

**CITY OF HAYWARD PLANNING COMMISSION
CONDITIONAL US PERMIT & MAJOR SITE PLAN REVIEW APPLICATION NO. UP-24-0006
WITH MITIGATED NEGATIVE DECLARATION WITH RELATED MONITORING PROGRAM
FOR CENTRAL TRANSPORT LOGISTICS TERMINAL – 2256 CLAREMONT COURT
DRAFT FINDINGS FOR APPROVAL**

Conditional Use Permit

Pursuant to Hayward Municipal Code (HMC) Section 10-1.3225, the Planning Commission may approve or conditionally approve an application for Conditional Use Permit when all the following findings are made:

A. The proposed use is desirable for the public convenience or welfare.

The proposed use is desirable for the public convenience and welfare in that new truck terminal facilities are an important component in modern-day logistics that help to ensure goods are ultimately delivered to consumers efficiently and in a timely and cost-effective manner. The proposed terminal would be utilized by Central Transport, a nationwide truck freight company that provides shipping services and competes against other major trucking companies to help keep costs down for consumers and serve as its regional operations center.

B. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

The proposed use will not impair the character or integrity of the zoning district and surrounding area in that it will feature a use which is conditionally permitted in the IG district and compatible with and similar in nature to many of the neighboring industrial businesses. The proposed truck terminal will be required to comply with the supplemental and performance standards applicable to all industrial uses prescribed by HMC Section 10-1.1607, which are designed to prevent uses from posing various nuisances to the neighboring uses and the public at large. The proposed redevelopment will result in construction of new truck terminal roughly three times the size of the original terminal, which will enable the tenant to remain at the site and expand its operations there, and will signal a significant investment in and improvement to both the property and the surrounding area.

C. The proposed use will not be detrimental to the public health, safety, or general welfare.

The proposed use of the property as a truck terminal will not be detrimental to the public health, safety or general welfare in that the operation will be required to adhere to the performance standards for all industrial uses prescribed by HMC Section 10-1.1607 which are designed to prevent them from posing various nuisances to the neighboring uses and the public at large. The use will also be required to register with the Fire Department's Hazardous Materials Program to ensure that all storage and handling of hazardous materials on-site, including

gasoline at the refueling station and any lubricants, solvents or cleaning agents used on the trucks or other equipment, is conducted in compliance with all applicable environmental health and safety regulations.

D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

As detailed in the Findings above, the proposed truck terminal meets the applicable standards set forth in the Industrial Corridor (IC) land use designation of the *Hayward 2040 General Plan*, as well as applicable IG zoning district and the Industrial Design Guidelines. The proposed project is also consistent with the purpose and intent of those regulations in that it would signal a major investment in the City that would result in the retention of the regional service center of a nationwide truck freight business in the City that provides a significant number of local jobs, and, in that the high quality site and building designs and provision of on-site employee amenities would provide a desirable working environment that would be compatible with and complementary to the surrounding industrial neighborhood and district as a whole.

Major Site Plan Review

Pursuant to HMC Section 10-1.3081, the Planning Commission may approve an application for Major Site Plan Review when all of the following findings are made:

A. The proposed development is consistent with the General Plan, Zoning Ordinance, Design Guidelines and any other applicable plan or program.

The proposed development is consistent with the *Hayward 2040 General Plan*, Zoning Ordinance, and Industrial District Design Guidelines in that the General Plan and Zoning Ordinance both allow for truck terminal uses at the subject property in order to provide modern transportation facilities to facilitate the efficient movement of goods into and through the City, as well as a wide variety of job types for local residents. Furthermore, with the exception of the minimum on-site open space requirement, the project does comply with the applicable development standards of the IG zoning district and the Industrial District Design Guidelines. The proposed building will integrate attractive architecture with a well-articulated façade featuring a pronounced entry at the primary entry to the site. Additionally, the project will provide on-site amenities for employees; sufficient on-site parking, and numerous site upgrades including new paved area; and new landscaping areas with outdoor seating. While the development does not meet the minimum on-site open space requirement, the proposed reduction would be offset by the benefits that having a half basketball court and exercise equipment on the site for use by employees to support positive health and well-being.

