

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 #: 2024090014

Project Title: 7825 San Leandro Street Project

Lead Agency: City of Oakland

Contact Name: Peterson Vollmann

Email: pvollmann@oaklandca.gov

Phone Number: 510-238-6167

Project Location: Oakland, Alameda County

City

County

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

The project would construct an approximately 311,000 square foot speculative warehouse on the 14.9-acre project site. The end use is assumed to be a distribution warehouse. The warehouse would comprise floor space with two potential two-story accessory office space locations on the northeast or southeast corners of the interior of the warehouse. The first-floor office space would comprise approximately 20,000 square feet and the second story office space would comprise approximately 5,000 square feet. Construction of the Project is expected to commence in 2027 and last for approximately twenty-two (22) months.

The 14.9-acre project site is located at 7825 San Leandro Street within an existing industrial area near the Coliseum in the City of Oakland. 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.

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

No Project Impacts were identified for: Air Quality (health risk to new receptors); Biological Resources (conflicts with conservation plans); Cultural Resources (historic resources); Hazards and Hazardous Materials (wildland fires); Hydrology and Water Quality (housing and structure flood hazards); Transportation and Circulation (induced automobile traffic); Aesthetics (variance requirements); Agriculture and Forestry Resources (agriculture and forestry resources); Geology and Soils (fault rupture, landfills, and wastewater disposal); Land use and Planning (conflicts with conservation plans); Mineral Resources (mineral resources); Population and Housing (displacement); and Wildfire (wildfire risk).

With Standard Conditions of Approval (SCAs) applied, the Project would not result in impacts that require additional measures to mitigate the impact—i.e., that would be “less than significant”—for all remaining topics: Aesthetics; Air Quality; Biological Resources; Cultural and Historic Resources; Energy; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise and Vibration; Population and Housing; Public Services; Recreation; Transportation and Circulation; Tribal Cultural Resources; and Utilities and Service Systems.

No topics require mitigation measures in addition to SCAs and no topics would result in a significant and unavoidable impact.

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 following areas of potential controversy were identified for the Project:

- Air quality (operational air quality associated with Project traffic, trucks, and parking; construction impacts from hazardous soils removal and demolition);
- Alternatives (alternatives suggested include development of grocery stores and other retail, a community center, a recreation center and roof top green space including a roof top park accessible to the public on-site);
- Cumulative impacts (disclosure of foreseeable and probable projects);
- Geology and soils (testing of on-site soil and introduced fill material);
- Greenhouse gas emissions (vehicle emissions during construction, project waste disposal emissions);
- Hazards and hazardous materials (disclose hazardous materials transported in and out of project site);
- Noise (construction noise and vibration, and operational noise associated with Project traffic, parking, and trucks);
- Transportation (increased congestion from truck and car trips); and
- Water quality and hydrology (applicability of a Water Supply Assessment (WSA), wet weather flows concern for wastewater collection on Project site, incorporation of water conservation measures).

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

N/A