



September 17, 2021

Alameda County Clerk  
1106 Madison Street, 1st Floor  
Oakland, CA 94607

## **City of Hayward Notice of Intent to Adopt a Mitigated Negative Declaration**

**Duke Development Project at 24493 Clawiter Road  
Application No. 202003389**

**Project Description:** The proposed project consists of a new 157,725 square foot (sf), 50-foot-tall, one-story tilt-up concrete building with 65 trailer parking spaces that could be converted to provide permanent on-site parking. The building is speculative and an end user has not been identified however it is anticipated that it will be used as a warehouse and distribution center, and ancillary office space. Employee amenities such as picnic tables, outdoor areas, and bicycle parking would be provided. The building would be built to meet the City of Hayward Sustainability Guidelines and the City's Industrial Design Guidelines and would achieve LEED certification from the U.S. Green Building Council. Transportation Demand management measures would be included to avoid impacts related to Vehicle Miles Travelled (VMT). The building would have a Floor to Area Ratio (FAR) of 0.31.

The proposed project would be built on a 9.90-acre site currently developed with two industrial buildings and associated parking areas in the Industrial General /Industrial Technology and Innovation Corridor. The existing buildings on site would be demolished as part of the proposed project.

**Project Location:** 24493 Clawiter Road, Hayward, Alameda County. Assessor Parcel Numbers (APNs) 4439-0020-002-04

**Project Applicant/Owner:** Duke Realty

Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guideline Section 15072. The specified posted comment period will be **extended** from **Friday, September 10, 2021 to Thursday, October 7, 2021 at 5 p.m.**

**Development Services Department**

Planning Division

777 B Street, Hayward, CA 94541

T: 510.583.4200

F: 510.583.3649

TTD: 510.247.3340

[www.hayward-ca.gov](http://www.hayward-ca.gov)





Copies of the Initial Study are available for public review at Hayward City Hall at 777 B Street, Hayward on the First Floor Permitting Center, Monday through Thursday from 9 a.m. to 1 p.m. A copy is also available for public review at the Hayward Public Library located at 888 C Street in Hayward. Please see the Library and Community Services webpage at <https://www.hayward-ca.gov/public-library/using-library/locations-hours> for library days and hours.

You may also review the document on the City's website at <https://www.hayward-ca.gov/content/projects-under-environmental-review-0>.

The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, including a hazardous waste facility, land designated as hazardous waste property, a hazardous waste disposal site, or information in the Hazardous Waste and Substances Statement required under subdivision(f) of that section.

If the Mitigated Negative Declaration is approved, the City will promptly file a Notice of Determination for the project with the Alameda County Clerk's Office. If you have any questions, please contact the project planner, Richard Patenaude, at (510) 583-4000 or at [richard.patenaude@hayward-ca.gov](mailto:richard.patenaude@hayward-ca.gov).

Sincerely,

Richard Patenaude, AICP  
Consulting Planner

Attachments: Mitigated Negative Declaration for Application No. 202003389

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