



NOTICE OF PREPARATION For a Draft Focused Environmental Impact Report

Board of Zoning Adjustments
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Date: August 27, 2021

To: State Clearinghouse and Interested Parties and Organizations

Project Title: 1919 Williams Street Warehouse Project

Lead Agency: City of San Leandro
Community Development Department
835 East 14th Street
San Leandro, California 94577

Contact: Anne Wong, AICP, Associate Planner, Community Development Department

Public Review Period: August 27, 2021 through September 27, 2021 (31 days) in accordance with CEQA Guidelines Section 15082

Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of San Leandro (City) is preparing a Draft Focused Environmental Impact Report (EIR) for the proposed 1919 Williams Street Warehouse Project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Draft Focused EIR. A draft Initial Study will be included as an Appendix to the Draft Focused EIR.

Project Location

The project site is approximately 9.8 acres (426,891 square feet) in size and is located in the southwestern corner of Merced Street and Williams Street in the City of San Leandro. The project site is comprised of two adjoining parcels identified as Assessor's Parcel Numbers 77A-700-9-6 and 79A-332-2-9. Assessor Parcel Number 77A-700-9-6 encompasses the developed portion of the project site and the surface parking lot along the western and southern perimeter of the site. Assessor's Parcel Number 79A-332-2-9 is an undeveloped, vegetated parcel that abuts the southern length of Parcel 77A-700-9-6. The site address is 1919 Williams Street, San Leandro, California 94577. Figure 1 shows the location of the project site with respect to the larger Bay Area region and Figure 2 shows an aerial image of the project site.

Project Background

In 1952, the original 1919 Williams Street building was constructed with two uses: an office and a warehouse. In 1963, 1982, and 1985 respectively, additional sections were built to expand the warehouse portion of the building.

In April 2021, MacRostie Historic Advisors wrote a historic and architectural report titled "Historic Evaluation of 1919 Williams Street" evaluating the existing building. The report found that the existing building qualifies for listing in the California Register of Historical Events because it possesses significance under Criterion 3 (Architecture) and retains integrity as defined by the California Office of Historic Preservation.

In 2020, the applicant formally applied for a Conditional Use Permit and Site Plan Review. Based on the existing structure's potential for listing as a historical resource, the City has determined that a Focused EIR is required to analyze the impacts of the proposed project.

Project Description

The project would involve the demolition of the existing office and warehouse mixed-use building and associated surface parking followed by the construction of a 220,495 square-foot industrial warehouse and associated site improvements and landscaping. The proposed warehouse structure would have a maximum height of 47.5 feet and include 6,000 square feet of ground floor office space and 2,400 square feet of office space on the second floor. Additionally, the project would include the construction of 31 dock high loading doors¹ and surface parking. Surface parking would be comprised of 73 standard parking stalls, 59 compact parking stalls, five accessible standard stalls, one accessible van stall, one accessible standard electric vehicle stall, one accessible van electric vehicle stall, 15 electric vehicle charging stations, and 14 clean air/vanpool stalls. The project would require a Conditional Use Permit and Site Plan Review. Figure 3 shows a project concept schematic of the proposed project.

Potential Environmental Effects

An Initial Study will be prepared for the project. The City anticipates that the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated for all environmental issue areas evaluated under CEQA except for cultural resources. The Draft Focused EIR will further evaluate the cultural and historical resources constraints of the project site and potential project impacts related to cultural and historical resources.

The Draft Focused EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Draft Focused EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the cultural resources topic area which will be further evaluated in the Draft Focused EIR. The Draft Focused EIR will propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. Comments provided in response to the NOP and during the ensuing analyses may identify additional environmental topics to be evaluated.

When the Draft Focused EIR is completed, it will be available for review at the City's Community Development Department located at 835 East 14th Street, San Leandro, California.

Providing Comments

At this time, the City is soliciting comments on the scope of the Draft Focused EIR, including potential environmental impacts of the project and alternatives to be considered. This information will be considered when preparing the Draft Focused EIR's discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than **5:00 p.m. on September 27, 2021**, which ends the 31-day scoping period.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period.

Mail comments to:

¹ Dock high loading refers to an overhead door that is approximately four feet above the ground level, allowing convenient access to load and unload shipping containers to and from a warehouse space (Eric Hughes n.d.).

Anne Wong
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City of San Leandro
835 East 14th Street
San Leandro, California 94577

Email comments to Anne Wong at: awong@sanleandro.org.

