



December 4, 2020

Alameda County Clerk  
1106 Madison Street, 1<sup>st</sup> Floor  
Oakland, CA 94608

**Subject: Notice of Intent to Adopt a Mitigated Negative Declaration**

**Major Site Plan Review and Conditional Use Permit Application No. 201906718 for Clawiter Road Industrial Project, consisting of Three Industrial Speculative Buildings and a Data Center Located at 25800 Clawiter Road in Hayward, CA 94545**

**Teresa Godwin for HPA Architecture (Applicant) on behalf of Janet Galvez for Hines (Property Owner)**

Please post this letter with the attached Initial Study and Mitigated Negative Declaration (IS-MND) for a period of at least 30 days to conform to CEQA Guideline Section 15072. The specific posted comment period is from **December 4, 2020 to January 4, 2021** at 5:00 p.m.

**Project Title:** Clawiter Road Industrial Project

**Project Location:** The project site encompasses approximately 26 acres located at 25800 and 25858 Clawiter Road in the City of Hayward. The site is on the east side of Clawiter Road just north of its intersection with State Route 92 (SR 92) and consists of six assessor's parcel numbers (APN): 439-0080-003-07, 439-0080-003-12, 439-0080-003-10, 439-0080-003-09, 439-0080-010-00, and 439-0080-005-02. A railroad spur bisects the site from east to west. The project is on a list compiled pursuant to Government Code section 65962.5.

**Project Description:** 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

**Development Services Department**

Planning Division

777 B Street, Hayward, CA 94541

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lighting, and an electronic power management system for the data center.

**Public Hearing:** This item is tentatively scheduled for a public hearing before the Planning Commission of the City of Hayward on January 28, 2021 at 7:00 p.m. The hearing will likely be virtual. Interested parties should visit the Planning Commission webpage to confirm the meeting, time, date, and instructions on joining or attending the meeting: <https://www.hayward-ca.gov/your-government/boards-commissions/planning-commission>. A copy of the staff report can be viewed on the City's website at [www.hayward-ca.gov](http://www.hayward-ca.gov) after January 21, 2021.

The Planning Commission can either approve the application, recommend approval to the City Council, or deny the application. If denied, the denial action is appealable to the City Council. The appeal period is 10 days from the date of the Planning Commission decision.

**Public Comment Period:** The public review period for this project continues from the date of this Notice until **Monday, January 4, 2021**. Your comments on the IS-MND are welcome. If you wish to comment on the IS-MND, please send written comments with your name and/or the name of your agency contact person (if applicable) to the following address or email address:

Elizabeth Blanton, Associate Planner  
City of Hayward, 777 B St., Hayward, CA 94541  
Email: [Elizabeth.Blanton@hayward-ca.gov](mailto:Elizabeth.Blanton@hayward-ca.gov)

**Document Availability:** The Draft IS-MND is available for review on the City's website at <https://www.hayward-ca.gov/content/projects-under-environmental-review-0>. Due to the COVID-19 pandemic, paper copies of the IS-MND are not available.

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 me at (510) 583-4206 or e-mail me at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).

Sincerely,

Elizabeth Blanton, Associate Planner

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