

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** \_\_\_\_\_

Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_

Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

**Project Description:** (please use a separate page if necessary)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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## 2 Project Description

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This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

### 2.1 Project Applicant

Jason Bernstein  
Duke Realty  
1904 Franklin Street, 8<sup>th</sup> Floor  
Oakland, California 94612

### 2.2 Lead Agency Contact Person

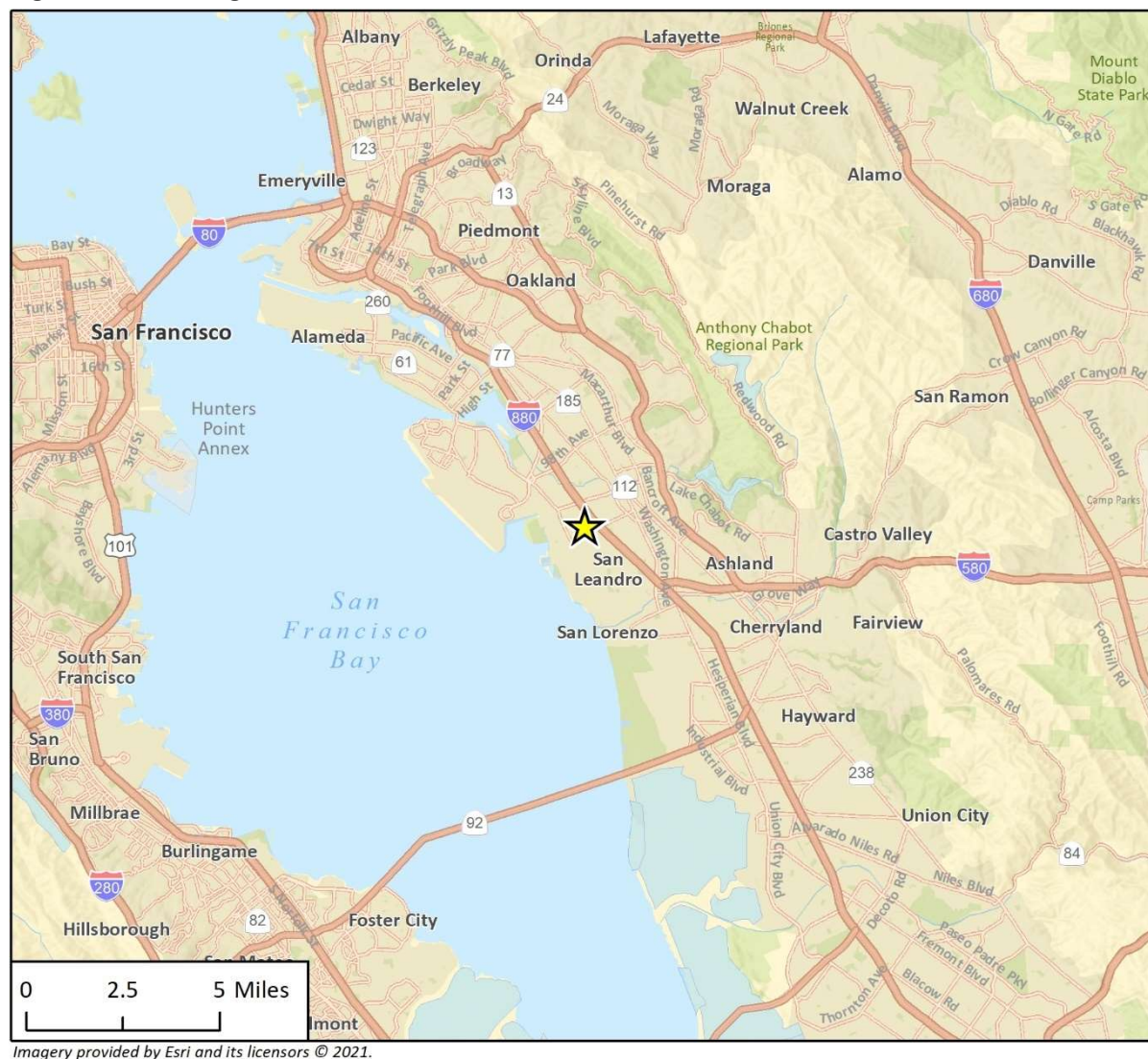
Anne Wong, AICP, Associate Planner  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577  
(510) 577-3458

