



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

Community and Economic Development Agency
 Planning & Zoning Services Division

(510) 238-3941
 FAX (510) 238-6538
 TDD (510) 839-6451

**COMBINED NOTICE OF AVAILABILITY OF
 THE DRAFT ENVIRONMENTAL IMPACT REPORT AND
 NOTICE OF PUBLIC HEARINGS ON THE UPTOWN MIXED-USE PROJECT**

PROJECT TITLE: Uptown Mixed-Use Project

CASE NO: ER03-0007

PROJECT SPONSOR: Uptown Partners, LLC c/o Forest City Residential West

PROJECT LOCATION: The project site is located on a nine block, 15-acre site in the Uptown District of the City of Oakland, California. Blocks 1-6 are generally bounded by Thomas L. Berkley Way (20th Street) on the north, Telegraph Avenue on the east, 18th Street on the south, and San Pablo Avenue on the west. The Fox Theater is not a part of the project site. Blocks 7 and 8 are located on the north side of Thomas L. Berkley Way (20th Street); Block 7 is west of Telegraph Avenue and Block 8 is east of Telegraph Avenue. Block 9 is located on the southeastern corner of Telegraph Avenue and 22nd Street.

BRIEF DESCRIPTION OF PROJECT: The proposed project entails the construction of approximately 1000 apartments and 270 condominiums; 1,050 student beds/faculty units; 43,000 square feet of commercial space; 1,959 parking spaces; and a 25,000 square foot public park.

ENVIRONMENTAL REVIEW: Based on the preliminary project description, it was determined that the project may have significant environmental impacts. A focused **Draft Environmental Impact Report (DEIR)** was then prepared for the above project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21159.25.

The DEIR analyzes potentially significant impacts in the following environmental categories: land use plans and policies; population, employment, and housing; hydrology and flooding; transportation, circulation, and parking; air quality; noise; hazardous materials; infrastructure and utilities; paleontological and cultural resources; visual and aesthetic resources/shade and shadow analysis; and wind. Copies of this document 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 3330, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

PUBLIC HEARINGS: The Oakland Landmark Preservation Advisory Board will conduct a public hearing on the project on October 6, 2003, at 4:00 p.m. in Hearing Room 1, City Hall, One City Hall Plaza. The Oakland City Planning Commission will conduct a public hearing on the DEIR and the zoning permits for the project on October 15, 2003, at 6:30 p.m. in Hearing Room 1, City Hall, One City Hall Plaza. Public comments are invited on the DEIR and the zoning permits for the project. Comments on the DEIR should focus on the sufficiency of the DEIR 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. 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. Written comments on the DEIR and the zoning permits should be sent to the attention of Lynn Warner, Planner IV, City of Oakland Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612, no later than 4:00 p.m. on Monday, November 3, 2003. If you challenge the environmental document or any discretionary permits in court you may be limited to raising only those issues raised at the City Planning Commission public hearing described above, or in written correspondence received by the Community and Economic Development Agency on or prior to November 3, 2003. The Planning Commission will consider certification of a Final Environmental Impact Report (FEIR) for the project and render a decision on the zoning permits for the project at a later meeting date to be determined. For further information, please call Lynn Warner, at (510) 238-3941.

Claudia Cappio
 Director of Planning and Zoning
 Date: September 19, 2003