

## City of San Leandro

Civic Center, 835 E. 14th Street  
San Leandro, California 94577  
www.sanleandro.org



### **NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR PLN22-0039, A NEW WAREHOUSE PROJECT AT 880 DOOLITTLE DRIVE, SAN LEANDRO, CALIFORNIA 94577**

**Date:** November 22, 2023

**To:** State Clearinghouse and Interested Parties and Organizations

**Project Title:** 880 Doolittle Drive Industrial Project

**Lead Agency:** City of San Leandro  
Community Development Department  
835 East 14<sup>th</sup> Street  
San Leandro, California 94577

**Contact:** Cindy Lemaire, AICP, CNU-A, Senior Planner, Community Development  
Department

**Public Review Period:** November 22, 2023 through December 22, 2023, 2023 (30 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 Environmental Impact Report (EIR) for the proposed 880 Doolittle Drive Industrial 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 scope and content of the Draft EIR.

#### **Project Location**

The project site is located at 880 Doolittle Drive, which is on the east side of Doolittle Drive just east of adjacent properties with frontage on Doolittle Drive, approximately 0.2 mile north of its intersection with Davis Street, in San Leandro, California. The intersection of Davis Street and Doolittle Drive is the nearest roadway intersection to the project. The project site is approximately 14.14 acres and consists of two Assessor's parcels: APN 77A-0741-004-02 and 77A-0741-005-00. Existing access to the project site is from a driveway on Doolittle Drive (State Route 61) and from a driveway at the southern terminus of Hester Street, north of the project site. The project site is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Figure 1 shows the site location in a regional context. Figure 2 shows an aerial view of the location of the site relative to the surrounding area.

#### **Project Description**

The project involves the demolition of existing warehouse buildings on the site, which are currently vacant, and associated surface parking. Following demolition of existing structures and a lot merger, the proposed project would include construction of a new warehouse with supporting office space, site improvements, and landscaping. The proposed warehouse would be approximately 244,573 square feet, comprised of a 229,573 square-foot of warehouse and 15,000 square feet of associated office space. Approximately 10,000 square feet of office space would be provided on the ground floor alongside the warehouse use. The remaining 5,000 square feet of office space would be on a mezzanine level of the warehouse. The maximum building height as proposed is 50 feet with an interior clear height of 40 feet. The warehouse would be served by 64 dock-high loading doors and surface parking. Surface parking as proposed includes 116 standard parking stalls, 57 compact parking stalls, 3 accessible standard stalls, 3 accessible van stalls, 21 electric vehicle charging stations, and 4 clean air/vanpool stalls.

A Conditional Use Permit, Site Plan Review, Height Exception, Building Permit, Grading Permit, a Tree Removal Permit, and a lot merger would be required to implement the project. 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 preliminarily 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 greenhouse gas emissions, hazards and hazardous materials, noise, and transportation, as well as mandatory findings of significance associated with these issue areas. The Draft EIR will further evaluate the potential project impacts related to these environmental issue areas.

The Draft EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Draft 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 Draft EIR will identify mitigation to avoid and/or reduce impacts deemed potentially significant, identify a reasonable range of alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. Comments provided in response to the NOP and the results of the ensuing analyses may identify additional environmental topics to be evaluated.

When the Draft 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 EIR, including potential environmental impacts of the project and alternatives to be considered. This information will be considered when preparing the Draft 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 December 22, 2023**, which ends the 30-day scoping period.

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

Mail comments to:

Cindy Lemaire  
Community Development Department  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

Email comments to Cindy Lemaire at: [clemaire@sanleandro.org](mailto:clemaire@sanleandro.org)

For comments submitted via email, please include "NOP Comments: 880 Doolittle Drive Industrial Project" in the subject line and the name and physical address of the commenter in the body of the email.

