

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110597

Project Title: 880 Doolittle Drive Industrial Project

Lead Agency: City of San Leandro

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Project Location: 880 Doolittle Drive, San Leandro, California 94577

Alameda County

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site, located at 880 Doolittle Drive, measures approximately 14.14 acres and consists of two Assessor's parcels: APN 77A-0741-004-02 and 77A-0741-005-00. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No impacts or less than significant impacts would occur to aesthetics, agricultural resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire as a result of the proposed project. Impacts related to air quality, biological resources, cultural resources, hazards and hazardous materials, noise and vibration, and tribal cultural resources would be reduced to less than significant levels with implementation of mitigation measures. Significant unavoidable adverse impacts related to greenhouse gas emissions would result from the project.

Mitigation measures to reduce impacts include:

Air Quality: Implementing BAAQMD best management practices to control construction dust.

Biological Resources: Pre-construction nesting bird surveys and avoidance of nests, if present.

Cultural Resources: Procedures to implement if resources are uncovered and treatment requirements if resources found.

Hazards and Hazardous Materials: Pre-construction treatment of lead paint and asbestos containing materials; implementation of the approved Revised Soil and Groundwater Management Plan; construction dewatering requirements, if applicable; protection of the groundwater monitoring well network; engineered vapor shield requirements; and regulatory coordination and approval of bioretention areas.

Noise and Vibration: Installation of a permanent noise barrier along a portion of the site boundary; using a static roller instead of vibratory roller when working within 15 feet of existing buildings on adjacent properties.

Tribal Cultural Resources: Requirements to contact a Native American representative if resources are uncovered and implementation of a treatment plan for the resource or resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The EIR scoping process did not identify any areas of known controversy for the proposed project. Comments provided during the scoping process pertained to a range of issues, but most notably air quality, airport hazards, greenhouse gas emissions, hazardous materials and soil and groundwater contamination, noise, transportation, and tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

The project site is approximately 4,050 feet away from the nearest runways at Oakland International Airport. Due to this proximity, pursuant to Federal Aviation Regulations Part 77, a No Hazard Determination for the warehouse was issued from the Federal Aviation Administration pursuant to Federal Aviation Regulations Part 77, because the proposed warehouse would have a maximum height of 50 feet, exceeding the 43 feet maximum permitted at this distance from the airport runway. The applicant submitted the project to the Federal Aviation Administration, who determined that a building height of 50 feet does not present a hazard to air navigation. An additional No Hazard Determination may also be needed for the use of project construction equipment exceeding 43 feet in height.

Several mitigation measures discussed in Section 4.2, Hazards and Hazardous Materials, of the EIR require either approval or oversight from the California Department of Toxic Substances Control (DTSC). For this reason, DTSC is identified as a responsible agency.

There are no trustee agencies for the proposed project.