

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

Community and Economic Development Agency
Planning & Zoning Services Division

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

**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT
MacARTHUR TRANSIT VILLAGE PROJECT**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the project identified below, and is requesting comments on the scope and content of the EIR. The EIR will include a discussion of potential environmental effects for each of the environmental topics included in Appendix G of the California Environmental Quality Act (CEQA) Guidelines, thus 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 either 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. Responsible Agencies will receive a copy and use this EIR when considering approvals related to the project. Responsible Agencies include the San Francisco Bay Area Rapid Transit (BART), as well as other public agencies. Response to this NOP and any additional questions or comments should be directed in writing to: Natalie Fay, Senior Transportation Planner, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-2129 (phone); 510-238-6538 (fax); nfay@oaklandnet.com. Comments on the NOP must be received at the above mailing or email address **on or before March 16, 2006**. Please reference case number ER060004 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission.

EIR SCOPING MEETING – CITY PLANNING COMMISSION
Wednesday, March 15, 2006
6:30 p.m.
City Hall, 1 Frank H. Ogawa Plaza
Hearing Room 1 or Council Chambers

PROJECT TITLE: MacArthur Transit Village Project

PROJECT LOCATION: The project site is located in North Oakland, within the block that is bound by 40th Street, Telegraph Avenue, West MacArthur Boulevard, and Highway 24, as shown in Figure 1. The project site includes the BART parking lot and four privately owned parcels. These four parcels are anticipated to be acquired as part of the project. It is also noted that several parcels on the block are not included in the project area, as shown in Figure 2, including the parcel on the southwest corner of 40th Street and Telegraph Avenue, parcels that front on Telegraph Avenue (between Apgar Street and West MacArthur Boulevard) and West MacArthur Boulevard. The project would also include access improvements to the MacArthur BART station, which is located west of the project site.

EXISTING CONDITIONS: The project site is approximately 7 acres. The majority of the project site is currently occupied by the MacArthur BART parking lot, a surface parking lot with approximately 600 parking spaces. There are several structures included in the project site that front on

Telegraph Avenue. These structures vary in height, and contain both residential and commercial uses. Parcels that comprise the project site are not included in the Hazardous Waste and Substances Sites (Cortese) List; however, other hazards or hazardous waste, not included in the Cortese List, may be located on the project site.

PROJECT SPONSOR: MacArthur Transit Community Partners, LLC

PROJECT DESCRIPTION: The proposed MacArthur Transit Village project would include six buildings with approximately 800 units of high-density multi-family housing and 30,000 square feet of ground-floor neighborhood serving retail and community space. Approximately 20 percent of the units would be below market rate, with the remainder of the units being for-sale condominiums.

The residential buildings along Telegraph Avenue and 40th Street would be five stories tall, and would include four stories of housing above ground-floor retail. Set back against the freeway in the rear of the BART parking lot are two residential towers, one 20-story and one 22-story in height. Figure 3 shows a conceptual site plan and drawing of the proposed project.

The project includes approximately 1,030 residential, retail and community use parking spaces and 300 BART parking spaces. BART currently has approximately 600 spaces dedicated for exclusive BART parking purposes. The project would reduce exclusive BART parking by approximately 50 percent. Full replacement of BART commuter parking will also be analyzed as part of the EIR.

As part of the proposed project, a Residential Parking Permit Program, covering a ¼ mile radius around the project site, would be implemented to minimize potential adverse BART parking effects on the surrounding neighborhood.

The proposed project also includes several public infrastructure upgrades, including a new public street through the site off of Telegraph Avenue, the renovation of the existing BART entry plaza, intermodal improvements, a new intermodal area, and a new public plaza adjacent to the retail space.

