



CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF PREPARATION (“NOP”) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (“DEIR”) AND EIR SCOPING MEETING FOR THE 7825 SAN LEANDRO STREET PROJECT

The City of Oakland (“City”) Bureau of Planning is preparing an Environmental Impact Report (“EIR”) for the 7825 San Leandro Street Project (“Project”). The City is requesting comments on the scope and content of the EIR. A description of the Project and its location, together with a summary of the probable environmental effects that will be addressed in the EIR are included herein. Pursuant to California Environmental Quality Act (“CEQA”) Guidelines §15063(a), the City has **not** prepared an Initial Study, nor is it required to if it elects to prepare an EIR for the Project.

The EIR for the Project is being prepared in compliance with CEQA (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (“CEQA Guidelines”) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The City is the Lead Agency for the Project and is the public agency with the greatest responsibility for considering approval of the Project and/or carrying it out. Pursuant to Guidelines §15082(a), upon deciding to prepare an EIR, the City as the lead agency must issue a Notice of Preparation (“NOP”) to inform the Governor’s Office of Planning and Research (“OPR”), trustee and responsible agencies, and the public of that decision.

The purpose of the NOP is to provide information describing the Project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. This notice is being sent to responsible or trustee agencies and other interested parties. Responsible and trustee agencies are those public agencies, besides the City, that may also have a role in considering approval and/or carrying out the Project. The City encourages responsible and trustee agencies and OPR to provide this information to the City so that the City can ensure that the EIR meets the needs of those agencies. Once the DEIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

SUBMITTING COMMENTS IN RESPONSE TO THIS NOP: Comments may be submitted in writing or made at the public scoping meeting described below. **The City encourages written comments to be submitted electronically via e-mail to Peterson Vollmann, the Case Planner, at pvollmann@oaklandca.gov.** Written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **September 30, 2024**. Please reference Case File Number **PLN24086-ER01** in all correspondence.

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties and should focus on the potential physical environmental impacts of the Project.

Commenters are encouraged to identify ways that potential adverse effects resulting from the Project might be minimized and to identify reasonable mitigation measures and alternatives to the Project.

EIR SCOPING MEETING:

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the EIR for the 7825 San Leandro Street Project on **Wednesday, September 18, 2024 at 3pm** in the Council Chambers in City Hall, 1 Frank H. Ogawa Plaza Oakland, CA 94612. For more information about how to participate in this meeting, please visit:

<https://www.oaklandca.gov/boards-commissions/planning-commission>

PROJECT TITLE: 7825 San Leandro Street Project (Case File No. **PLN24086-ER01**)

PROJECT LOCATION: The Project site is an approximately 14.9-acre lot located at 7825 San Leandro Street [Assessor’s Parcel Numbers 041 417500302, 041 417501800, 041 417501600, 041 417501000, 041 417500600, 041 417500500, 041 417501700, 041 417501900, 041 420900102, 041 420900700, 041 420900101, 041 420900302, 041 420800100, and 041 420900801]. The Project site is in the General Industrial (“IG”) and Commercial Industrial Mix - 2 (“CIX-2”) zoning districts and has General Plan land use designations of Business Mix and General Industrial and Transportation. The Project site is bound by Hegenberger Road to the north, San Leandro Street to the east, existing commercial uses and a canal to the south, and train tracks to the west.

PROJECT SPONSOR: Prologis

EXISTING CONDITIONS: The Project site was the former location of the AB&I Foundry, a 14.9-acre commercial and industrial land use that manufactured cast iron and pipe fittings from 1940 until October 2022. The Project vicinity is dominated by roadway and transit, commercial, and industrial uses. The Project site is currently vacant with some existing impervious surfaces that served as parking for the previous on-site uses and associated lighting standards. There are existing connections for water and electricity to the Project site from previous, now demolished uses. The Project site is relatively flat. There is limited existing vegetation on the Project site comprised of three (3) trees on-site and street trees along the eastern side of the Project site along San Leandro Street. A records search of the Regional Water Quality Control Board’s Geotracker database found one open record of a site assessment for a site cleanup program requirement case currently investigating non potable water contamination on the Project site.¹ The Alameda County Department of Environmental Health (ACDEH) Local Oversight Program (LOP) oversees the investigation and cleanup of hazardous materials releases to the environment, and the Project site is under ACDEH LOP oversight via Case # RO0003535.

¹ https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000019792

PROJECT DESCRIPTION: The Project Applicant is proposing construct an approximately 311,000 square foot warehouse on the Project site. The applicant proposes the Project on a speculative basis as the end-user and nature of the use are unknown at this time. However, for the purposes of conservative analysis, the end use is assumed to be a distribution warehouse.

The warehouse would comprise floor space with two potential two-story accessory office space locations on the northeast or southeast corners of the interior of the warehouse. The first-floor office space would comprise approximately 20,000 square feet and the second story office space would comprise approximately 5,000 square feet. The proposed floor area ratio (FAR) is 0.48. The maximum height of the proposed warehouse is 51 feet. The eastern elevation of the warehouse would include 43 loading dock doors.

