



**NOTICE OF PREPARATION of an
ENVIRONMENTAL IMPACT REPORT
CITY OF SAN LEANDRO**

Date: March 3, 2017

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Tom Liao
Deputy Community Development Director
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Bay Fair TOD Specific Plan

Lead Agency/Sponsor: City of San Leandro Community Development Department

Project Title: Bay Fair Transit-Oriented Development (TOD) Specific Plan

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Chapter 14 California Code of Regulations, Section 15378[a], the proposed Bay Fair TOD Specific Plan is considered a "Project" subject to environmental review as its implementation is "an action [undertaken by a public agency] which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment." The City of San Leandro, acting as the Lead Agency, has determined that the Bay Fair TOD Specific Plan, herein referred to as "Specific Plan," could result in potentially significant environmental impacts and that an EIR will be required.

This NOP has been prepared for the EIR for the proposed Specific Plan in compliance with Section 15082 of the CEQA Guidelines. The City is soliciting comments on the scope and content of the EIR. Consistent with Section 15168 of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the proposed Specific Plan at a programmatic level. The proposed Specific Plan consists of a long-term plan that will be implemented over time in the Plan Area. No specific development projects are proposed as part of this plan. However, the program EIR may serve to streamline future environmental review of subsequent projects within the Plan Area.

SPECIFIC PLAN LOCATION

San Leandro is centrally located in Alameda County in the East Bay. The city is generally bound by the cities of Oakland to the north, Castro Valley to the east, Hayward to the south, as well as unincorporated Alameda County. The city is accessed by Interstates 580 (I-580) and 880 (I-880).

The attached figure shows the Specific Plan Area within San Leandro. The Specific Plan Area encompasses 154 acres and is generally bound by E. 14 Street to the northeast, Hesperian Boulevard to the west, and the border between the City and unincorporated Alameda County to the south and southeast. The Plan Area also includes the Bay Fair BART station and parking lots.

SPECIFIC PLAN BACKGROUND AND DESCRIPTION

The City of San Leandro 2035 General Plan (adopted September 2016) designates the Plan Area as “Bay Fair Transit Oriented Development.” According to the 2035 General Plan Land Use Element, the intent of this designation is to “create a new vision for this area, including retail, office, higher density housing, open space, and public land uses. A more urban development form is envisioned, with pedestrian-scaled streets and an orientation toward BART access and transit use.” Under Government Code Section 65450 et seq., a specific plan implements, and must be consistent with, the governing general plan. However, a specific plan is a separate document from the general plan and contains a greater degree of detail, including functions of zoning, land use regulations, design standards, and capital improvement plans. The proposed Specific Plan would implement the vision for the Plan Area established in the City’s 2035 General Plan.

The proposed Specific Plan provides a vision for a sustainable, vibrant, and safe transit-oriented village with a diversity of land uses serving local and regional populations. It will include goals and policies related to land use, circulation, infrastructure, and design to fulfill the vision for the Plan Area. The Specific Plan would also establish uses and development standards for the Plan Area.

For the purposes of the environmental analysis, a reasonable and conservative estimate of buildout associated with the proposed Specific Plan through 2035 would include development of 2,540 housing units and 300,000 square feet of office space, as well as the removal of an estimated 161,000 square feet of retail space. These buildout estimates are consistent with the Specific Plan’s planning concepts and regulations, as well as with economic analysis of anticipated development in the area, and past development activity seen in other nearby TOD areas such as Downtown San Leandro. Under CEQA Guidelines Section 15206(b)(2)(A), the proposed Specific Plan is classified as a project of “regional significance” because it includes more than 500 housing units.

More information about the Specific Plan is available on the City’s website:
<http://sanleandro.org/depts/cd/bftod>.

PUBLIC AGENCY APPROVALS

The proposed Specific Plan would require adoption by the San Leandro City Council. The Planning Commission and other decision-making bodies would review the proposed Specific Plan and make recommendations to City Council. While other agencies may be consulted during the plan development process, their approval is not required for Specific Plan adoption. However, subsequent development under the Specific Plan may require approval of State, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed Specific Plan could potentially affect the following environmental factors and each will be addressed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources

- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services, Schools, and Recreation
- Transportation and Traffic
- Utilities and Service Systems

The following topics are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR:

- Agriculture and Forestry Resources
- Mineral Resources

COMMENTS ON THE NOP

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed Specific Plan. Your agency will need to use the EIR prepared by the City when considering your permits or other approvals for the Specific Plan.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at 5:00 p.m. on Monday, April 3, 2017.

