



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Services Division
250 Frank H. Ogawa Plaza, Suite 3330, Oakland, California, 94612-2032

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

The Oakland Community and Economic Development Agency, Planning Division, has found that an Environmental Impact Report (EIR) must be prepared concerning the development of a series of individual mixed use projects identified below, and we which will be considered together for the purpose of evaluating environmental impacts (collectively, Project). We are requesting your comments on the scope and content of the EIR. To date, we have identified several areas of probable environmental effects, which are summarized below. Under the California Environmental Quality Act (CEQA), an Lead Agency may proceed directly with EIR preparation, without further initial review of the project, if it is clear that an EIR will be required. The City has made such a determination for the project

The City of Oakland is the Lead Agency for the Project, which means that we are the public agency with the greatest responsibility for either approving it or carrying it out. We are sending this notice to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that may also have a role in approvals related to the Project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this Notice of Preparation or who otherwise indicate that they would like to receive a copy.

Please send us any response you may have within 30 days from the date you receive this notice, or by Monday, January 5, 2004. Your response, and any questions or comments, should be directed to Claudia Cappio, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612, (510) 238-2229 or ccappio@oaklandnet.com.

Two scoping meetings have been scheduled to review this project and solicit preliminary comments during the Notice of Preparation comment period:

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| <u>Monday, December 8, 2003:</u> 6:00 PM | Councilmember Nancy Nadel will hold a Town Meeting at the North Oakland Senior Center, 5714 Martin Luther King Jr. Way, 2 nd Floor. |
| <u>Wednesday, December 17, 2003:</u> 6:30 PM | Planning Commission Scoping Session held at City Hall, Hearing Room 1, 1 City Hall Plaza. |

PROJECT TITLE: Central Station Project

PROJECT LOCATION: The Project site consists of a series of separate parcels, which total approximately 28.6 acres, and is located in West Oakland between 10th Street to the south and West Grand Avenue to north, Wood Street to the east and the I-880/Frontage Road to the west.

PROJECT SPONSORS: BUILD West Oakland LLC; Central Station Land LLC; and HFH Central Station Village LLC; Oakland Icehouse LLC.

PROJECT DESCRIPTION: The Project would involve development of each parcel into individual mixed-used projects, which would consist of residential units, live/work and retail space, and non-retail commercial space around the historic Amtrak/Southern Pacific station at 16th and Wood Streets. The existing abandoned building at the corner of 17th and Wood Streets would be demolished and the truck yards, storage sites for empty rail cars, rocks and gravel would be removed from the site. Development of the approximately 28.6-acre group of properties would include construction of residential units ranging from studios to three-bedroom units, live/work units, and commercial spaces ranging from 40 feet in height to a maximum height of approximately 90 feet.

Two project variants are being considered by the project sponsors, one emphasizing more commercial development and the second emphasizing more residential development. Under the first variant, the development program would consist of approximately 1,084 dwelling units and 537,000 gross square feet of commercial space. Under the second variant, the development program would consist of about 1,570 units and 25,000 gross square feet of commercial space. Both of these variants will be studied at an equal level of detail in the EIR. At the center of the site plan is the historic Union Pacific Railroad station, which will be restored and rehabilitated for regional event uses, along with the creation of publicly accessible open space; in the area immediately in front of the train station. Additional site planning improvements would include a new internal pedestrian and street system to serve the residential and commercial development, site landscaping, other improvements and proposed open space. Development would occur in phases over a period of up to ten-years. Construction of the proposed project will require consideration of amendments to the City of Oakland General Plan and a Rezoning of the property because it is not currently designated for residential uses. A Zoning Code Amendment, Vesting Tentative Map, and Design Review from the City are also required, along with a Planned Unit Development (PUD).

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may result in environmental effects in the following issues areas: traffic, parking and circulation; air quality; noise; aesthetics/visual quality; cultural/historic resources; land use/planning; and hazardous materials.

DATE: December 2, 2003

CLAUDIA CAPPIO
Development Director

Attachments: Location Map and Table of Proposed Development Variants