



CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF AVAILABILITY (“NOA”) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (“DEIR”) FOR THE 7825 SAN LEANDRO STREET PROJECT

PROJECT TITLE: 7825 San Leandro Street Project

PROJECT LOCATION: 7825 San Leandro Street within the City of Oakland

PROJECT SPONSOR: Prologis

LEAD AGENCY: City of Oakland

CASE NO.: PLN24086-ER01

REVIEW PERIOD: October 23, 2026 through December 7, 2026

PROJECT LOCATION: The 14.9-acre Project site is located at 7825 San Leandro Street [Assessor’s Parcel Numbers 041 417500302, 041 417501800, 041 417501600, 041 417501000, 041 417500600, 041 417500500, 041 417501700, 041 417501900, 041 420900102, 041 420900700, 041 420900101, 041 420900302, 041 420800100, and 041 420900801] within an existing industrial area near the Coliseum in the City of Oakland. The Project site is in the General Industrial (“IG”) and Commercial Industrial Mix - 2 (“CIX-2”) zoning districts and has General Plan land use designations of Business Mix and General Industrial and Transportation. The site is bound by Hegenberger Road to the north, San Leandro Street (and the parallel BART aerial tracks, railroad tracks, and East Bay Greenway bicycle path that run alongside) to the east, existing industrial and commercial uses and Elmhurst Creek to the south, and train tracks on the west. The Project would consist of redevelopment of an approximately 14.9-acre site that was formerly occupied by the AB&I Foundry, a commercial and industrial use that manufactured cast iron and pipe fittings. AB&I Foundry occupied the Project site from 1940 until October 2022. The former existing structures have since been demolished after the cessation of operations, the Project site is currently vacant with existing impervious surfaces that served as foundations and parking for the previous on-site uses and associated lighting standards. The Project site is included on the Regional Water Quality Control Board’s Geotracker database. The Alameda County Environmental Health Department (ACEHD) Local Oversight Program (LOP) oversees the investigation and cleanup of hazardous materials releases to the environment, and the Project site is under ACEHD LOP oversight via Case # RO0003535.

PROJECT DESCRIPTION: The Project would construct an approximately 311,000 square foot, 51-foot-tall warehouse building with a floor area ratio (FAR) of approximately 0.48. The new facility would include up to 20,000 square feet of accessory office space with an additional 5,000 square feet of accessory office space provided at a mezzanine level. Approximately 25,000 square feet of which would be split between two office spaces within the interior of the northern and southeast corners of the building. The Project Applicant proposes a speculative warehouse as the

future tenant and nature of the use are currently unknown. However, for the purposes of conservative analysis, the end use of the proposed warehouse is assumed to be a distribution center.

In addition to the warehouse building, the Project would include 220 parking spaces in two employee parking lots located primarily on the north and south sides of the warehouse building, with some parking stalls also located on the eastern side of the building near the loading docks and trailer stalls as well as parallel parking along the western side of the building. On the eastern side of the Project site, the Project would construct a loading dock with 43 dock doors and 57 trailer stalls. The Project would also include an outdoor patio area adjacent to the north corner of the warehouse building for use by employees.

The Project would make street and sidewalk improvements along San Leandro Street located at the intersection with 81st Avenue. Improvements would include an extended left turn lane on San Leandro Street heading northwest bound, add a new curb cut, re-stripe the existing crosswalk, and re-locate an existing traffic signal pole.

Although the previous structure occupying the Project site has been demolished, additional demolition related to the existing impervious surfaces will be required. Project construction is expected to commence in April 2027 and occur over approximately 22 months.

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from the Project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the Project, and is intended to inform City of Oakland decision makers, other responsible agencies, and the general public.

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City of Oakland's Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on August 30, 2024. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP. The Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on October 23, 2026, the Draft EIR and its appendices may be viewed or downloaded from the City of Oakland's website: <https://www.oaklandca.gov/Planning-Building/Major-Development-Projects/7825-San-Leandro-Street-Project>

PUBLIC REVIEW AND COMMENT PERIOD: The City invites comments on the 7825 San Leandro Street Project Draft EIR during a 45-day comment period that begins on October 23, 2026 and ends on December 7, 2026. The City directs comments to be submitted via email to pvollmann@oaklandca.gov. Written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00

p.m. on **December 7, 2026**. Please reference Case File Number **PLN24086-ER01** in all correspondence.

PUBLIC HEARING: The City Planning Commission will conduct a public meeting to receive comments on the Draft EIR for the Project on **November 18, 2026, 3:00 P.M.** in Hearing Room 1 in City Hall, 1 Frank H. Ogawa Plaza Oakland, CA 94612. For more information about how to participate in this meeting, please visit:

<https://www.oaklandca.gov/boards-commissions/planning-commission>.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft EIR and the Project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the sufficiency of the Draft EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors.

If you challenge the EIR or Project in court, you may be limited to raising only those issues raised at the public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on December 7, 2026. Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating and responding to all comments received during the public comment period, for consideration by decisionmakers at a date for which notice shall be provided at a future date. As required by CEQA (Pub. Res. Code §21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be provided to commenting agencies at least ten (10) days prior to certification. For further information, please contact Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, at (510) 238-6167 or pvollmann@oaklandca.gov.

October 23, 2026
Case File Number: PLN24086-ER01

Edward Manasse

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Environmental Review Officer