The Project site would be accessed by three (3) driveways on the east side of the site from San Leandro Street. Two (2) driveways will be 40 feet wide, and one driveway will be 30 feet wide. On-site parking will be accessed by internal drive aisles at least 26 feet wide and illuminated. Approximately 228 parking stalls would be provided on-site, including approximately 116 electric vehicle (“EV”) capable stalls. Forty-six (46) trailer parking stalls would also be provided on-site. The Project would be supplied electricity by Pacific Gas and Electric (“PG&E”) and water and wastewater services by East Bay Municipal Utility District (“EBMUD”). Waste disposal services would be supplied by Waste Management.

The on-site trees would be removed while the existing street trees would be preserved in place. Approximately one hundred and thirty (130) new trees would be planted throughout the Project site along the site boundaries and within the proposed parking areas. Additional landscaping would also be installed along the Project site boundaries, including bioretention basins for stormwater treatment. The proposed landscaped portion of the site is approximately 12% of the total Project site area.

Construction of the Project is expected to commence in 2026 and last for approximately eighteen (18) months. Construction is expected to consist of two phases: 1) demolition, remediation, grading and utility relocation (6 months), and 2) building and onsite improvements (12 months).

PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR:

Probable environmental effects to be addressed and evaluated in the EIR include: air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and tribal cultural resources.

Environmental factors that are expected to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: aesthetics, wind and shadow; agriculture and forestry resources; energy; geology and soils; hydrology and water quality; land use and planning; mineral resources; population and housing; public services; recreation; utilities and service systems; and wildfire.

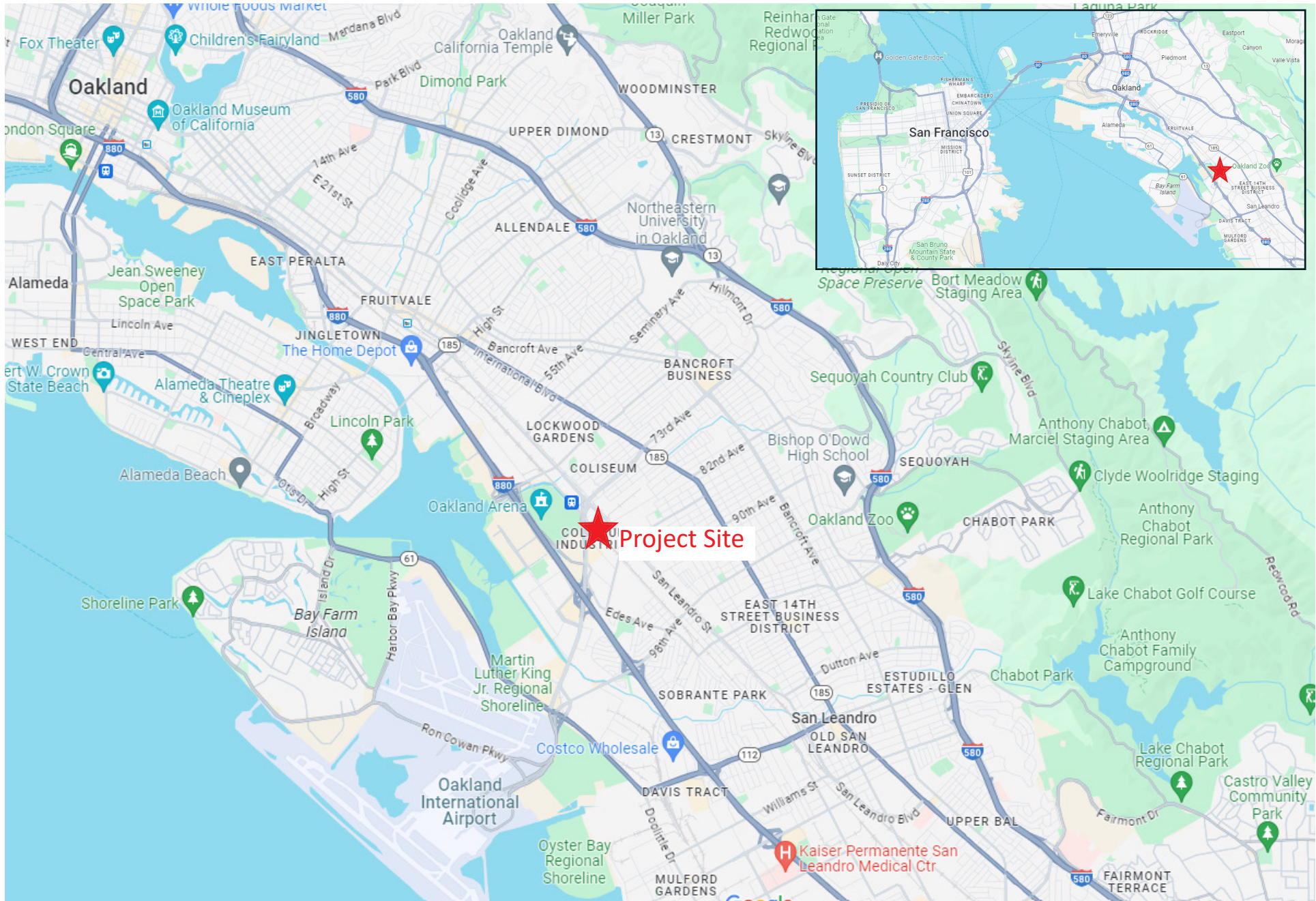
The DEIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives capable of reducing or avoiding potential significant environmental effects.



