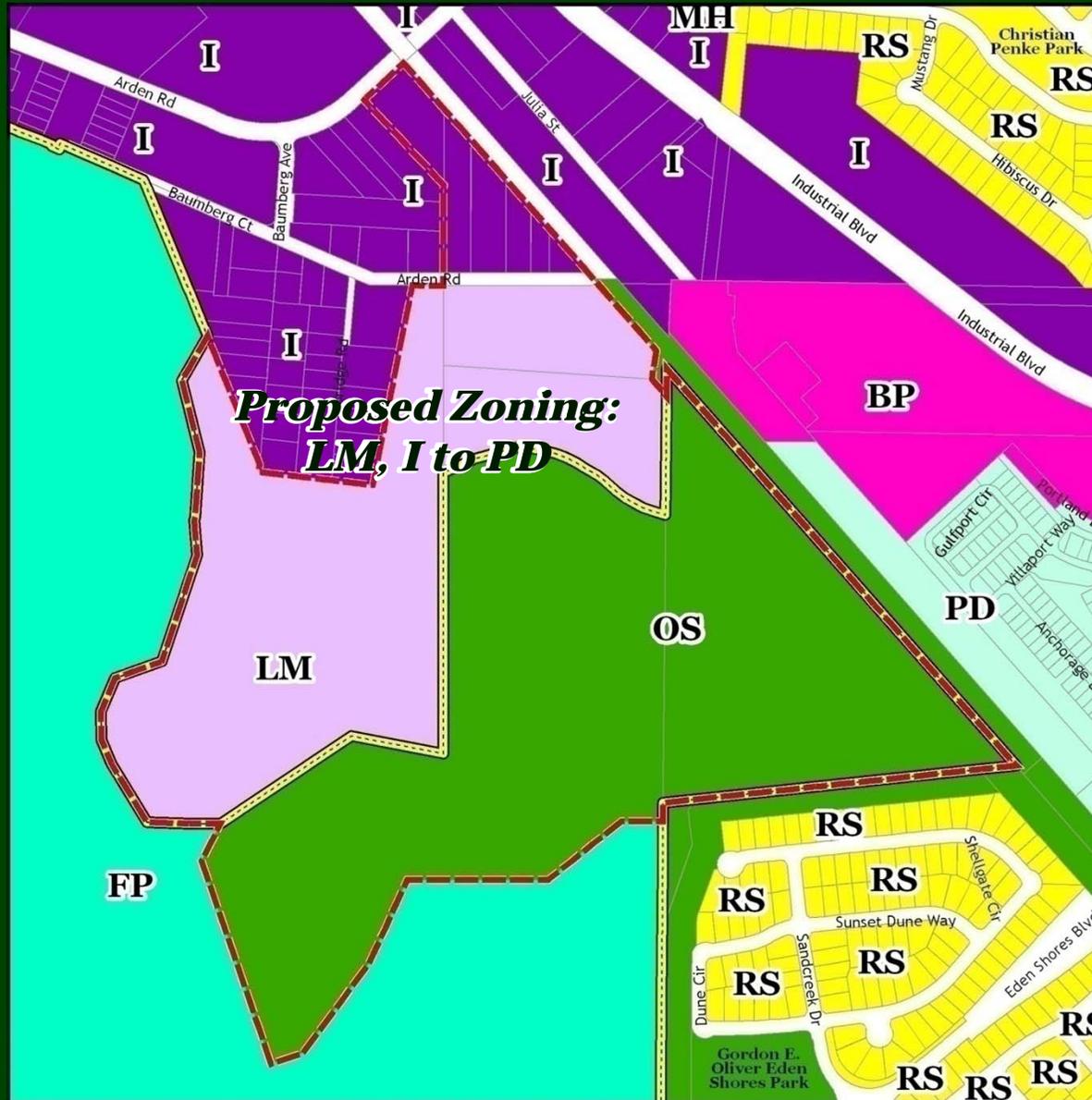
Current General Plan



HAYWARD



Current & Proposed Zoning



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Benefits of Planned Development District

- Create **buffer zones** planted with native species between the proposed industrial uses and the existing wetland areas
- Record a **conservation easement** over a 2.39-acre site to mitigate the loss of the 0.23-acre wetland area, approved by U.S. Army Corps of Engineers and Regional Water Quality Control Board
- Record an **irrevocable deed restriction** over the remaining 52.94 acres of land that would provide foraging for the burrowing owl
- Provide **off-site improvements**: curb, gutter, sidewalk and tie-in paving on the south side of Baumberg to match the existing improvements near Industrial Boulevard



Wetland and Foraging Areas



Mitigation Measures

- **1A/B, 2:** Burrowing Owl Resource Management Plan shall be incorporated into the Wetland Mitigation Plan approved by the Army Corps of Engineers and CA Regional Water Quality Control Board.
- **1C:** Conservation Easement shall be recorded over the 2.39-acre Mitigation Site.
- **1D:** Pre-construction surveys for burrowing owls shall be conducted prior to any construction activity.
- **3:** Applicant shall obtain documentation that indicates the property has been designed to be above the flood level as identified by FEMA.