### 2.3 Project Location

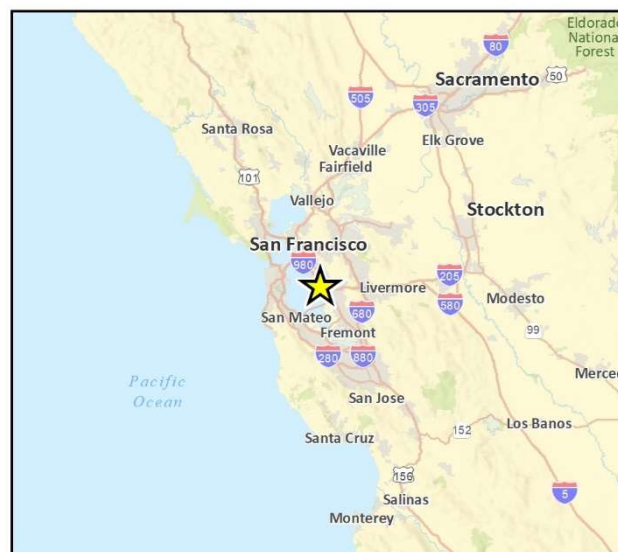
The project site is located at the southwestern corner of Merced Street and Williams Street in the City of San Leandro (City) in California's Alameda County. The project site is located in an urban area. The project site address is 1919 Williams Street, San Leandro, California 94577. The project site corresponds with Assessor Parcel Numbers 77A-700-9-6 and 79A-332-2-9. Assessor's Parcel Number 77A-700-9-6 encompasses the developed portion of the project site and surface parking along the western and southern perimeter of the site. Assessor's Parcel Number 79A-332-2-9 is an undeveloped, vegetated parcel that abuts length of the southern border of Parcel 77A-700-9-6.

Regional access to the site is provided via Interstate 880 (I-880). Local access to the site is via Williams Street and Merced Street. Figure 2-1 shows the regional location of the project site and Figure 2-2 shows an aerial image of the project site in its neighborhood context.

