



January 30, 2026

City of Hayward Draft Mitigated Negative Declaration

I. DESCRIPTION OF PROJECT:

Conditional Use Permit Application No.: UP-24-0006

Project Title: Central Transport Logistics Truck Terminal Project

Project Location: The project is located on approximately 7.9 acres at 2256 Claremont Court in the City of Hayward, County of Alameda (APN 463-0025-043-04)

Project Applicant: Andrew Falzarano, Hayward Property LLC/Crown Enterprises, Inc.

Project Description: The project would demolish an existing 14,640-square-foot truck terminal facility and construct an approximately 45,400 square-foot truck terminal facility containing approximately 40,300 square feet of transfer facility uses and 5,100 square feet of ancillary office space on the site. The new building would operate as a truck terminal where goods are transferred from one truck to another with no long-term storage of products on-site. The existing paved parking lots on-site would remain with implementation of the project and would be modified slightly to be brought into compliance with current parking and circulation requirements. New paved parking areas would be installed along the southern, southeastern, and northwestern portions of the site as well as around the perimeter of the proposed building. The proposed building would have a flat roof with a maximum height of 23 feet to the top of the parapet.

Please note that 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.

II. DETERMINATION

In accordance with the City of Hayward procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:



Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are included in the project which will reduce all identified potential impacts to less-than-significant levels, and, therefore, this Draft **MITIGATED NEGATIVE DECLARATION (MND)** has been prepared.

III. CEQA MITIGATION MEASURES:

A. Hazardous Materials:

MM HAZ-1.1: Prior to issuance of building permits on the project, and consistent with the recommendations of the Phase II Environmental Site Assessment, the project applicant shall incorporate into the project plans a vapor barrier and passively vented crawl space beneath all enclosed areas of the proposed building. The vapor barrier shall be designed to meet the needs of the building. Vapor barriers are generally constructed using membranes constructed with high-density polyethylene or other polyolefin-based resins. The vapor barrier shall be resistant to benzene and meet the American Society for Testing and Materials guidelines for a vapor barrier and have a permanence rating of 0.1 perms or less. The thickness and strength of the vapor barrier shall be based on the needs for the building, but the architect, structural engineer and contractor shall utilize material strong enough to easily withstand the building construction and other building considerations. The selected vapor barrier shall be reviewed and approved by the Community Development Director, or their designee.

B. Noise and Vibration:

MM NOI- 1.1: Construction activities shall be conducted in accordance with the provisions of the City's General Plan and the Municipal Code, which limits temporary construction work to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday and between 10:00 a.m. to 6:00 p.m. on Sundays and holidays. Further, the City shall require the construction contractor adhere to the following construction noise control practices to reduce construction noise levels emanating from the site and minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity.

- The construction contractor shall develop a construction noise control plan, including, but not limited to, the following available construction noise controls:
 - Selection of quieter concrete/industrial saws, excavators, dozers, graders, tractors, loaders, and backhoes, cranes, air compressors, paving equipment, and rollers. No individual device or piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source.
 - Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).
 - Impact tools (e.g., jackhammers, pavement breakers and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.



IV. FINDING:

The City of Hayward hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the Initial Study are included in the project which will reduce all identified potential impacts to less-than-significant levels.

V. LEAD AGENCY REPRESENTATIVE:

January 30, 2026

Steve Kowalski, Senior Planner

Date

VI. LEAD AGENCY REPRESENTATIVE:

For additional information regarding the project, please contact Steve Kowalski, Senior Planner at the City of Hayward Planning Division at (510) 583-4210.

Written comments may be sent to Steve Kowalski via email at steve.kowalski@hayward-ca.gov or at City of Hayward Planning Division, 777 B Street, Hayward, CA 94541.