



# CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Division  
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

## COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING ON THE GATEWAY COMMUNITY DEVELOPMENT PROJECT

**PROJECT TITLE:** Gateway Community Development Project

**CASE NO.:** GP06-113; RZ06-114; DA06-547; PUD07-344; ER05-001

**PROJECT SPONSOR:** Pacific Thomas Capital

**PROJECT LOCATION:** The approximately 9.7-acre project site is located along the south side of East 12<sup>th</sup> Street, roughly between 26<sup>th</sup> Avenue in the west and Derby Avenue in the east in the City of Oakland, Alameda County, California (Assessor's Parcel Numbers 25-693-3-3, 25-693-4, 25-693-5, 25-693-7-2, 25-693-8, 25-697-2, 25-697-3-6, 25-697-7-6, 25-697-7-7, 25-701-6-4, and 25-701-11).

**DESCRIPTION OF PROJECT:** The project involves the construction of up to 810 new residential units, approximately 25,950 square feet of commercial space, and approximately 160,000 square feet of open space. Development would occur primarily in six development sites containing a total of four multifamily buildings measuring seven to 12 stories tall, two residential towers measuring 15 and 16 stories tall, and a series of three-story townhomes. All existing uses on the site, including a self-storage facility, a Caltrans maintenance facility, and various commercial buildings, would be removed by the project.

The project sponsor seeks to (1) amend the General Plan land use designations for the site from Business Mix, Mixed Housing Type Residential, and Regional Commercial, to Community Commercial; (2) make corresponding amendments to the Coliseum Area Redevelopment Plan; (3) rezone the site from the M-30 General Industrial Zone to the C-45 Community Shopping Commercial Zone and S-4 Design Review Combining Zone; and (4) enter into a Development Agreement with the City of Oakland and a Disposition and Development Agreement with the Oakland Redevelopment Agency. In addition, the project sponsor seeks various development-related permits/approvals including a Planned Unit Development (PUD) permit.

**ENVIRONMENTAL REVIEW:** A Draft Environmental Impact Report (DEIR) has been prepared for the project pursuant to 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: Transportation; Air Quality; Noise; Hazardous Materials; Utilities and Service Systems; Hydrology and Water Quality; Biological Resources; and Cultural Resources. The DEIR identifies significant unavoidable environmental impacts related to Transportation. The project site has been identified on the Cortese List of Hazardous Waste and Substance Sites as of the date of this Notice. Copies of the DEIR are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

**PUBLIC HEARING: The City Planning Commission will conduct a public hearing on the DEIR and the project on Wednesday, September 5, 2007, at 6:30 p.m. in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.**

The City of Oakland is hereby releasing this DEIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the DEIR and the project. 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 DEIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential 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 Darin Ranelletti, Planner III, City of Oakland, Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; (510) 238-6538 (fax); or via e-mail to dranelletti@oaklandnet.com. **Comments must be received no later than 4:00 p.m. on September 24, 2007.** Please reference the case number indicated at the beginning of this Notice. If you challenge the environmental document or project 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 24, 2007. 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/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact the case planner, Darin Ranelletti, at (510) 238-3663 or via e-mail at dranelletti@oaklandnet.com.

**CLAUDIA CAPPIO**  
Development Director & Environmental Review Officer

Date: August 10, 2007