**Figure 2-1 Regional Location**

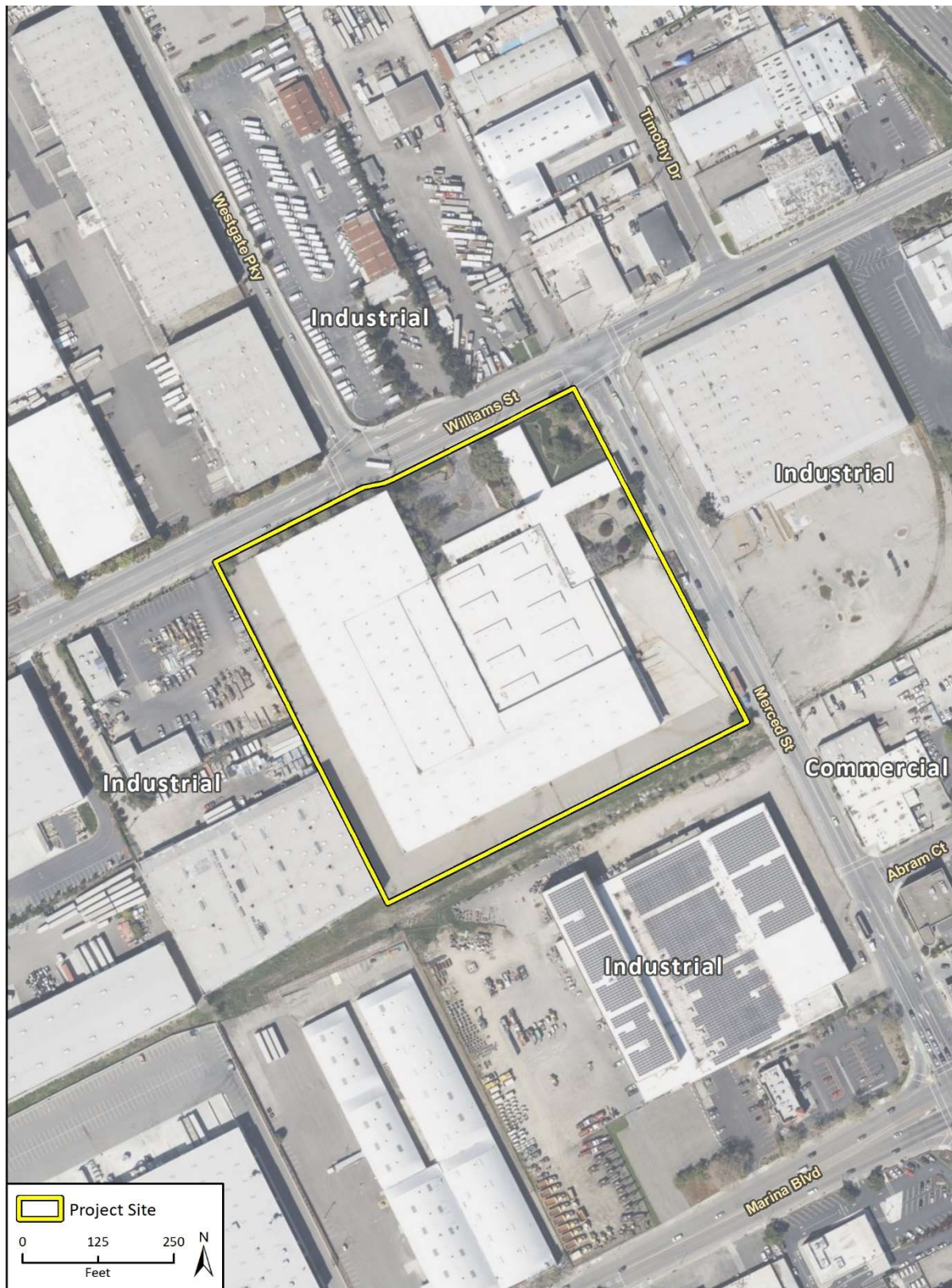


Imagery provided by Esri and its licensors © 2021.





**Figure 2-2 Project Site Location**



## 2.4 Existing Site Characteristics

### 2.4.1 Site History and Existing Conditions

In 1952, the original one-story 1919 Williams Street building was constructed with two connected uses: an office and a warehouse. In 1963, 1982, and 1985 respectively, additional sections were built to expand the footprint of the warehouse use of the building. The project site is fully developed and is primarily developed with the office and warehouse mixed-use building.

The project site is approximately 9.8 acres (426,747 square feet). The existing building has a footprint of 236,294 square feet and comprises approximately 53 percent of the project site. On the eastern side of the project site is an existing truck loading dock site. A paved parking lot serving the office use of the building with 24 parking stalls occupies the northern portion of the site. A second parking lot with 112 additional parking stalls runs along the southern and western borders of the project site. The southernmost portion of the site is a strip of unpaved, undeveloped vegetated land.

The existing building was found to be qualified 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 (see Section 4.1, *Cultural Resources and Tribal Cultural Resources*, for more details).

### 2.4.2 General Plan Designation

The project's General Plan land use designation is General Industrial. The City of San Leandro's General Plan Land Use element states that General Industrial areas may contain a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses. A limited range of commercial uses is also permitted in areas designated for General Industrial land use.

### 2.4.3 Zoning

The site is zoned as an Industrial General District. According to the San Leandro Zoning Code, areas zoned as Industrial General Districts are allowed to contain the following uses: accessory uses, other than entertainment events, when in conjunction with a permitted use; adult-oriented business; emergency and non-emergency ambulance services; artists' studios; automobile parts sales; building materials and services; business services; business and trade schools; catering services; communications facilities; emergency health care; equipment sales; retail financial institutions; general and limited food processing; government offices; health and fitness centers; home improvement and interior decoration; custom, general, limited, and research and development industry; laboratories; maintenance and repair services; marine sales and services; medical supply stores; nurseries; offices, business and professional; parcel processing and shipping centers; pre-existing residential uses; big box retail sales; telecommunications, architecturally-integrated antennas and/or co-locations on existing tower structures; minor utilities; new vehicle/heavy equipment dealers; and storage and wholesale/retail distribution warehouse.