For comments submitted via email, please include "NOP Comments: 1919 Williams Street Warehouse Project" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft Focused EIR, which is anticipated to be available for public review in the spring of 2022. This NOP, the Initial Study, and other public review documents for this project will be available for viewing online. These documents will also be available for review at the Community Development Department office at 835 East 14th Street during regular business hours.

For questions regarding this notice, please contact Anne Wong at awong@sanleandro.org at the contact information provided above.

Anne Wong

Anne Wong, AICP
Associate Planner,
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City of San Leandro

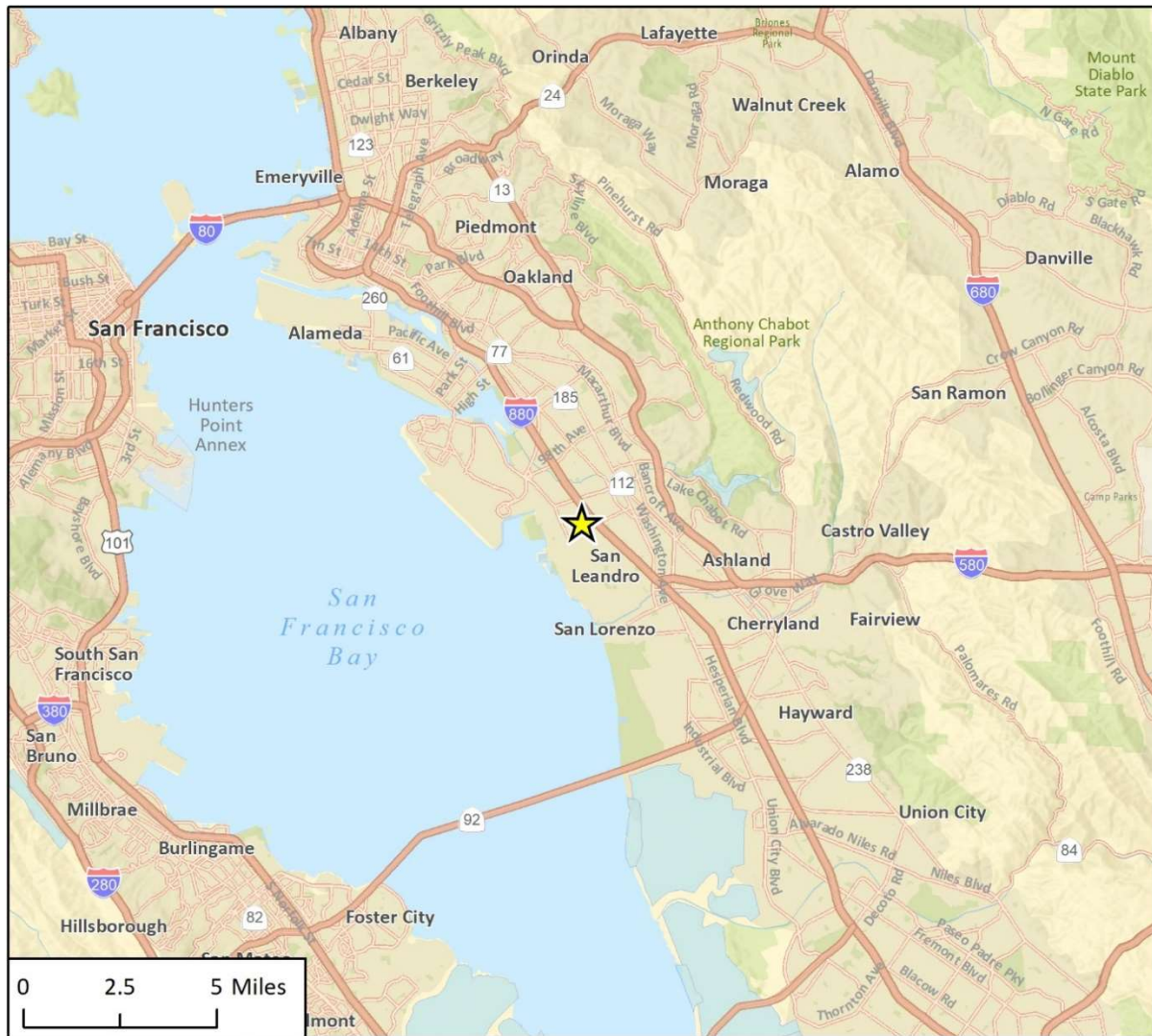
Attachments

Figure 1 Project Location

Figure 2 Project Site

Figure 3 Project Concept Schematic

Figure 1 Project Location



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★ Project Location

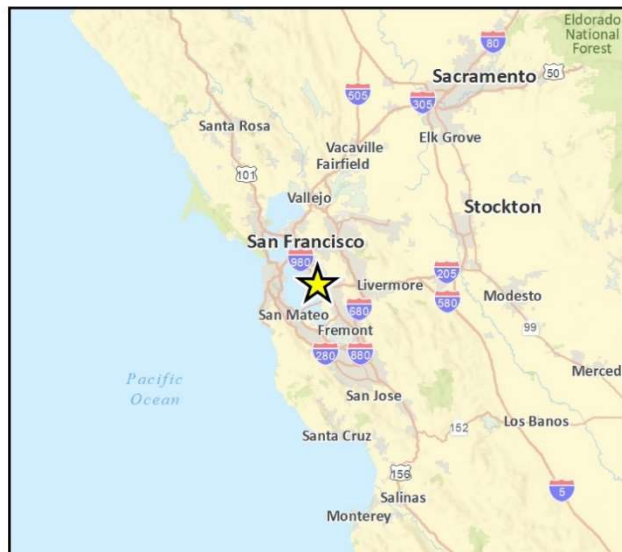
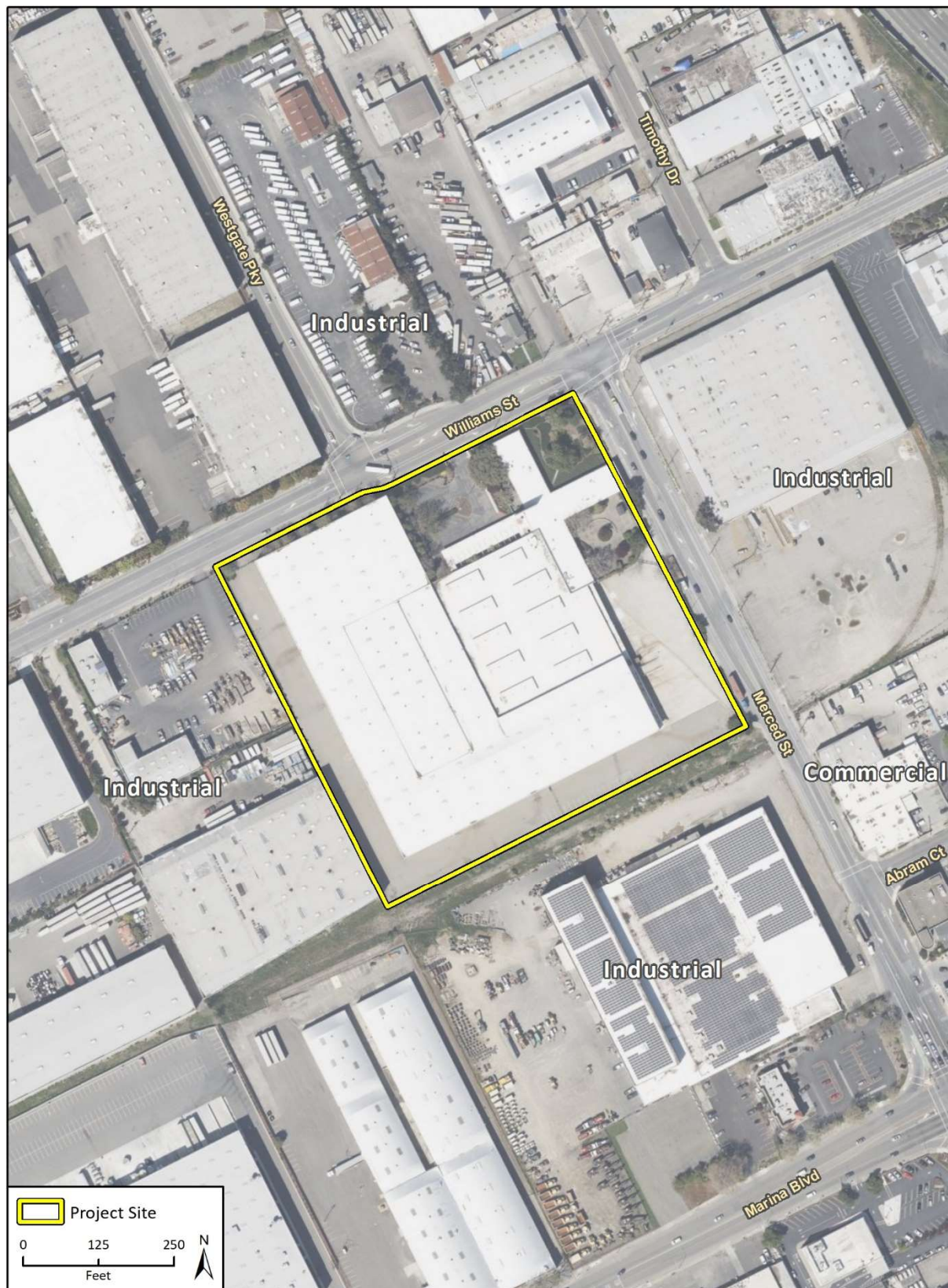