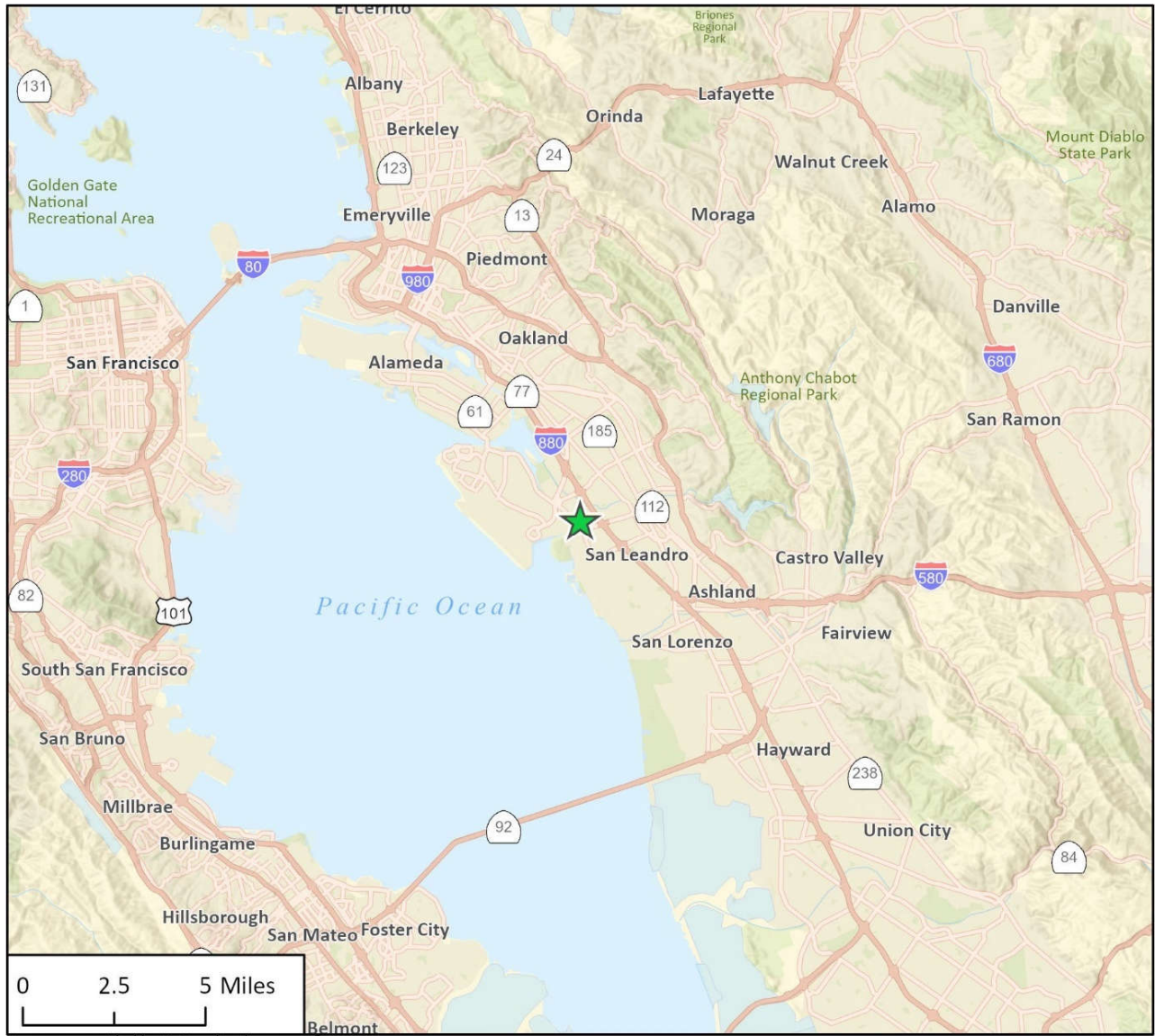
All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR. This NOP, the Initial Study, and other public review documents for this project will be available for viewing online. These documents will also be available for review at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

For questions regarding this notice, please contact Cindy Lemaire at [clemaire@sanleandro.org](mailto:clemaire@sanleandro.org).

### **Attachments**

- Figure 1      Project Location
- Figure 2      Project Site
- Figure 3      Project Concept Schematic

