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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: TBD

Project Title: Clawiter Road Industrial Project

Lead Agency: City of Hayward

Contact Name: Elizabeth Blanton

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Project Location: Hayward Alameda County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project would involve demolition of four existing on-site structures, ancillary structures, and on-site improvements in order to develop an industrial park consisting of four industrial core and shell structures totaling approximately 616,000 square feet and a transformer yard. The project includes a lot line adjustment to establish a lot for each building, for a total of four lots. Although the City will be approving the core and shell in the initial project approval, this analysis assumes occupied buildings and associated equipment for the purposes of the CEQA analysis. Three of the proposed buildings (Building 1, 2, and 3) would be designed for occupation by industrial uses allowed in the IP and IG zoning districts, which could consist of, but not be limited to, manufacturing, research and development, warehouses and distribution, and wholesale establishments. A fourth building (Building 4) is proposed to be occupied by a data center which would house computer servers for private clients and would be designed to provide 49 megawatts (MW) of information technology (IT) power. Building 4 would incorporate variable speed drives and variable frequency drives on fans and motors, LED lighting, and an electronic power management system for the data center.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts related to air quality would be potentially significant. However, a mitigation measure that requires reduction of average daily nitrogen oxide (NOX) emissions would reduce potential impacts to less than significant levels. Impacts to biological resources, specifically special-status species and protected trees, would be potentially significant. However, mitigation measures that require nesting bird and special-status bat species avoidance and minimization and tree preservation measures would reduce potential impacts to less than significant levels. Impacts related to cultural and tribal cultural resources would be potentially significant. However, mitigation measures requiring measures in the event of the unanticipated discovery of archaeological and tribal cultural resources would reduce impacts to less than significant levels. Impacts related to geology and soils, specifically the liquefaction and unstable geologic soil and paleontological resources, would be potentially significant. However, mitigation measures that require geotechnical considerations b protective measures in the event of the unanticipated discovery of archaeological resources be implemented would reduce impacts to less than significant levels. Impacts related to greenhouse gas emissions would be potentially significant. However, a mitigation measure requiring a greenhouse gas reduction plan would reduce impacts to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.