

October 24, 2023

Binh Nguyen, Associate Planner  
City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, California 94577

Re: Notice of Availability and Intent to Adopt a Mitigated Negative Declaration for  
14143-14273 Washington Avenue Warehouse Project, San Leandro

Dear Mr. Nguyen:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the 14143-14273 Washington Avenue Warehouse Project in the City of San Leandro (City). EBMUD has the following comments.

#### **WATER SERVICE**

EBMUD's Central Pressure Zone, with a service elevation between 0 and 100 feet, will serve the proposed development. Individual units in a newly built multi-occupancy commercial/industrial premises shall be individually metered. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the project. Engineering and installation of water services require substantial lead time, which should be provided for in the project sponsor's development schedule.

EBMUD's Standard Site Assessment Report and the project's MND indicate the potential for contaminated soils or groundwater to be present within the project site boundaries. The project sponsor should be aware that EBMUD will not install piping or services in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may be hazardous to the health and safety of construction and maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping or services in areas where groundwater contaminant concentrations exceed specified limits for discharge to the sanitary sewer system and sewage treatment plants. The project sponsor must submit copies to EBMUD of all known information regarding soil and groundwater quality within or adjacent to the project boundary and a legally sufficient, complete and specific written remediation plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of contaminated soil and groundwater.

EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and reviewed and will not start underground work

until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists, or the information supplied by the project sponsor is insufficient, EBMUD may require the project sponsor to perform sampling and analysis to characterize the soil and groundwater that may be encountered during excavation, or EBMUD may perform such sampling and analysis at the project sponsor's expense. If evidence of contamination is discovered during EBMUD work on the project site, work may be suspended until such contamination is adequately characterized and remediated to EBMUD standards.

## **WATER CONSERVATION**

The project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom  
Manager of Water Distribution Planning

DJR:EZ:djr  
wdpd23\_234 14143-14273 Washington Avenue Warehouse Project

cc: First Industrial Realty Trust  
1111 Broadway, Third Floor  
Oakland, CA 94067

**From:** [Lisjan Nation](#)  
**To:** [Nguyen, Binh](#)  
**Subject:** 14143-14273 Washington Ave, San Leandro CA  
**Date:** Wednesday, October 25, 2023 1:57:37 PM

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Hello,

Thank you for your email. The Tribe is requesting a copy of the final CHRIS and EIR for this project, along with the SLF from Native American Heritage Commission and any additional archeological reports. Our physical address is: PO BOX 6487 Oakland CA 94603 or if you would prefer to send them electronically, please send them to this email address.

**'Uni (Respectfully),**

***Francis Ranstead***

Confederated Villages of Lisjan Nation Tribal Administrative Assistant

