

## I. INTRODUCTION

### A. PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), this report describes the environmental consequences of the 39<sup>th</sup> and Adeline Mixed-Use Project (project) proposed for the redevelopment of an approximately 1.12-acre (48,820 square foot) site that straddles the City of Oakland and the City of Emeryville border. This Environmental Impact Report (EIR) is designed to inform the City of Oakland and the City of Emeryville decision-makers, responsible agencies and the general public, of the proposed project and the potential physical consequences of project approval. This EIR thoroughly examines the following environmental topics: 1) Land Use and Planning Policy; 2) Transportation, Circulation and Parking; and, 3) Cultural and Paleontological Resources. Other environmental topics were determined to be associated with less-than-significant impacts on the basis of the Initial Study prepared for the project (see Appendix B). The EIR also recommends mitigation measures to reduce or avoid potentially significant physical impacts and examines alternatives to the proposed project. The City of Oakland and the City of Emeryville will act as co-Lead Agencies. This EIR will be used by the City of Oakland, City of Emeryville, and the public in their review of the proposed project and associated approvals.

### B. PROPOSED PROJECT

The project considered in this EIR is the redevelopment of a 1.12-acre site located along Adeline Street between Yerba Buena Avenue and 39<sup>th</sup> Street, consisting of five parcels. The site straddles the City of Oakland/City of Emeryville border, with the western three-quarters of the site located in the City of Emeryville. The proposed project would result in the demolition of an existing structure on the site and the development of four interconnected three-story (plus mezzanine) buildings. In total, the development would consist of 101 residential rental units (including studios, one- to three-bedroom units, live/work spaces, and work/live spaces<sup>1</sup>), 1,000 square feet of retail space located at the corner of Adeline Street and 39<sup>th</sup> Street, and 119 parking spaces. All parking, except for the on-street parking, would be located in a below-grade parking structure. In addition, the project would include a multi-purpose room and a landscaped courtyard located in the interior of the site.

### C. EIR SCOPE

The City of Oakland and City of Emeryville circulated a Notice of Preparation (NOP) notifying responsible agencies and interested parties that an EIR would be prepared for the project and indicating the environmental topics anticipated to be addressed in this EIR. The NOP was published on August 30, 2007. The NOP was mailed to public agencies, organizations, and individuals likely to be interested in the potential impacts of the project. Comments on the NOP were received by the lead agencies and considered during preparation of the EIR. The City of Emeryville held a Draft EIR scoping session at the Planning Commission on September 27, 2007 and the City of Oakland held a

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<sup>1</sup> All work/live units would be located in the City of Oakland and considered a commercial use.

scoping session at the Planning Commission on October 3, 2007. In total, four comment letters in response to the NOP were received. A copy of the NOP and the comment letters received are included in Appendix A of this EIR.

The following environmental topics are analyzed in this EIR:

- Land Use
- Planning Policy
- Transportation and Circulation
- Cultural and Paleontological Resources

It has been determined that the following potential effects of the proposed project would be less than significant or have no impact, and will not be studied in the EIR: aesthetics, agricultural resources, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services and utilities, and recreation.

## **D. REPORT ORGANIZATION**

This EIR is organized into the following chapters:

- *Chapter I – Introduction:* Discusses the overall EIR purpose, provides a summary of the proposed project and the environmental impact report scope, and summarizes the organization of the EIR.
- *Chapter II – Summary:* Provides a summary of the proposed project and of the impacts that would result from implementation of the proposed project, and describes mitigation measures recommended to reduce or avoid significant impacts. A list and brief discussion of alternatives to the proposed project is also provided.
- *Chapter III – Project Description:* Provides a description of the project site, site development history, project objectives, required approval process, and details of the project itself.
- *Chapter IV – Setting, Impacts and Mitigation Measures:* Describes the following for each environmental topic: existing conditions (setting); potential environmental impacts and their level of significance; and measures to mitigate identified impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is categorized before and after implementation of any recommended mitigation measure(s).
- *Chapter V – Alternatives:* Provides an evaluation of two alternatives to the proposed project in addition to the No Project alternative.
- *Chapter VI – CEQA Required Assessment Conclusions:* Provides additional specifically-required analyses of the proposed project's growth-inducing effects, significant irreversible changes, cumulative impacts, and effects found not to be significant.
- *Chapter VII – Report Preparation:* Identifies preparers of the EIR, references used and persons and organizations contacted.