## 2.4.4 Surrounding Land Uses

Industrial uses surround the project site to the north, east, and west. Industrial Transition and Commercial uses are located south of the project site.

The project site is approximately two miles southwest of the San Leandro Creek and approximately one mile northeast of the Oyster Bay Regional Shoreline bordering the San Francisco Bay.

## 2.5 Project Description

The proposed project would involve demolition of the existing one-story office and warehouse mixed-use building and associated surface parking. After demolition, the project would involve the construction of a two-story 220,495 square-foot industrial warehouse and associated site improvements and landscaping.

The proposed warehouse structure would have a height of 50 feet and include 6,000 square feet of ground floor office space and 2,400 square feet of office space on the second floor along with 212,095 square feet of warehouse space. The project would include the construction of 31 dock high loading doors<sup>1</sup> on the western portion of the proposed project and surface parking would be located along the western, southern, and eastern perimeter. Surface parking for the proposed project would include 73 standard parking stalls, 59 compact parking stalls, five accessible standard stalls, one accessible van stall, one accessible standard electric vehicle stall, 15 electric vehicle charging stations, and 14 clean air/vanpool stalls. Table 2-1 provides a summary of the proposed project and Figure 2-3 shows the proposed site plan. The proposed structure would maintain approximately the same height on all sides of the building. Its exterior would be characterized by exposed brick, galvanized steel metal-plate-siding, grey paint, and blue glazed windows. Figure 2-4 shows a colored rendering of the proposed structure.

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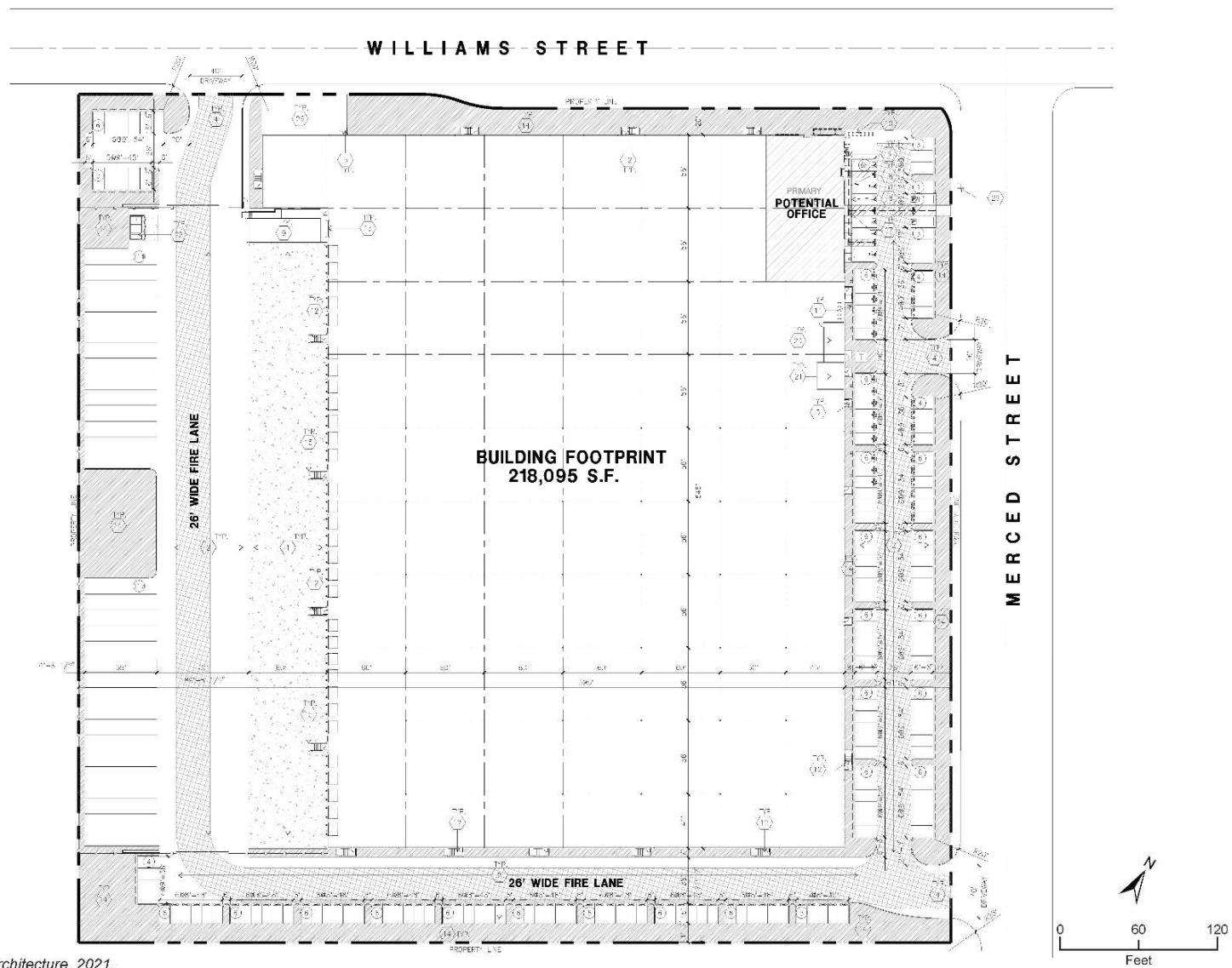
<sup>1</sup> Dock high loading refers to an overhead door that is approximately four feet above the ground level, allowing convenient access to load and unload shipping containers to and from a warehouse space (Eric Hughes n.d.).