Ed Manasse
Environmental Review Officer
Planning and Building Department

August 30, 2024
Case File Number: PLN24086-ER01

Attachments:
Figure 1, Regional Map
Figure 2, Project Vicinity Map



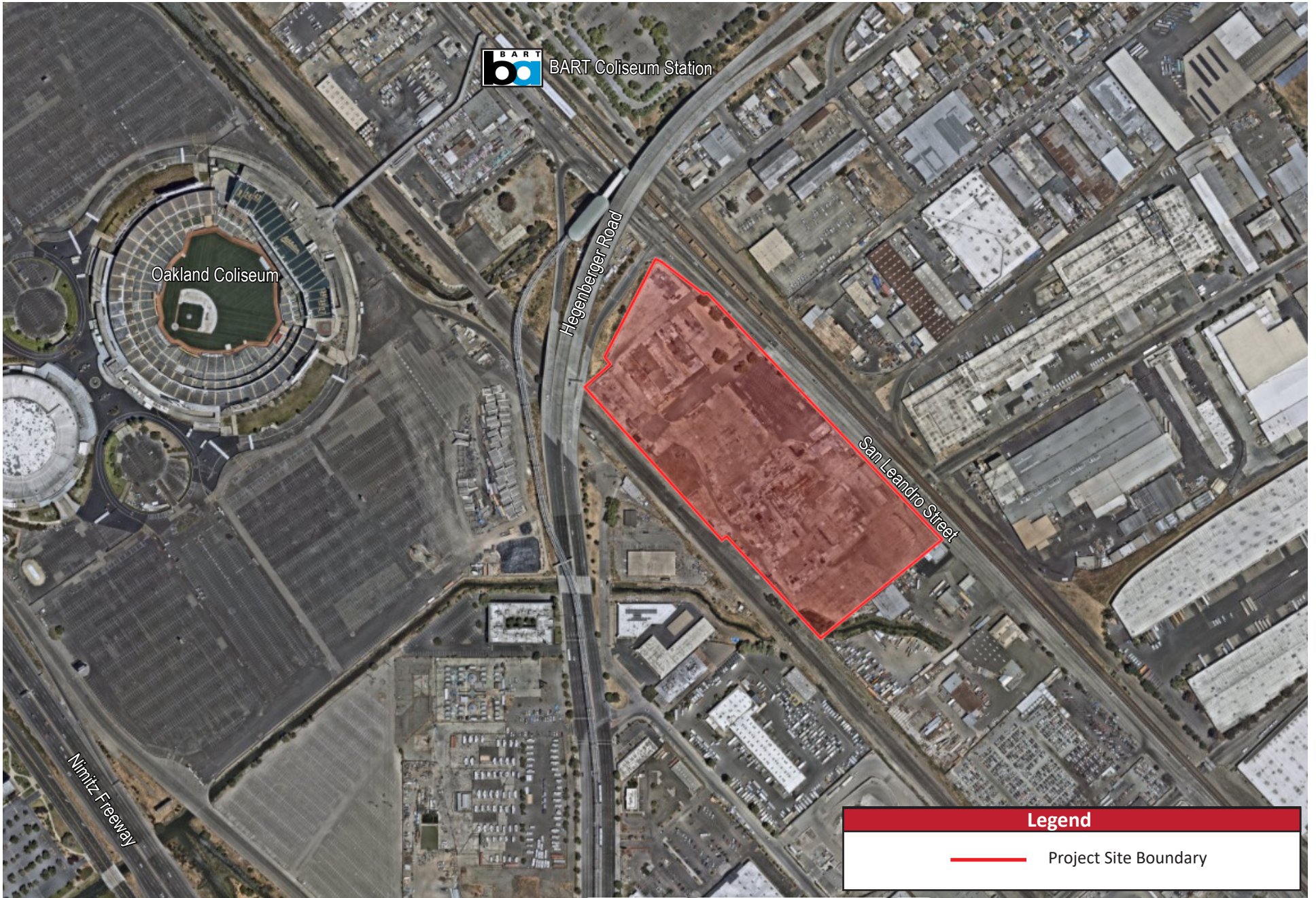
Source: Google Earth, 2024

Figure 1: Regional Map

7825 San Leandro Street
 Notice of Preparation



Not to scale



Source: Nearmap, 2024

Figure 2: Project Vicinity Map

7825 San Leandro Street
 Notice of Preparation



Not to scale