

BROADWAY-WEST GRAND MIXED-USE PROJECT

Draft Environmental Impact Report
SCH No. 2004032052
ER03-0022

August 26, 2004

Prepared for
City of Oakland
Community and Economic
Development Agency



250 FRANK H. OGAWA PLAZA, SUITE 3330 • OAKLAND, CALIFORNIA 94612-2032

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**COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC HEARINGS ON THE BROADWAY—WEST GRAND MIXED-USE PROJECT**

PROJECT TITLE: Broadway—West Grand Mixed-Use Project

CASE NO. ER03-0022

PROJECT SPONSOR: Signature Properties

PROJECT LOCATION: The project site is in the Northgate commercial district immediately north of downtown Oakland, at the south end of the Broadway Auto Row. The site occupies nearly two full city blocks (approximately five acres), bounded by 24th Street to the north, West Grand Avenue to the south, Valley Street to the west and Broadway to the east. The entire project site is approximately 5 acres in size.

DESCRIPTION OF PROJECT: The proposed project entails the redevelopment of the site with up to 475 for-sale residential units, 40,000 square feet of ground-floor commercial space, and 675 structured parking spaces. The site is currently occupied by a combination of auto-related, retail, commercial services, and residential uses. Up to 15 existing buildings on the site may be demolished, but the facades of the two buildings at the corners of 23rd/Valley Streets would be retained and incorporated into the project development. The zoning classifications for the project site include the C-40 Community Thoroughfare Commercial Zone, C-55 Central Core Commercial Zone, C-60 City Service Commercial Zone, S-4 Design Review Combining Zone, and S-17 Downtown Residential Open Space Combining Zone. The General Plan land use designations for the site are Central Business District and Community Commercial. Construction of the proposed project may require obtainment of various zoning permits including without limitation: a Planned Unit Development, Major Conditional Use Permit, Design Review, Variances, and a Subdivision Map. The site is included on the last version of the Cortese list that was issued, but the site has since received clearance from the Regional Water Quality Control Board in 1994.

ENVIRONMENTAL REVIEW: Based on an Initial Study, it was determined that the project may have significant environmental impacts. A Draft Environmental Impact Report (DEIR) was then prepared for the project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzes potentially significant environmental impacts in the following environmental categories: aesthetics, transportation, air quality, noise, cultural resources, hazards and hazardous materials, and shadow. The Draft EIR identifies a significant unavoidable environmental impact related to Historic Architectural Resources. Copies of the DEIR are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

PUBLIC HEARINGS: The Landmarks Preservation Advisory Board will conduct a public hearing on the project on Monday, September 13, 2004, at 4:00 p.m. in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza. The City Planning Commission will conduct a public hearing on the Draft EIR and the zoning permits for the project on Wednesday, September 15, 2004, at 6:30 p.m. in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the zoning permits. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the environment, ways in which adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing. Please address all written comments to Lynn Warner, Planner IV, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. Comments should be received no later than 4:00 p.m. on September 27, 2004. If you challenge the environmental document or discretionary zoning permits in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Community and Economic Development Agency on or prior to 4:00 p.m. on September 27, 2004. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision on the zoning permits for the project at a later meeting date to be scheduled. If you have any questions, please telephone Lynn Warner at (510) 238-6168.

CLAUDIA CAPPJO, Development Director
Date: August 26, 2004

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