



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Services Division
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) HIGH & MACARTHUR MIXED USE PROJECT

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Focused Environmental Impact Report (EIR) for the High & MacArthur Mixed Use Project as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA) that have not been screened out from further study in the Initial Study (see below).

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: Lynn Warner, Planner III, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-6983 (phone); 510-238-6538 (fax); or e-mailed to lwarneroaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. June 16, 2011**. Please reference case number ER 100001 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

PUBLIC HEARINGS: The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on June 15, 2011, at 6:00 p.m. in Hearing Room #1, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: High & MacArthur Mixed Use Project

PROJECT LOCATION: 4311 and 4317 MacArthur Boulevard, Assessor's Parcel Numbers 030-1982-121, 122, and 123 (see Figure 1).

PROJECT SPONSOR: AMG and Associates, LLC/Alexis M. Gevorgian

EXISTING CONDITIONS: The project site consists of three undeveloped parcels, totaling 0.93 acres in size, located at the southwest corner of High Street and MacArthur Boulevard on the edge of the Laurel District. The I-580 freeway runs along the south and western edge of the project site. The project site is vacant except for a billboard (to be removed as part of project). It

was previously occupied by a PG&E service yard, an auto repair shop, and a market. The General Plan designation for the project site is Neighborhood Center Mixed Use. The applicable zoning of the project site is split between C-30 District Thoroughfare Commercial Zone, C-31 Special Retail Commercial Zone and the S-4 Design Review Combining Zone. On April 14, 2011, the City adopted an update to the Zoning Ordinance and changed the C-30 zone to the CN-3 Neighborhood Commercial Zone 3, and the C-31 zone to the CN-2 Neighborhood Commercial Zone 2. The proposed project's planning application was deemed complete prior to the April 14, 2011 Zoning Ordinance revision/update; therefore, the C-30 and C-31 are applicable zoning designations for the proposed project site. The project site is listed on the Cortese List. The project site does not include any historical buildings.

PROJECT DESCRIPTION: The proposed project consists of a five-story mixed use affordable senior housing development with 115 one-bedroom senior apartments, approximately 3,446 square feet of ground floor commercial space, and 65 parking spaces (see Figure 2).

The first floor would include the proposed commercial space, parking garage, and residential lobby. The majority of the commercial area would front onto MacArthur Boulevard and a small "kiosk" commercial area would front onto High Street. The first floor would also include an interior parking garage with 65 parking spaces for residents, guests and commercial patrons. Parking would be accessed from MacArthur Boulevard. Above the ground floor uses, the building would include four stories of residential units with approximately 28 to 29 units per floor. The residential component of the building would be designed around an interior central courtyard. All the units are one-bedroom and would average approximately 540 square feet. The maximum building height is 60 feet, with the tallest portion along the High Street elevation as the terrain slopes down from the corner to the freeway.

The project applicant requests a variety of planning-related permits, including a Major Conditional Use Permit to allow an increase in the permitted density for senior housing; a Major Conditional Use Permit to allow ground level parking and to reduce the number of required parking spaces; Design Review, Parcel Map Waiver, and a Major Variance to allow an increase in permitted building height .

PROBABLE ENVIRONMENTAL EFFECTS:

The City has prepared an Initial Study that identified areas of probable environmental effects and screened out environmental factors that will **not** be further studied in the Draft EIR. These factors include: agricultural resources, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems.

The Initial Study is available at the Planning Division office, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. The Initial Study may also be reviewed at the following website:

<http://www2.oaklandnet.com/government/o/ceda/o/planningzoning/s/application/dowd009157>

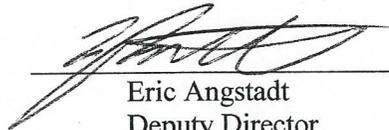
The Draft EIR will address the potential environmental effects only for certain aesthetics factors (scenic vistas, scenic resources and visual character), air quality, hazards/hazardous materials, noise, and transportation/traffic. All other impacts are either less than significant or would **be** mitigated to less than significant levels through implementation of City standard conditions of approval. 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.

On December 21, 2010, the Oakland City Council adopted the 2007-2014 Housing Element and certified the Housing Element EIR. The California Department of Housing and Community Development City's Housing Element also has certified the Housing Element as being in compliance with the requirements of State law.

