



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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