



September 29, 2023

Alameda County Clerk
1106 Madison Street
Oakland, CA 94607

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

CenterPoint Industrial Project
Site Plan Review Application No. 202206056

Lead Agency: City of Hayward Planning Division
777 B Street, 1st Floor
Hayward, California 94541
Contact: Steve Kowalski, Associate Planner

Project Description: The proposed project will merge three existing parcels at 29469 Ruus Road, 1571-1593 Industrial Parkway West and 1601-1617 Industrial Parkway West into a single 7.44-acre parcel, demolish all existing buildings and site improvements and construct a new 103,406-square-foot speculative warehouse building and related improvements. The proposed building will contain approximately 97,646 square feet of warehouse and a two-story, 5,760-square-foot office space. The building will have a flat roof with a maximum height of 45 feet to the top of the roofline. Access to the site will be provided via two driveways along Industrial Parkway West and one driveway along Ruus Road.

The proposed project requires Site Plan Review approval from the City of Hayward Planning Director.

Project Location: The project site consists of three separate, contiguous parcels located at 29469 Ruus Road, 1571-1593 Industrial Parkway West and 1601-1617 Industrial Parkway West (Assessor Parcel Numbers 464-0100-030-00, 464-0100-031-00, 464-100-029-02) totaling 7.44 acres in the City of Hayward. The site is currently developed with five one-story industrial buildings totaling approximately 72,082 square feet, with associated parking and circulation facilities and landscaping. The site is bounded by industrial uses to the north, Industrial Parkway West and industrial uses to the south, commercial and residential uses to the west, and industrial and residential uses and Ruus Road to the east.

Development Services Department
Planning Division
777 B Street, Hayward, CA 94541

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Please note that the project site is located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Project Applicant: Jamie Hamilton on behalf of CenterPoint Properties, 725 S. Figueroa Street, Suite No. 3005, Los Angeles, CA 90017 (jhamilton@centerpoint.com)

Property Owner: same as Applicant

Public Review & Comment Period: Please post this notice for a period of 20 days to conform to CEQA Guidelines Section 15072. The specified posted public review and comment period is from **Friday, September 29, 2023 to Wednesday, October 18, 2023 at 5:00 p.m.** Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email) to:

Steve Kowalski, Associate Planner
City of Hayward Planning Division
777 B Street, 1st Floor
Hayward, California 94541
Email: Steve.Kowalski@hayward-ca.gov

Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at Hayward City Hall at 777 B Street, Hayward on the First Floor Permit Center, Monday through Thursday from 9 a.m. to 1 p.m. Copies are also available for public review at the Hayward Public Library located at 888 C Street and at the Weekes Branch Library at 27300 Patrick Avenue 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>.

If the Mitigated Negative Declaration is approved by the Planning Director, 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, Steve Kowalski, at (510) 583-4210 or Steve.Kowalski@hayward-ca.gov.

CC: State Clearinghouse, Office of Planning and Research