The project site is identified as a planned development site in the Housing Element and the Housing Element EIR. Development of the project site, at a level consistent with the proposed project, was considered in the Housing Element EIR. The High and MacArthur Project EIR may tier off of the analysis included in the Housing Element EIR pursuant to the CEQA Statutes §21093 and §21094 and CEQA Guidelines §15152 and §15385. The Housing Element EIR is available for review 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 Housing Element EIR may also be reviewed on the City's website at <http://www2.oaklandnet.com/Government/o/CEDA/o/hcd/o/HPP/DOWD008428>.

May 18, 2011
File Number ER 100001



Eric Angstadt
Deputy Director
Planning and Zoning
Environmental Review Officer

Attachments: Figure 1: Project Location
Figure 2: Site Plan

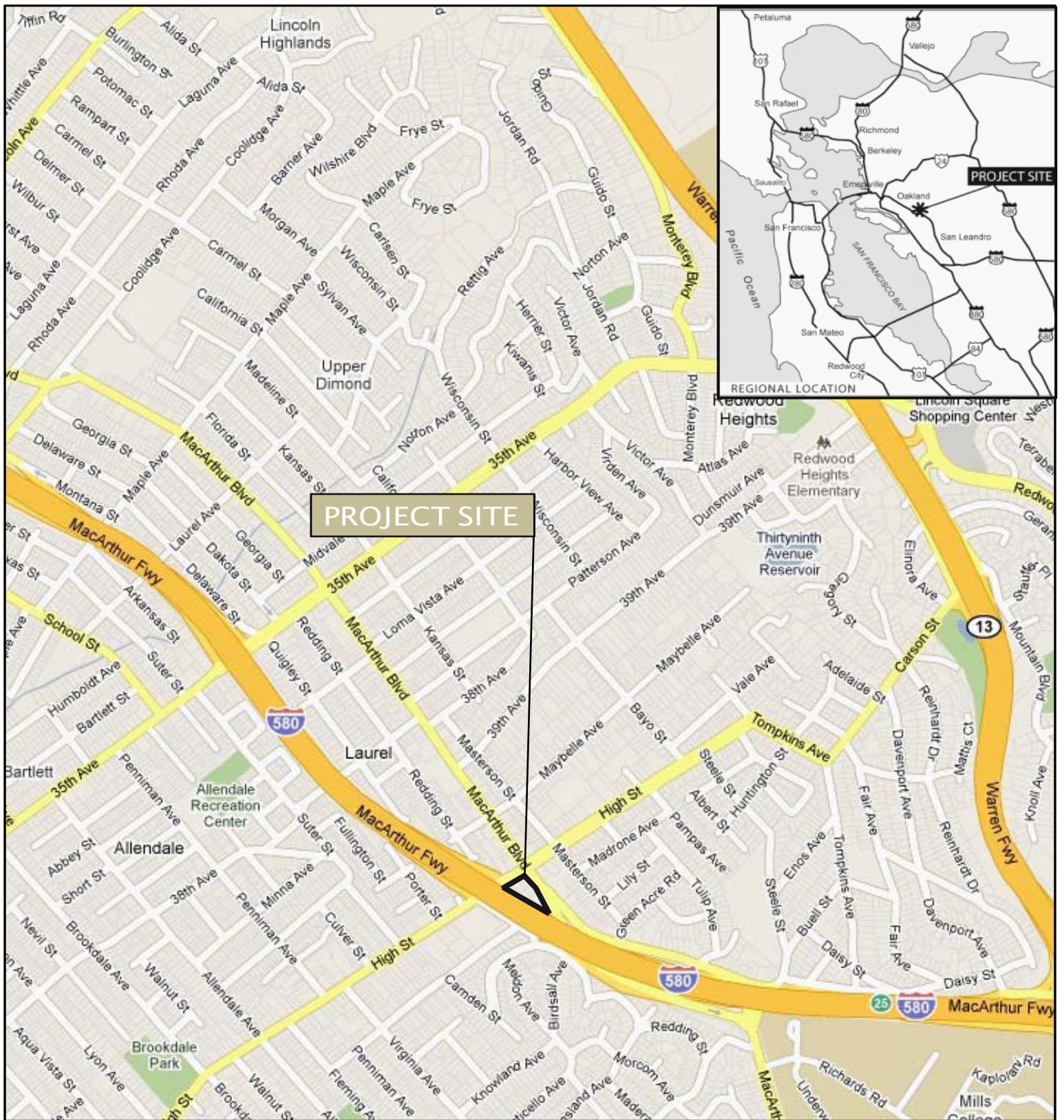
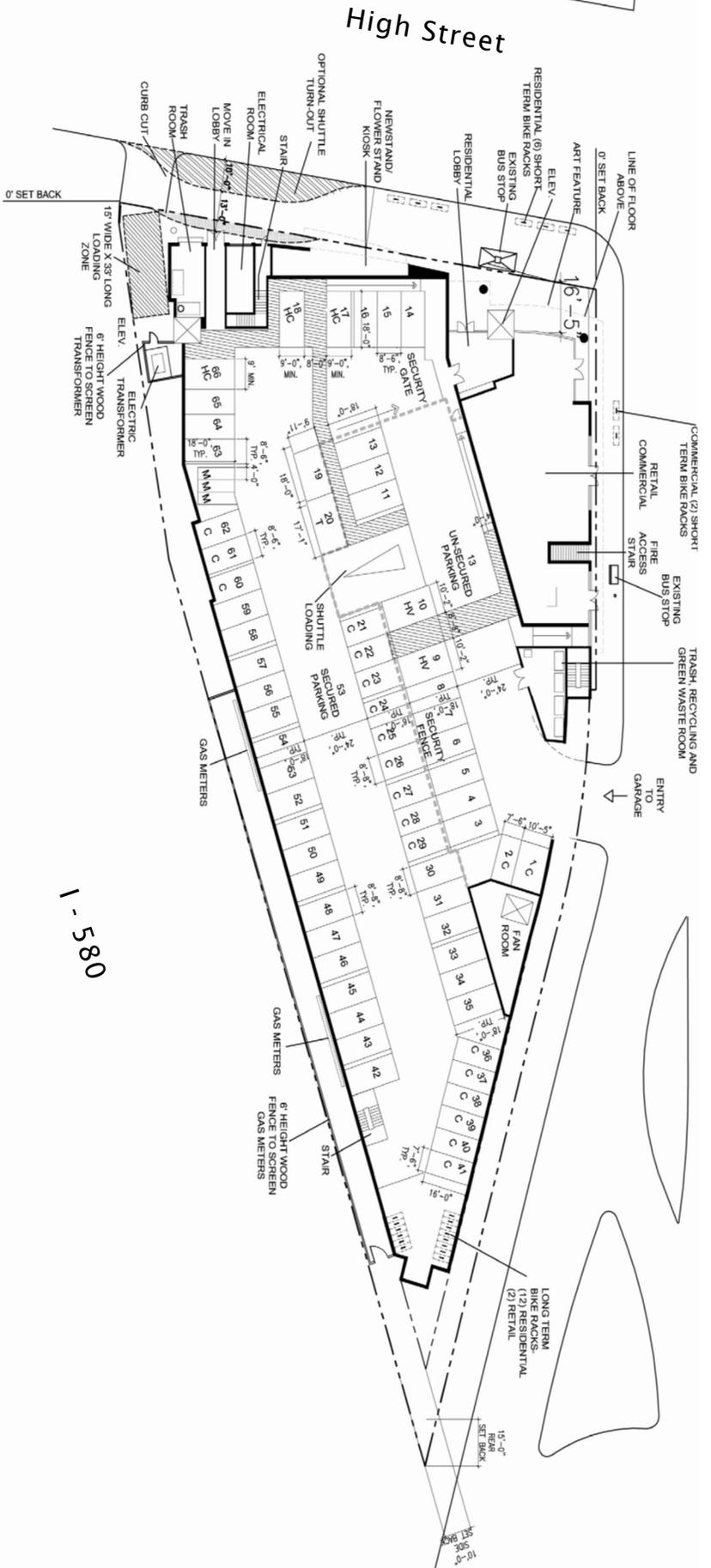


FIGURE 1
 High & MacArthur Mixed-Use Project NOP
 Project Location and
 Regional Vicinity Map

MacArthur Boulevard



1 - 580



FIGURE 2
High & MacArthur Mixed-Use Project Notice of Preparation
Site Plan

SOURCE: KTG GROUP, INC.
C:/UPP/P/10-005 OAK/PRODUCTS/15/FIGURES/FIG_2 (06/14/10, revised 04/26/2011)