**Figure 1 Regional Location**



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Fig 1 Regional Location

★ Project Location

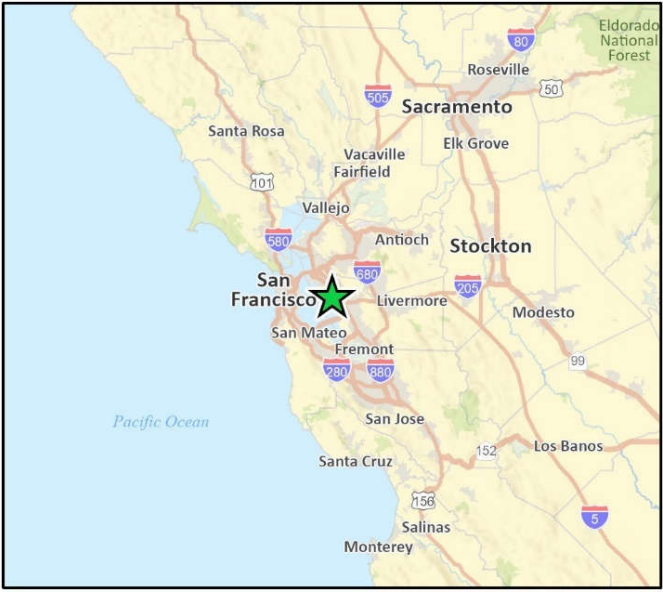


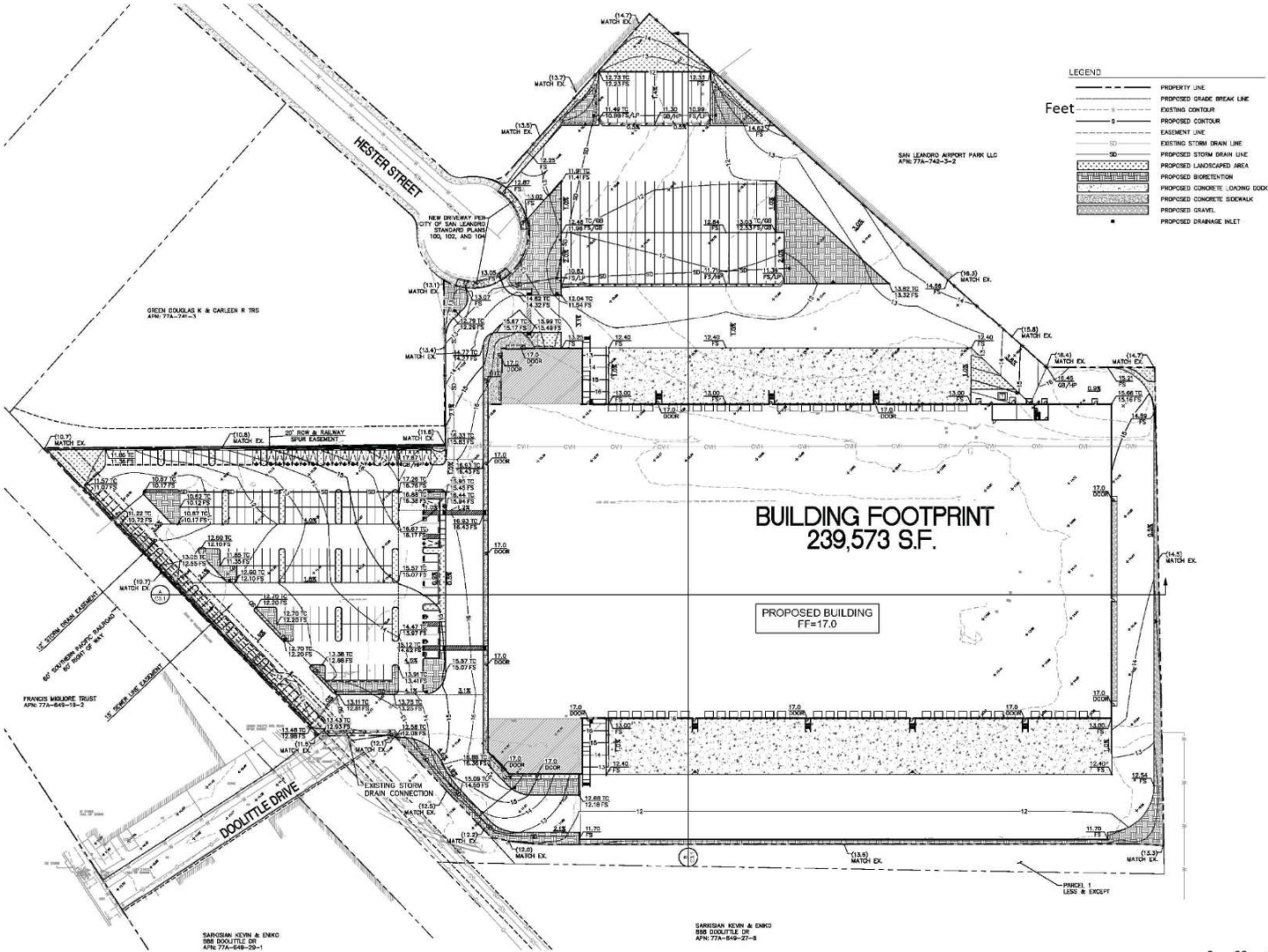


Figure 2 Project Site



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Figure 3 Project Concept Schematic



Source: HPA Architecture.