Actions/approvals by the City that may be necessary for this project include without limitation: rezoning; design review, conditional use permit; development agreement; tree removal; grading; and a disposition and development agreement

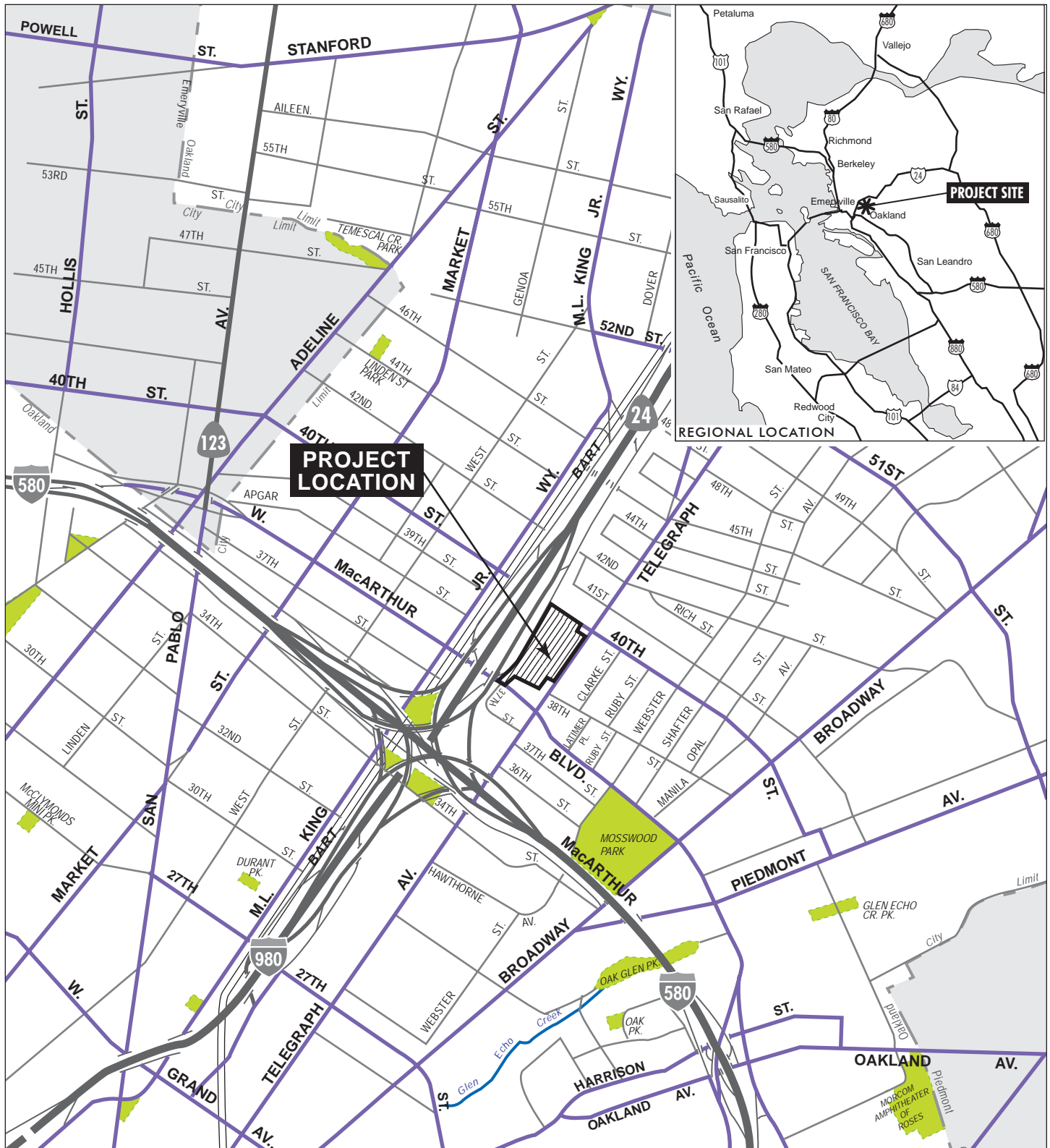
The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Information for the proposed project can be found at the following website:
<http://www.oaklandnet.com/government/ceda/revise/planningzoning/MajorProjectsSection/macarthur.html>

February 15, 2006
File Number ER060004

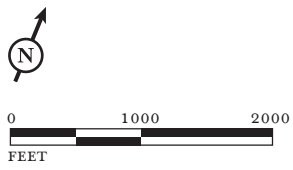
Gary Patton
Environmental Review Officer

Attachments
Figure 1: Project Location and Regional Vicinity Map
Figure 2: Project Site Map
Figure 3: Conceptual Site Plan and Drawing



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FIGURE 1



LEGEND
 PROJECT AREA

MacArthur Transit Village Project EIR
 Project Location and
 Regional Vicinity Map

