

CITY OF OAKLAND



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Community and Economic Development Agency
Planning & Zoning Services Division

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FRUITVALE TRANSIT VILLAGE PHASE 2 NOTICE OF RELEASE AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) AND NOTICE OF PUBLIC HEARINGS ON DEIR

TO: All Interested Parties

SUBJECT: Notice of Release/Availability of Draft Environmental Impact Report for the Fruitvale Transit Village Phase 2, and Notice of Public Hearing on the same.

REVIEW PERIOD: January 14, 2010 – March 1, 2010

CASE NO.: ER 08-0005/PUD 08-186 (CEQA State Clearing House Number 2008122089)

PROJECT SPONSOR: The Unity Council

PROJECT LOCATION: The 3.4-acre project site is located adjacent to the Fruitvale BART station, generally bounded by 35th and 37th Avenues, East 12th Street, and BART tracks.

PROJECT DESCRIPTION: The Unity Council, the project sponsor, and Signature Properties, developer for the Unity Council, have submitted a development application for a 275-unit residential project. The proposed project is designed as a four-story residential complex surrounding a five-story parking garage with 277 parking spaces. The existing BART parking lot and associated landscaping would be removed from the project site. The proposed project would be constructed in four phases. The parking structure would be constructed during Phase 1, and three four-story residential buildings would be constructed during Phases 2 through 4. The parking structure would be approximately 111,100 square feet (sq.ft.) and the three residential buildings would range from approximately 101,000 to 115,000 sq.ft.

The project is proposed as a Planned Unit Development (PUD), which requires a Preliminary Development Plan (PDP) for the entire project site and, subsequently, one or more Final Development Plan(s) (FDPs) and Final Design Reviews prior to implementation of each phase of development. The project will also need Design Review approval and conditional use permit for exceeding the maximum 0.5 parking space per residential unit in the S-15 District, as well as numerous non-discretionary approvals. Approvals or permits will also be required from other state and regional agencies and districts including but not limited to BART and the Regional Water Quality Control Board.

ENVIRONMENTAL REVIEW: An Initial Study was prepared for the proposed project and it was determined that construction of the project could result in potentially significant impacts to Noise, Air Quality, and Transportation/Traffic, requiring the preparation of an Environmental Impact Report (EIR). A Notice of

Preparation of an EIR was issued by the City on December 22, 2008. A Draft EIR has now been prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et seq.*

The Draft EIR identifies significant unavoidable environmental impacts related to: Transportation and Air Quality/Greenhouse Gases.

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. Additional copies are available for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland, CA 94612. The Draft EIR may also be reviewed on the City's website at:

<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html> (scroll to bottom and click on "Fruitvale Transit Village Phase 2 DEIR")


PUBLIC HEARING:

Wednesday, February 3, 2010 at 6:00 p.m. Meeting of the City Planning Commission, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland, California

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 welcome to attend these hearings and provide comments. Comments on the DEIR should focus on whether the DEIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, 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 hearings described above or in writing. Please address all written comments to Kristi Bascom, Project Planner, Re: Case No. ER 08-0005/PUD 08-186; c/o Gary Patton, Deputy Director of Planning and Zoning; City of Oakland, Community and Economic Development Agency, Planning Division; 250 Frank H. Ogawa Plaza, Suite 3315; Oakland, California 94612 or by e-mail to kristi@planbmc.com.

Comments must be received no later than 4:00 p.m. on Monday, March 1, 2010.

After all comments have been received, a Final EIR will be prepared and the Planning Commission will consider certification of the EIR and rendering a decision on the project at a public hearing, date yet to be determined. All comments received will be considered by the City prior to finalizing the EIR and taking any further action pertaining to the Project. If you challenge the environmental document or other actions pertaining to the Project in court, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence received by the Community and Economic Development Agency on or prior to March 1, 2010. For further information, please contact Kristi Bascom at (510) 582-1328 or via email at kristi@planbmc.com.



Kristi Bascom, Project Planner, for GARY PATTON
Deputy Director, Planning and Zoning

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Date of Notice: January 14, 2010