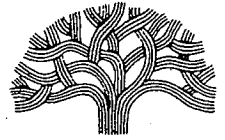


CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Division

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COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) AND NOTICE OF PUBLIC HEARINGS ON THE DEIR FOR THE EMERALD VIEWS RESIDENTIAL DEVELOPMENT PROJECT

TO: All Interested Parties

PROJECT NAME: Emerald Views Residential Development Project

PROJECT LOCATION: 222 19th Street, Oakland, CA 94612

PROJECT SPONSOR: ian birchall + associates

CASE FILE NO: ER06-0009; CEQA State Clearinghouse No. 2007112042

REVIEW PERIOD: **October 4, 2011 through November 17, 2011**

PROJECT LOCATION: The project site is located in Central Oakland, within the block that is bound by 19th Street, Harrison Street, 20th Street, Lakeside Drive and Jackson Street. The site is north of 19th Street and south of the 12-story residential structure (Lakeside Drive Apartments) and a 2-story garage structure at 244 Lakeside Drive. Snow Park is located west of the project site and the 8-story Regillus apartment building is located east of the site. The 31,827 square foot project site is currently covered by a private, English garden associated with the historic August Shilling Estate. The project site is not on the Cortese List.

PROJECT DESCRIPTION: The proposed project would include the construction of a high-rise residential tower (approximately 457 feet tall) with approximately 370 residential units (including a mix of one- and two-bedroom units). The ground floor of the tower would include a lobby, café, lounge, management offices and other uses. Project parking, approximately 357 spaces, would be provided in 5 levels of subsurface parking. Access to the garage within the site would be provided on 19th Street via a sloped driveway on the southern portion of the site.

Approximately 14,220 square feet of public, usable open space would be provided to the north, south and west of the proposed building and would include an entry plaza with landscape plantings and a stone patio that may include elements relocated from the existing garden. In addition, a 40th floor viewing area would be provided. Approximately 20,850 square feet of private, usable open space would be provided through terraces and balconies, including a roof terrace.

The garden on the site would be demolished as part of the proposed project. The garden is a Designated Historic Property (DHP) and is rated A1+ of the "highest importance" by the Oakland Cultural Heritage Survey (OCHS). The garden is an anchor and primary contributor to the 244 Lakeside Drive Building Group, Area of Primary Importance (API). The garden is also a contributor to the Lake Merritt API.

The Oakland General Plan designates the project site as *Central Business District*, which allows high density mixed use and residential uses. The project site is in the *R-90, Downtown Apartment Residential Zone, S-4 Design Review Combining Zone* and *S-17 Downtown Residential Open Space Combining Zone* districts.¹

¹ Effective July 21, 2009, the zoning on the Project Site was changed to CBD-R Central Business District Residential. However, pursuant to Section 6 of the rezoning ordinance, the Proposed Project is "grandfathered" under the R-90, S-17, and S-4 zones, and thus, the City is processing the application as such.

ENVIRONMENTAL REVIEW: The City issued a Notice of Preparation (NOP) of a DEIR on November 11, 2007. A DEIR now has been prepared for the Project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 et. seq.

Implementation of the proposed project has the potential to result in adverse environmental impacts related to transportation; air quality; wind levels; cultural resources; biological resources; and, hydrology and water quality. Significant transportation, wind, biological resources, cultural resources and hydrological impacts would be reduced to a less-than-significant level if Standard Conditions of Approval and mitigation measures noted in the DEIR are implemented. The DEIR identifies significant and unavoidable impacts related to wind hazards, air quality (construction-related NO_x), historic resources and transportation (intersection/roadway).

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. The DEIR may also be reviewed at the following website: <http://www2.oaklandnet.com/Government/o/CEDA/o/PlanningZoning/s/Application/DOWD009157>. This project is document number 16.

PUBLIC HEARINGS ON DEIR:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resource aspect of the DEIR on **November 14, 2011**, at **6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza; and
2. The Oakland City Planning Commission will conduct a public hearing on the DEIR on **November 16, 2010**, at **6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza; and

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. 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. In light of the EIR's purpose to provide useful and accurate information about such factors, comments on the DEIR should focus on the sufficiency of the DEIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project. Comments may be made at the public hearing described above or in writing. Please address all written comments to: Heather Klein, City of Oakland, Community and Economic Development Agency, Major Projects, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; (510) 238-3658 (fax); or emailed to hklein@oaklandnet.com. Comments should be received no later than **4:00 p.m. on November 17, 2011**. Please reference case number ER06-0009 in all correspondence.

If you challenge the EIR 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 **November 17, 2011**.

After all comments are received, a Response to Comments/Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision on the project at a meeting date to be scheduled. For further information, please contact Heather Klein at (510) 238-3659 or at hklein@oaklandnet.com.



ERIC ANGSTADT

Date of Notice: **October 4, 2011**
File Number ER06-0009

Deputy Director, Community and Economic Development Agency