Fig. 3 Regional Location

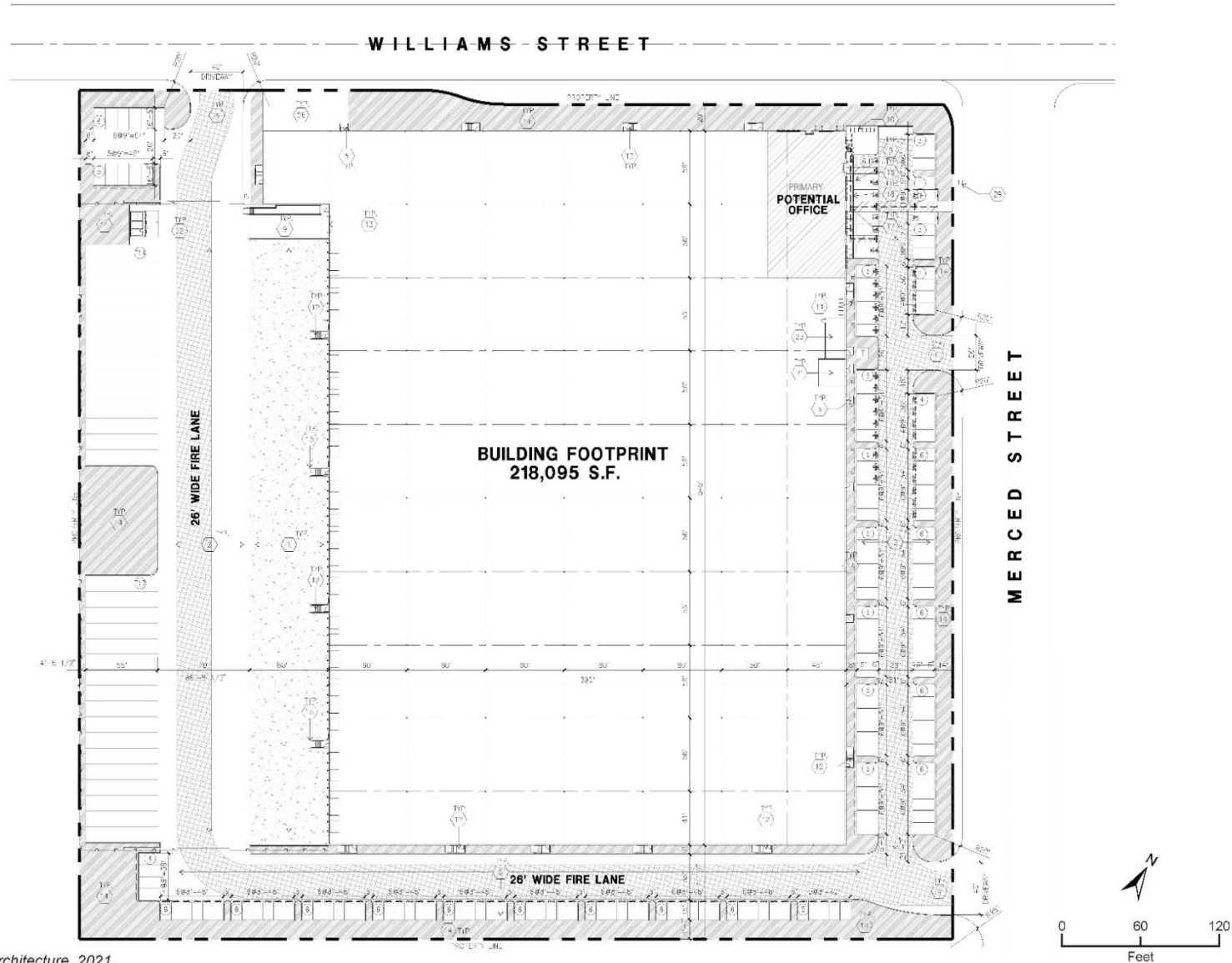
Figure 2 Project Site



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Fig. 2 Project Site

City of San Leandro
Notice of Preparation for a Draft Focused Environmental Impact Report
Figure 3 Project Concept Schematic



Source: HPA Architecture, 2021.