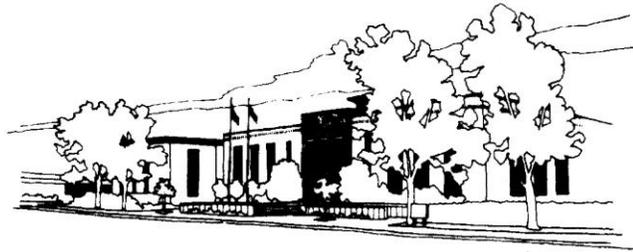


City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



NOTICE OF AVAILABILITY/COMPLETION OF PROPOSED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Notice is Hereby Given that the City of San Leandro is considering a recommendation that the project herein identified will have no significant unmitigated environmental impacts in compliance with Section 15070 of the State CEQA Guidelines. This project tiers off of an Environmental Impact Report (EIR) prepared for the Downtown San Leandro Transit-Oriented Development (TOD) Strategy Area. A copy of the proposed Mitigated Negative Declaration (findings) and Initial Study are on file in the San Leandro Community Development Department, 835 East 14th Street, San Leandro, California 94577. This document is available for public review between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday.

A copy of the Initial Study and Mitigated Negative Declaration is available in the City's web site at:

<http://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/default.asp>

REVIEW PERIOD: The 30-day review period is from January 20, 2014 to February 19, 2014. Comments on the proposed Mitigated Negative Declaration should be provided in writing to the San Leandro Community Development Department, 835 East 14th Street, San Leandro, California 94577 by February 19, 2014 by 4:00 p.m. or email epenaranda@sanleandro.org.

This proposed finding does not constitute approval or denial of the project itself, it only determines if the project could have a significant environmental impact. Projects that could have a significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts in compliance with Section 15064 of the State CEQA Guidelines.

If you wish to challenge the City's action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

For further information concerning this project, please contact Elmer Penaranda at (510) 577-3314.

ASSESSOR'S PARCEL NUMBERS: 75-47-2, 75-47-7, 75-47-3-2; and 75-42-2-1

PROJECT LOCATION: The site is located generally at 1333 Martinez Street and bounded by West Estudillo Avenue to the north, Thornton Street on the south, Alvarado Street on the west and Martinez Street on the east. The western boundary is adjacent to the Southern Pacific Railroad right of way.

PROJECT DESCRIPTION: The proposed project site comprises approximately 7.6 acres and is proposed to be developed in multiple phases, with the initial phase consisting of a 132,000-square foot office building (six-stories with 22,000 square foot floor plates). At build-out, the project is anticipated to total 378,000 to 500,000 square feet of office use. Primary access to the site will be provided from Alvarado Street, with additional access from San Leandro Boulevard via Thornton Street and Parrott Street.

The project will be the first development to implement the City's Transit Oriented Development Strategy (TOD Strategy) and is being evaluated under the Downtown Transit Oriented Strategy (TOD) EIR that was certified on September 4, 2007.

Stephen H. Cassidy, Mayor

City Council:

Pauline Russo Cutter

Jim Prola

Michael J. Gregory

Ursula Reed

Benny Lee

Diana M. Souza



The proposed Development Agreement, Lot Line Adjustment, Planned Development, and Site Plan Review Permit applications are the subjects of this review. It is expected that development will occur in three phases with a 132,000 square foot, six-story technology-focused office building and related site improvements are proposed in Phase I.

Surface parking or a combination of structured and surface parking will be provided for the development of Phase I. The future phases will require the construction of a multi-level parking structure up to three- to four-floors. On-site parking is expected to be provided at a maximum ratio of four (4) spaces per 1,000 square feet of building area during Phase I. The parking ratio for future phases may be potentially reduced if reduced demand is demonstrated. (PLN2013-00045).

DECISION MAKING AUTHORITY:

The City of San Leandro Planning Commission will review the Proposed Initial Study and Mitigated Negative Declaration, and provide a recommendation to the City of San Leandro City Council, the Decision Making Authority, regarding this project.

DATES:

The Planning Commission Public Hearing is scheduled for 7:00 p.m., February 20, 2014, in the City Council Chambers, 1st Floor of City Hall, 835 East 14th Street, San Leandro, California.

The City Council Public Hearing to act on the project is scheduled for 7:00 p.m., March 17, 2014, City Council Chambers, 1st Floor of City Hall, 835 East 14th Street, San Leandro, California.