**Table 2-1 Project Summary**

<b>Project Component</b>	<b>Area or Unit</b>
<b>Building Area</b>	
Office – 1 <sup>st</sup> Floor	6,00 sf
Office – 2 <sup>nd</sup> Floor	2,400 sf
Warehouse	212,095 sf
Building Footprint	220,495 sf
<b>Parking Stalls</b>	
Standard	73 stalls
Compact	59 stalls
Accessible Standard	5 stalls
Accessible Van	1 stall
Accessible Standard EV	1 stall
Accessible Van EV	1 stall
Electric Vehicle Charging	15 stalls
Clean Air/Vanpool	14 stalls
Total Stalls	169 stalls
<b>Landscaping</b>	
Landscape area	31,116 sf
<b>Total Area</b>	<b>426,891 sf (9.8 acres)</b>

Figure 2-3 Proposed Site Plan



Source: HPA Architecture, 2021.

**Figure 2-4 Proposed Building Elevations**



CONCEPTUAL ELEVATIONS 36' CLEAR  
1919 WILLIAMS STREET  
SAN LEANDRO, CALIFORNIA



## 2.5.1 Construction and Grading

The existing structure would be demolished over one month. Project construction would be expected to occur over approximately 11 months from April 2022 to March 2023, in one continuous phase. Construction of the project site would include excavation and fill of soil during grading. The total amount of excavated (cut) soil would be 14,500 cubic yards and the total amount of cut soil that would be used as fill would be 14,500 cubic yards. Proposed construction would include construction equipment typical of a warehouse demolition and construction project.

## 2.5.2 Green Building Features

The proposed project would be LEED certified and would include green building features including LED lighting and low-flow fixtures inside the building. The building would have water-efficient irrigation via drip lines. Xeriscaping<sup>2</sup> and drought-resistant native species would be included as landscaping features. The project's parking lot would incorporate conduits for future electric vehicle charging stations and clean air/vanpool spaces.

## 2.6 Project Objectives

The applicant has the following objectives for the project:

- Achieve economic benefit from the site.
- Create a modern warehouse that contributes to the aesthetics of the project site.
- Facilitate the evolution of a transforming industrial workplace.
- Create a new efficient and updated warehouse.
- Encourage productive use of the City's industrial land
- Maintain and protect the City's inventory of larger-scale industrial sites with easy access to freeways, rails, airports, and seaports.
- Support and retain existing industrial uses and employment in the industrial sector.

## 2.7 Required Approvals

The following permits and approvals are required from the City of San Leandro prior to the construction of the proposed project:

- Conditional Use Permit
- Site Plan Review

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<sup>2</sup> Xeriscaping is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques (such as the use of drought-tolerant plants, mulch, and efficient irrigation) (Merriam-Webster).

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