2. An irrevocable deed restriction shall be placed over the remaining 52.94-acre undeveloped portion of the 86.83-acre Weber Property in the southern and eastern portions of the site, and all existing wetlands contained within this area, shall continue to be maintained as open space lands in keeping with the requirements of the City of Hayward's Specific Plan. The deed restriction shall insure that land uses are restricted to maintain the existing wetlands in their current state and allow for future enhancement, restoration and establishment of wetlands. **The deed restriction shall also insure that following final construction of the adjacent Weber Light Manufacturing Project, cultivation of the lands will cease and the site can be grazed by livestock for management purposes in order to maintain low growing vegetation conditions that provide suitable burrowing owl forage habitat.** The document shall be approved by the Planning Director.



Planning Commission recommends Council...

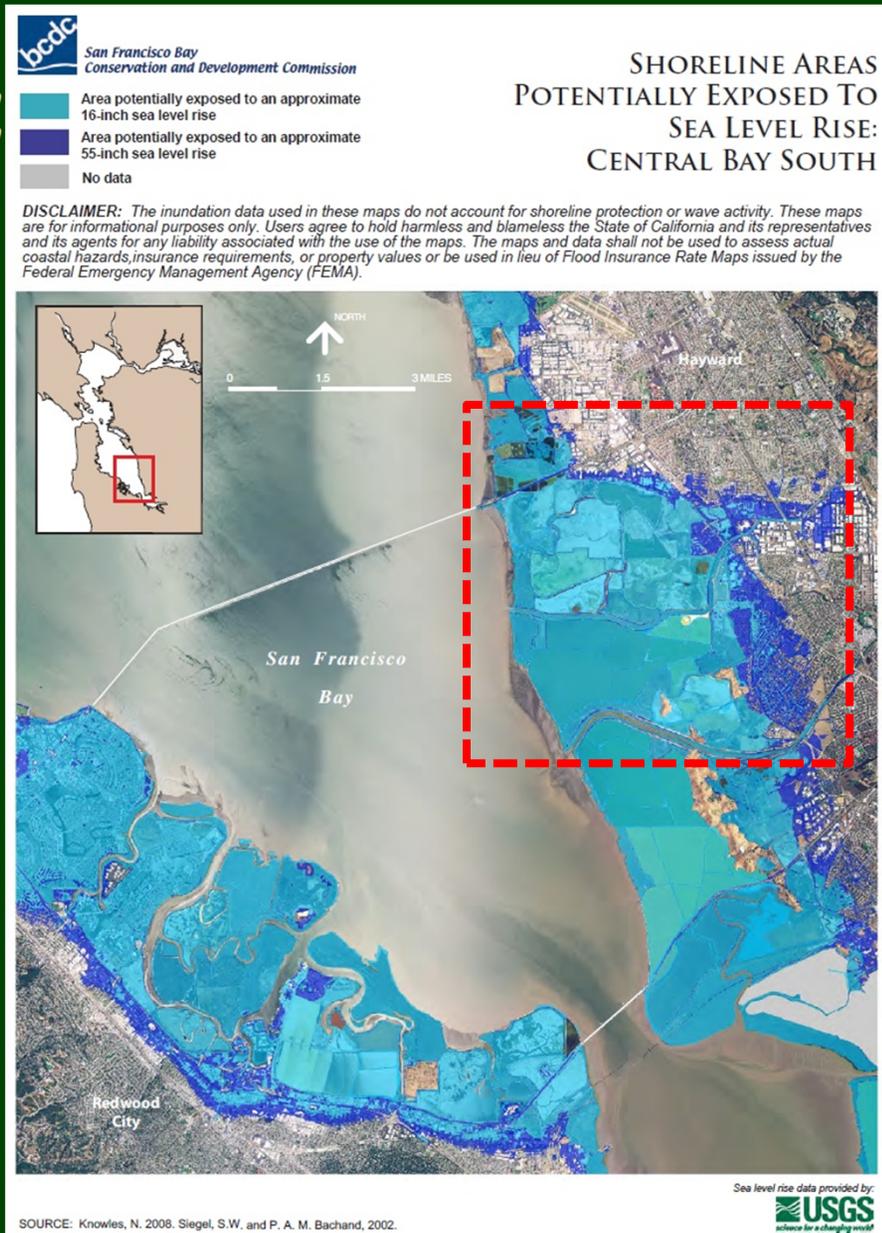
- Adopt the Initial Study, Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan
- Approve the Zone Change from Light Manufacturing District to Planned Development District to allow warehousing
- Approve the Vesting Tentative Tract Map creating 14 industrial parcels subject to the findings and conditions of approval



BCDC Sea-Level Rise Estimates for 2050 & 2100

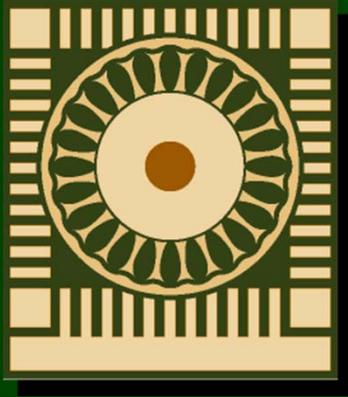
16in and 55in

16in
55in



HAYWARD





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