Please send your comments to Tom Liao, Deputy Community Development Director, at the address shown above or email to tliao@sanleandro.org with "Bay Fair TOD Specific Plan NOP" as the subject. If you are commenting on behalf of an agency or organization, please include a contact person.

SCOPING MEETING

A Scoping Meeting will be held by the Planning Commission on Thursday, March 16, 2017 at 7:00 p.m. in the City Council Chambers at San Leandro City Hall (835 E. 14th Street, San Leandro).

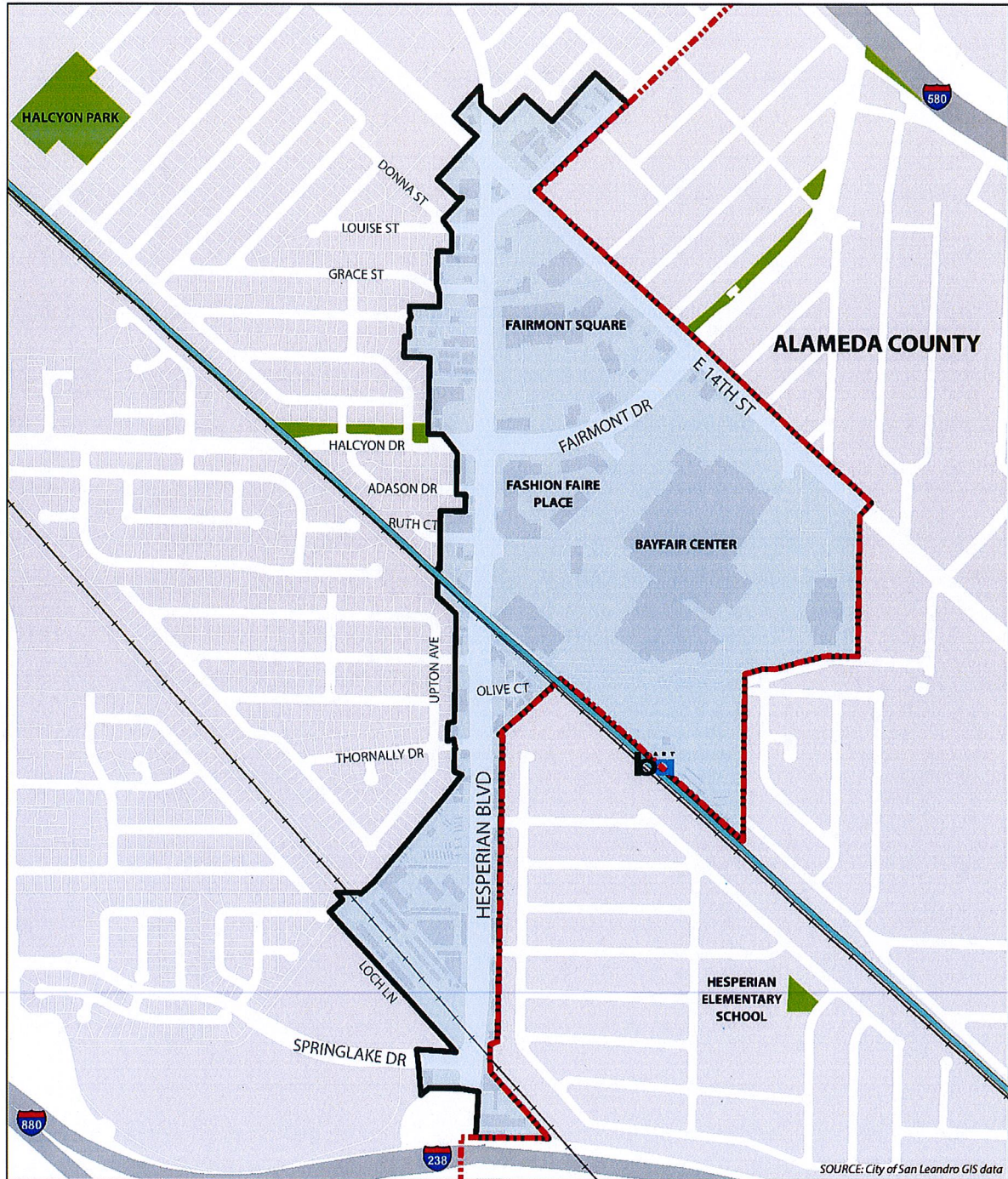
Signature: _____



Name:

Tom Liao, Deputy Community Development Director

Figure 1: Plan Area Location



STUDY AREA



- City Limit
- Project Boundary
- BART Tracks
- Union Pacific Right of Way
- Bay Fair BART Station
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- raimi+ associates
the nature of community