



NOTICE OF AVAILABILITY of a Draft Focused Environmental Impact Report

Board of Zoning Adjustments
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Date:	March 1, 2022
Project Title:	1919 Williams Street Warehouse Project
Public Review Period:	March 1, 2022 through March 31, 2022 (30 days)
SCH Number	2021080547

NOTICE IS HEREBY GIVEN that the Draft Focused Environmental Impact Report (EIR) for the 1919 Williams Street Warehouse Project in the City of San Leandro is available beginning on March 1, 2022 for review and comment by the public and all interested persons, agencies, and organizations for a period of 30 days, ending March 31, 2022. All comments on the Draft EIR must be received by that date.

Project Location

The project site is approximately 9.8 acres (426,891 square feet) in size and is located in the southwestern corner of Merced Street and Williams Street in the City of San Leandro. The project site is comprised of two adjoining parcels identified as Assessor's 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 the surface parking lot along the western and southern perimeter of the site. Assessor's Parcel Number 79A-332-2-9 is an undeveloped, vegetated parcel that abuts the southern length of Parcel 77A-700-9-6. The site address is 1919 Williams Street, San Leandro, California 94577. Figure 1 shows the location of the project site with respect to the larger Bay Area region and Figure 2 shows an aerial image of the project site.

Project Description

The project would involve the demolition of the existing one-story office and warehouse mixed-use building and associated surface parking followed by the construction of a 221,495 square-foot industrial warehouse and associated site improvements and landscaping. The proposed warehouse structure would have a maximum height of 47.5 feet and include 4,200 square feet of ground floor office space and 3,400 square feet of office space on the second floor along with 213,895 square feet of warehouse space. Additionally, the project would include the construction of 30 dock high loading doors¹ and surface parking. Surface parking would be comprised of 74 standard parking stalls, 59 compact parking stalls, four accessible standard stalls, two accessible van stall, one accessible standard electric vehicle stall, one accessible van electric vehicle stall, 16 electric vehicle charging stations, and 14 clean air/vanpool stalls. The project would require a Conditional Use Permit, Site Plan Review, and Height Exception.

Summary of Impacts

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

¹ 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.).

mitigable. Significant unavoidable adverse impacts related to cultural (historical) resources would occur as a result of the project.

Availability of the Draft Environmental Document

The Draft EIR will be available for review beginning on March 1, 2022 at the following City of San Leandro website:

- <https://www.sanleandro.org/335/CEQA-Documents-Project-Studies>

Providing Comments

Comments may be submitted in writing to:

Anne Wong, AICP, Associate Planner
Community Development Department
City of San Leandro
835 East 14th Street
San Leandro, California 94577

Or emailed to Anne Wong at: awong@sanleandro.org.

For comments submitted via email, please include “EIR Comments: 1919 Williams Street Warehouse Project” in the subject line and the name and physical address of the commenter in the body of the email.

For questions regarding this notice, please contact Anne Wong at awong@sanleandro.org at the contact information provided above.

Anne Wong

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City of San Leandro.