



## **NOTICE OF PREPARATION**

### **City of San Leandro Housing Element and General Plan Update Supplemental Program Environmental Impact Report**

**Date:** January 14, 2022

**To:** Reviewing Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of a Supplemental Draft Program Environmental Impact Report for the City of San Leandro Housing Element and General Plan Update, and Scheduling of a Scoping Meeting on Wednesday, January 19, 2022

The City of San Leandro (City) is preparing an update to the City's General Plan and has determined that a Supplemental Program Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the 2023-2031 Housing Element Update and related General Plan updates pursuant to the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the Supplemental Program EIR. The City is requesting comments and guidance on the scope and content of the Supplemental Program EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082).

This Notice of Preparation (NOP) provides a summary of the Housing Element and General Plan Update project, includes the City's preliminary identification of the potential environmental issues to be analyzed in the Supplemental Program EIR, and provides information on how to comment on the scope of the Supplemental Program EIR.

**Notice of Preparation Public Review Period:** January 14, 2022 to February 14, 2022

The City requests your careful review and consideration of this notice and invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the Supplemental Program EIR. Comments and responses to this notice must be in writing and submitted to the Avalon Schultz by 5 p.m. on February 13, 2022. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

#### **Lead Agency Contact:**

Avalon Schultz, AICP, Principal Planner  
City of San Leandro Community Development Department  
835 East 14<sup>th</sup> Street  
San Leandro, California 94557  
[aschultz@sanleandro.org](mailto:aschultz@sanleandro.org)

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**Written Comments:** Please submit written comments to any of the below by 5:00 p.m. on February 14, 2022:

- Email: [aschultz@sanleandro.org](mailto:aschultz@sanleandro.org)
- Regular Mail: City of San Leandro, 835 East 14<sup>th</sup> Street, San Leandro, California 94577. Attn: Avalon Schultz, Community Development Department

**Public Scoping Meeting:** The City will hold a virtual scoping meeting to provide an opportunity for agency staff and interested members of the public to provide verbal comments on the scope of the environmental issues to be addressed in the EIR. The virtual scoping meeting will be held in tandem with a community workshop for the Housing Element on **Wednesday, January 19 at 6:00 p.m.** For more information and to register to attend the scoping meeting, go to <https://slhousingelement.com/get-involved/>. The scoping presentation will be available to view after Thursday, January 20 at <https://slhousingelement.com/project-resources/>.

**Project Background:** The City is preparing an update to its Housing Element as mandated by the State. To that end, the City is beginning preparation of its 6<sup>th</sup> Cycle Housing Element Update, which will result in a series of Zoning Amendments to address the City's anticipated Regional Housing Needs Allocation (RHNA) and reduce barriers to housing development. The City will also prepare related General Plan updates. The proposed Housing Element Update and related General Plan updates would constitute a change to the previously approved General Plan Update. Therefore, the Supplemental Program EIR will evaluate whether any new or substantially more severe impacts on the environment would result from the project changes, compared to the environmental impacts disclosed in the previously certified General Plan Update EIR. Due to the citywide scope of the Housing Element Update, the City determined that a Supplemental Program EIR is the appropriate CEQA document.

**Project Location:** The Housing Element and General Plan Update will encompass the entirety of the City of San Leandro, as identified in Figure 1 below. The City of San Leandro is in northern Alameda County in the eastern portion of the San Francisco Bay Area. The city is adjacent to the cities of Alameda and Oakland to the north, the unincorporated community of San Lorenzo and the City of Hayward to the south, Lake Chabot Regional Park to the east, and the San Francisco Bay to the west. Major roadway access is provided by Interstate 880 (I-880), State Route (SR) 185, and Interstate 580 (I-580). Existing land uses in the city consist of residential at varying densities, commercial, mixed use, institutional public facilities, and open space.

### **Proposed Project:**

**Housing Element Update:** The Housing Element is part of the City's 2035 General Plan and presents a comprehensive set of housing goals, objectives, policies, and actions for the years 2023-2031. The Housing Element Update will be based on the City's latest RHNA estimates, which determined that the City must plan for 3,855 residential units, plus a buffer of some number of units to ensure ongoing compliance with the No Net Loss provisions of State housing law. For the purposes of the EIR, the City will evaluate potential increases in allowable densities and units over allowable development under the existing land uses and development regulations of the General Plan. Site selection is based on an analysis of site-specific constraints, including existing and proposed zoning, access to utilities, location, development potential, density, and inclusion in a previous RHNA cycle.

The Housing Element Update includes the following topics: identification of adequate housing sites; affordable housing development; preservation of existing housing; development of accessory dwelling units; special housing needs, including housing for people experiencing homelessness; fair housing and housing equity; removing or mitigating governmental constraints; and energy conservation.

**Other General Plan Updates and Related Zoning Amendments:** The Land Use Element of the General Plan will be updated to reflect new housing sites identified in the Housing Element, as needed. This will include minor changes to the land use table and map to accommodate residential land uses on the sites identified to meet the RHNA

allocation. Updates to other elements of the General Plan and Zoning Map and Zoning Code Amendments will occur as needed.

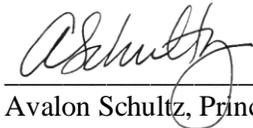
**Project Alternatives:** The Supplemental Program EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and reduce or avoid potential environmental effects, including the required No Project Alternative.

**Potential Environmental Effect Areas:** The Supplemental Program EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Supplemental Program EIR also will 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 following topic areas, which will be further evaluated in the EIR.

- Air Quality
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

When the Draft Supplemental Program EIR is completed, it will be available for review at the City's offices located at 835 East 14<sup>th</sup> Street, Leandro, California 94577 and online at: <https://slhousingelement.com/>. The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

If you have questions regarding this NOP or the scoping meeting, please contact Avalon Schultz at (510) 577-3352 or via email at [aschultz@sanleandro.org](mailto:aschultz@sanleandro.org).



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Avalon Schultz, Principal Planner

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January 11, 2022  
Date

Figure 1