B. The proposed development is consistent with the purpose, intent, and standards of the applicable zoning district and General Plan or Specific Plan designation and applicable design guidelines.

The proposed development complies with the purpose, intent and standards of the IG zoning district and the Industrial Corridor land use designation of the *Hayward 2040*

General Plan in that both allow for truck terminal uses in order to provide modern facilities to facilitate the efficient movement of goods into and through the City, as well as jobs of all types for local residents. Furthermore, with the exception of the minimum on-site open space requirement, the building and site designs comply with the Industrial District Design Guidelines and the applicable development standards of the IG zoning district in that it features attractive architecture with a well-articulated façade that faces the main entrance to the site; passive and active on-site amenities for the building's occupants; sufficient on-site parking and all new paved truck parking and circulation areas; and, plentiful new landscaping.

C. The subject site is physically suitable for the type and intensity of the land use and development being proposed.

The project site is physically suitable for the type and intensity of the proposed land use and development in that it is surrounded by other truck terminals and similar types of industrial uses, and it contains adequate room for the proposed building, vehicular and truck parking and circulation areas, landscaping, and outdoor amenities.

D. The proposed development will be compatible with the planned land use character of the surrounding area and make a positive impact to the site and surrounding area.

The project is compatible with both planned and existing land uses in the surrounding area and will be an attractive addition to the City in that most of the surrounding area consists of industrial facilities containing similar types truck freight uses, and it will make a positive impact to the site and surrounding area in that it will result in the replacement of an aging facility that does not make optimal use of the site and which features large expanses of unpaved land currently being used for trailer parking and storage with a new, significantly larger, handsomely designed facility that will enable the site's user to expand operations and hire additional workers, and will include all new paving and other site improvements that will further enhance the aesthetic quality of the site and the surrounding area.

E. The proposed development will not have a substantial adverse effect on surrounding development and land uses.

The development will be operated in a manner that does not have a significant adverse effect on the surrounding development and land uses in that it will feature a truck terminal use which is permitted in the IG zoning district subject to approval of a Conditional Use Permit and, the neighboring properties to the west and east both currently house the same type of land use on equal scales. Furthermore, all industrial uses are required to comply with the supplemental and performance standards applicable to all industrial districts set forth in HMC Section 10-1.1607 which are specifically designed to ensure that new uses do not pose various nuisances on neighboring properties and businesses and will therefore operate in a manner compatible with surrounding development.

California Environmental Quality Act

In accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Commission makes the following findings for adoption of the Mitigated Negative Declaration for the Project:

- A. Pursuant to CEQA Guidelines Section 15070, an Initial Study (IS) was prepared for this project with the finding that a Mitigated Negative Declaration (MND) was appropriate because all potential impacts identified in the IS could be mitigated to a level of less than significant with the implementation of various Mitigation Measures that were incorporated as conditions of approval for the Project; and
- B. The Draft MND was prepared by David J. Powers & Associates, on behalf of the City of Hayward acting as the Lead Agency, and the MND was circulated for a minimum 20-day public review and comment period from January 30, 2026 through February 19, 2026 in accordance with the requirements of CEQA Guidelines Section 15073; and
- C. The City received no public comments on the Draft MND during the required 20-day public review/comment period; and
- D. The Draft MND was independently reviewed, considered and analyzed by the Planning Commission and reflects its independent judgment; that such independent judgment is based on substantial evidence in the record; that the Planning Commission hereby adopts the MND and its findings and conclusions as its source of environmental information; and that the proposed MND is legally adequate and was completed in accordance with the requirements of CEQA.
- E. The MND identified all potential adverse impacts and mitigation measures to reduce the effects of such impacts in the areas of Air Quality, Hazards and Hazardous Materials, Noise and Tribal Cultural Resources. Based on the MND and the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
- F. That the project complies with CEQA, and that the MND was presented to the Planning Commission, which reviewed and considered the information contained therein prior to approving the project. The custodian of the record of proceedings upon which this decision is based is the City of Hayward Development Services Department located at 777 B Street, Hayward, CA 94541.

-End of Findings-