



NOTICE OF AVAILABILITY of a Draft Environmental Impact Report

Board of Zoning Adjustments
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Date: June 21, 2024
Project Title: 880 Doolittle Drive Industrial Project
Public Review Period: June 21, 2024 through August 5, 2024 (45 days)
State Clearinghouse Number: 2023110597

NOTICE IS HEREBY GIVEN that the Draft Environmental Impact Report (EIR) for the 880 Doolittle Drive Industrial Project in the City of San Leandro is available beginning on June 21, 2024 for review and comment by the public and interested persons, agencies, and organizations for a period of 45 days, ending August 5, 2024. All comments on the Draft EIR must be received by that date.

Project Location

The project site is located at 880 Doolittle Drive, San Leandro, California 94577, 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. This is also the nearest major intersection to the project site. The project site measures 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. Access to the site is also provided from a driveway at the southern terminus of Hester Street, which is a public street north of the project site. The regional location of the site is shown in Figure 1, and the vicinity of the site and its boundaries are shown in Figure 2.

The project site is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Project Description

The proposed project consists of consolidating the two parcels comprising the project site into a single parcel, demolishing existing vacant structures, and developing a new industrial shell building on the site. The proposed project also includes a new surface parking lot, internal circulation roadways, landscaping, and new utility connections, including natural gas. 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, and approximately 5,000 square feet of office space would be on a mezzanine level. The maximum building height would be 50 feet with an interior clear height of 40 feet. Sixty-four loading docks are proposed. Traditional doors for egress and ingress to the building would also be provided.

Access to the project site would be from the existing driveway on Doolittle Drive in the southwest area of the site, and from an existing driveway the end of Hester Street in the northern area of the site. The proposed project would include reconstruction of the driveways to meet City standards and current ADA requirements. Additionally, a new, second, driveway to the site would be constructed at the end of Hester Street, providing a total of three driveways. A total of 204 parking spaces would be provided on-site for passenger vehicles, which would be located primarily in a new surface parking lot on the west side of the proposed building. Approximately 59 parking spaces sized for tractor trailers would be on the north side of the warehouse. A total of 24 bicycle parking spaces would be provided.

The project would require a Use Permit, Site Plan Review, Height Exception, Building Permit, Grading Permit, and Tree Removal Permit. The project may also require approval(s) from the Federal Aviation Administration and the Department of Toxic Substances Control.

Summary of Impacts

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 significant but reduced to less than significant levels with implementation of mitigation measures. Significant unavoidable adverse impacts related to greenhouse gas emissions would occur as a result of the project.

Availability of the Draft Environmental Document

The Draft EIR will be available for review beginning on June 21, 2024 at the following City of San Leandro website:

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

The Draft EIR will also be available review at the following locations:

- City of San Leandro, Community Development Department, 835 East 14th Street, San Leandro, California 94577 (Mon., Tues., & Thurs. 8:00 AM to 4:00 PM; and Wed. 8:00 AM to 3:00 PM)
- San Leandro Community Library, 300 Estudillo Avenue, San Leandro, California 94577 (Mon. through Thurs. 10:00 AM to 8:00 PM; Fri. & Sat. 10:00 AM to 5:00 PM; and Sun. 10:00 AM to 2:00 PM)

Providing Comments

Comments may be submitted in writing to:

Cindy Lemaire, AICP, CNU-A, Senior Planner
Community Development Department
City of San Leandro
835 East 14th Street
San Leandro, California 94577

Or emailed to Cindy Lemaire at: clemaire@sanleandro.org.

For comments submitted via email, please include "EIR 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.

For questions regarding this notice, please contact Cindy Lemaire at clemaire@sanleandro.org at the contact information provided above.



Cindy Lemaire, AICP, CNU-A, Senior Planner,
Community Development Department
City of San Leandro.

Figure 1 Regional Location



★ Project Location



Figure 2 Project Location



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Fig 2 Project Location