

CITY OF OAKLAND



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NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) JACK LONDON SQUARE 4TH & MADISON

The City of Oakland's Department of Planning and Building is preparing a Draft Environmental Impact Report (EIR) for the proposed Jack London Square 4th and Madison Project (the project) as identified below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical, environmental effects that the project may have on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has not prepared an Initial Study.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. Responses to this NOP and any questions or comments should be directed in writing to or via email to: Peterson Z. Vollmann, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa, Suite 2114 Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at pvollmann@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. on May 18, 2015**. Please reference case number **ER15-005** in all correspondence. In addition, comments may be provided at the EIR Scoping Meetings to be held before the City Planning Commission and Landmarks Preservation Advisory Board:

PUBLIC HEARINGS: The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on Wednesday, May 6, 2015, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The Landmarks Preservation Advisory Board will conduct a public scoping hearing on the Draft EIR for the project on Monday, May 11, 2015, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

PROJECT TITLE: Jack London Square 4th & Madison

PROJECT LOCATION: The project is proposed at a 1.5 block site in Jack London Square located at 180 4th Street and 431 Madison Street (APN#s 001-0161-001, 001-0161-002, and 001-0161-007-07).

PROJECT SPONSOR: CP V JLS, LLC

EXISTING CONDITIONS: The approximately 90,169 square-foot (2.07 acre) project site, which consists of a 1.38 acre parcel (APN#s 001-0161-001 and 001-0161-002) and a 0.69 acre parcel (APN 001-0161-007-07), is located in the City of Oakland at 180 4th Street in the Jack London District in the City of Oakland. The northern, larger parcel comprises the entire block between 4th and 5th Streets and Jackson and Madison Streets. Two buildings located on this parcel, and at addresses 430 Jackson Street and 425 Madison Street, function currently as office space for Cost Plus World Market. One building is a 45,000 square-foot, single-story warehouse building and the other contains 15,000 square feet of office space. Both buildings currently house approximately 100 employees of back office and sales staff. Cost Plus World Market, however, was acquired by Bed Bath & Beyond and as a result, this location will be phased out within the next one to three years. The southern, smaller parcel comprises one-half block at 431 Madison Street, between 3rd and 4th Streets and along Madison Street. It is a paved parking area consisting of wheel blocks, a drainage channel, a picnic area, and pole-mounted spot lights. The parking lot is used exclusively by Cost Plus World Market employees and is usually 50 to 75 percent full.

The site is bounded by Jackson Street to the west, 5th Street to the north, Madison Street to the east, and 3rd Street to the south. The project site is within one-half mile of the Lake Merritt Bay Area Rapid Transit District (BART) station, and is located adjacent to (within a 200-foot radius of) Interstate 880 (I-880). Uses in the project vicinity are primarily industrial in nature with some residential adjacencies. The project site contains an existing building that is a contributing historic resource to the Oakland Waterfront Warehouse Historic District. The historic district is listed in the National Register of Historic Places. The project site is not included on any list compiled pursuant to Government Code Section 65962.5

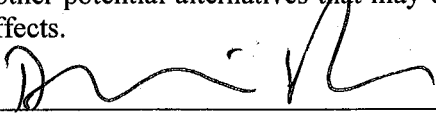
PROJECT DESCRIPTION: The project would demolish the existing building and surface parking lot and construct approximately 330 apartments and approximately 3,000 square feet of ground floor commercial in two buildings of Type IIIa construction, including 5 levels of wood frame construction (potentially with an additional mezzanine) over two levels of Type I concrete.

PROBABLE ENVIRONMENTAL EFFECTS:

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **Land Use & Planning, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation.** It is anticipated that the project will not have significant environmental impacts on **Agriculture and Forest Resources, Aesthetics, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems.** A brief discussion of each of these topics and documentation as to why impacts related to these topics will not be significant will be provided in the Draft EIR. The level of analysis and discussion for these topics is anticipated to be similar to what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable or reducing or avoiding potential environmental effects.

April 17, 2015
File Number ER15-005



Darin Ranelletti
City of Oakland
Environmental Review Officer