



## Legislation Details (With Text)

**File #:** 17-688      **Version:** 1      **Name:** CEQA BZA Alvarado Commerce Center  
**Type:** Staff Report      **Status:** Filed  
**In control:** Board of Zoning Adjustments  
**On agenda:** 3/1/2018      **Final action:** 3/1/2018  
**Enactment date:**      **Enactment #:**

**Title:** PLN17-0020; Initial Study-Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Alvarado Commerce Center, a new 159,450 square foot industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

### Indexes:

### Code sections:

**Attachments:** 1. Comment Letter from East Bay Municipal Utility District, 2. Alvarado Commerce Center Project Draft IS-MND with Appendix

Date	Ver.	Action By	Action	Result
3/1/2018	1	Board of Zoning Adjustments	Received and Filed	Pass
12/7/2017	1	Board of Zoning Adjustments	Continued	

**PLN17-0020;** Initial Study-Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Alvarado Commerce Center, a new 159,450 square foot industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

## BACKGROUND

This matter was continued to March 1, 2018 by the Board of Zoning Adjustments per the request of the applicant at its December 7, 2017 meeting.

## ENVIRONMENTAL REVIEW

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Initial Study (preliminary environmental analysis) and finds that, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the City, and that a Mitigated Negative Declaration of environmental impact and Mitigation Monitoring Plan should be adopted by the Board of Zoning Adjustments. The Initial Study - Mitigated Negative Declaration can be found at: <https://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/default.asp>

## PUBLIC OUTREACH

A Notice of Intent to adopt a Mitigated Negative Declaration was filed with the Alameda County Clerk's Office on November 16, 2017, the subject property was posted, and a copy of the draft Initial Study - Mitigated Negative Declaration was made available for public review on the City's website and at the City's Permit Center. A comment letter

from East Bay Municipal Utility District regarding water service, contaminated soils, and water conservation was received on November 30, 2017 and is attached.

**RECOMMENDATION**

Staff recommends that the Board of Zoning Adjustments:

- A. Adopt the Initial Study-Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Alvarado Commerce Center (PLN17-0020).

**ATTACHMENTS**

Comment Letter from East Bay Municipal Utility District  
Initial Study - Mitigated Negative Declaration - Mitigation Monitoring and Reporting Program

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