City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.SanLeandro.org

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR 3199 ALVARADO STREET INDUSTRIAL PROJECT, PLN24-0030, AT 3199 ALVARADO STREET, SAN LEANDRO

Project Description: PLN24-0030 – The project would involve demolition of an existing 252,220-square-foot industrial building and its surface parking lot and construction of a new 241,488-square-foot industrial shell building and parking lot at 3199 Alvarado Street. Approximately 221,488 square feet would be designated for warehouse and distribution uses, with the remaining 20,000 square feet allocated for office space. The building would be designed with loading docks on the north side and would accommodate up to two tenants, each with its own office entrance. Trucks and passenger vehicles would access the site from separate driveways. Each tenant is expected to employ approximately 40 to 50 workers. The proposed floor area ratio (FAR) is 0.40, and the building would have a maximum height of 46 feet. Day-to-day operations and operating hours are anticipated to be similar to the historical use of the existing facility. The project would comply with requirements of Assembly Bill 98, which sets forth design requirements for warehouse and related development near residences and other sensitive land uses.

Project Location: The project site is located at 3199 Alvarado Street on the west side of Alvarado Street between Teagarden Street and Fremont Avenue. The project site measures approximately 14.9 acres (649,159 square feet) and consists of one parcel: Alameda County Accessor's Parcel Number 77B-1201-15.

Notice is Hereby given that the City of San Leandro is considering a recommendation that the project herein identified will have no significant unmitigable environmental impacts in compliance with Section 15070 of the CEQA Guidelines. A copy of the proposed Initial Study Mitigated Negative Declaration is on file in the San Leandro Community Development Department, 835 East 14th Street, San Leandro, California 95477. It is also available on the City's Website at City of San Leandro, Community Development Department, Planning Services, CEQA Documents & Project Studies: https://www.sanleandro.org/CEQA.

Hazardous Waste and Substances: A review of the online Cortese List of Hazardous Waste and Substances Sites determined that the project site is associated with an active Voluntary Agreement case with an active status as of September 2025, and is therefore listed on a hazardous material sites compiled pursuant to Government Code Section 65962.5.

Review Period: The 30-day review period is from July 21, 2026 to August 20, 2026. Comments on the proposed Mitigated Negative Declaration must be provided in writing to the San Leandro Community Development Department, 835 East 14th Street, San Leandro, California 94577 or email to ljuarez@sanleandro.org by August 20, 2026, at 5:00 p.m.

City Contact: For further information concerning this project, please contact Project Planner Lourdes Juarez, at (510) 577-3350 or ljuarez@sanleandro.org.