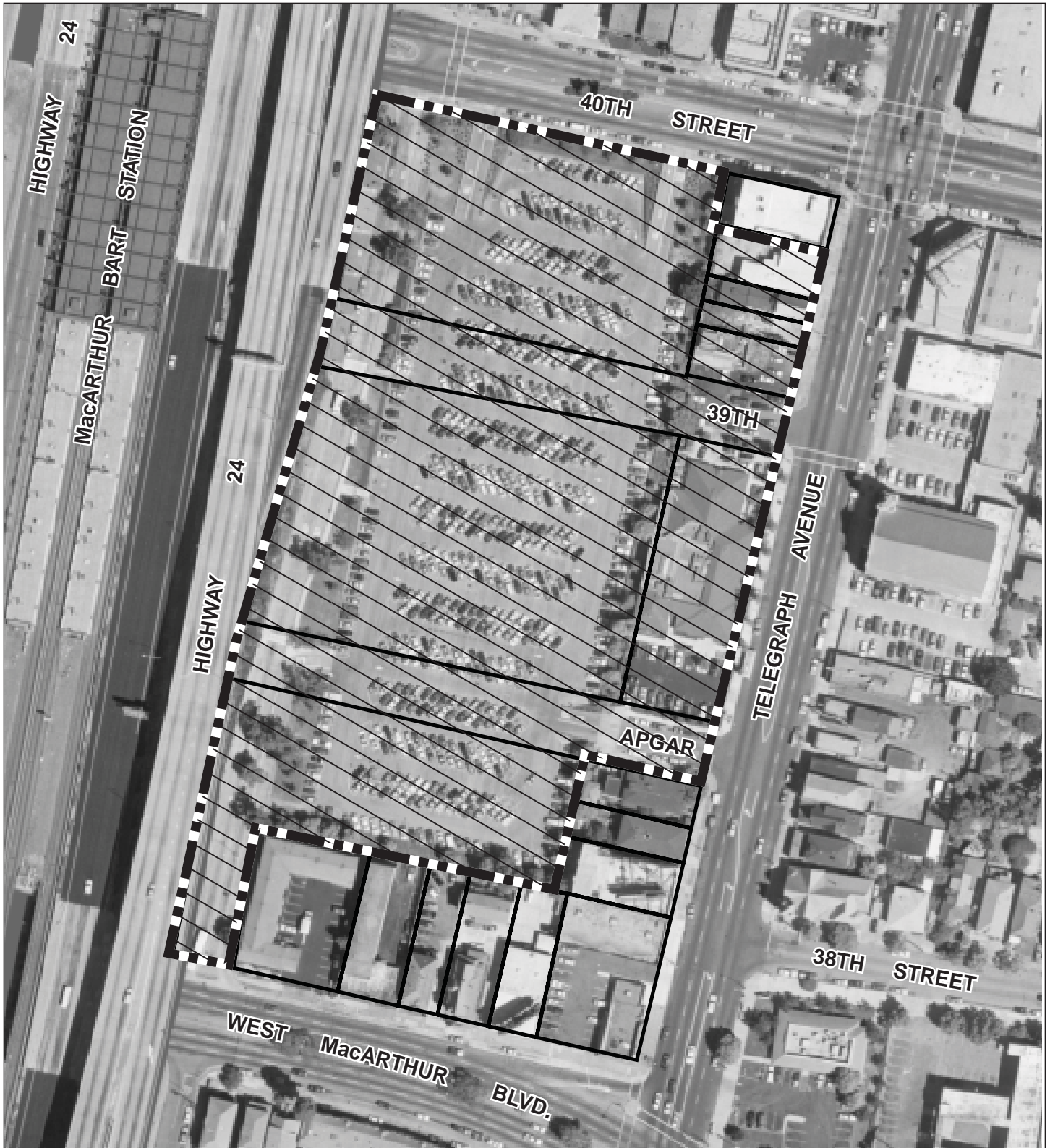


FIGURE 2

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PROJECT AREA

PARCEL LINES

MacArthur Transit Village Project EIR
Project Site Map



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FIGURE 3

*MacArthur Transit Village Project EIR
Conceptual Site Plan
and Drawing*

SOURCE: CITY OF OAKLAND, 2006.
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