CITY OF OAKLAND

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# NOTICE OF PREPARATION (NOP) OF A ENVIRONMENTAL IMPACT REPORT CALIFORNIA COLLEGE OF THE ARTS REDEVELOPMENT PROJECT

The City of Oakland's Planning and Building Department, Bureau of Planning, is preparing an Environmental Impact Report (EIR) on the California College of the Arts (CCA) and Clifton Hall Redevelopment Project (the project) as identified below and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical and 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. Under CEQA, a Lead Agency may proceed directly with EIR preparation without an Initial Study if it is clear that an EIR will be required. The City has made such determination for the project.

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 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 or via email to: Rebecca Lind, Planner III, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa, Suite 3315 Oakland, CA 94612; (510) 238-6472 (phone); or by e-mail at RLind@oaklandca.gov. Written comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. on August 23, 2019**. Please reference case number **ER19003** in all correspondence. In addition, comments may be provided at the EIR Scoping Session Public Hearings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission.

All comments should focus on potential 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.

## EIR SCOPING SESSION PUBLIC HEARINGS:

**(1) The Landmarks Preservation Advisory Board**
Monday August 12, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza

**2) City Planning Commission**
Wednesday, August 21, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza

**PROJECT TITLE:** California College of the Arts and Clifton Hall Redevelopment Project **(Case File No. ER19003)**

**PROJECT LOCATION:** The approximately 4.2-acre project site is in the Rockridge Neighborhood of the greater Oakland area, and is composed of two parcels with the following Assessor's Parcel Numbers: 14-1243-1-1 and 14-1246-2. The proposed project site to be analyzed in the EIR is split into two separate development sites, both of which front Broadway, but are separated by Clifton Street. Parcel 1 is a 3.9-acre site located at 5200 Broadway (APN 14-1243-1-1) and is bound by Broadway to the west, Clifton Street to the north, a multi-family apartment complex to the east, and the Rockridge Shopping Center access road to the south. Parcel 2 is a 0.3-acre site located at 5276 Broadway (APN 14-1246-2) and is bound by Broadway to the west, Broadway Terrace to the north, a multi-family residential building and the Oakland Technical High School (Upper Campus) to the east, and Clifton Street to the south (see Figure 1, Project Location and Regional Overview and Figure 2, Project Site). For the purposes of CEQA, the two development sites will be considered the whole project, but each site may be developed separately.

**PROJECT SPONSOR:** Arts Campus Holdings, LLC

**EXISTING CONDITIONS:** Parcel 1 consists of Oakland branch of the California College of the Arts, an educational institution that is a center for art. The California College of the Arts campus includes a complex of fifteen educational-use buildings and grounds. The buildings are between one and three stories in height, and range in date of construction from circa 1880 to 1992. Parcel 2 consists of a current 100-bed dormitory serving CCA students, known as Clifton Hall. Parcel 1 was identified in 1986 by the Oakland City Historic Survey as the California College of Arts & Crafts District and an Area of Primary Importance (API). The main campus is within the API and includes two City Landmarks with individual B1+ ratings within it. Parcel 2 is not within the API. Two landmarked properties, Mackey Hall and the Carriage House are located in the API as noted. The API also contains several individual buildings and elements that might be considered historic resources under the National Register of Historic Places, the California Register of Historical Resources, and/or by the City of Oakland, including:

- Two Sequoia trees
- Broadway Wall and Stairs
- Facilities Building
- B Building
- Founder's Hall
- Martinez Hall
- Noni Eccles Treadwell Ceramic Arts Center

In addition to the entirety of the Broadway Wall, the Carnegie bricks edging paths near Mackey Hall and the row of eucalyptus trees that runs from the vehicular entry at Broadway toward Mackey Hall are also associated with the Treadwell Estate and are also considered secondary associated landscape features of Mackey Hall.

The project site is approximately 0.6-miles south of Rockridge Bay Area Rapid Transit District (BART) Station and approximately 600 feet east of the Claremont Country Club. The project site is also approximately 0.6-miles south of Highway 24, 1-mile north of Interstate 580, and 1.4-miles west of Highway 13.

Parcel 1 containing the main campus (APN 14-1243-1-1) has a General Plan land use designation of "Institution" and is zoned as "Neighborhood Commercial Zone (CN-1)" and "Mixed Housing Residential Zone 3 (RM-3)". Parcel 2 containing Clifton Hall (APN 14-1246-2) has a General Plan land use designation of "Urban Residential" and is zoned as "Neighborhood Commercial Zone (CN-1)".

The project site is not included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database, one of the lists meeting the "Cortese List" requirements (http://www.calepa.ca.gov/sitecleanup/corteselist/, accessed April 2019).

**PROJECT DESCRIPTION:** The applicant proposes to develop the CCA Oakland Campus property and the adjacent Clifton Hall property with the following key initial plan elements:

1. Change in Land Use and Zoning.
    - Parcel 1 General Plan: The application requests a General Plan Amendment from Institution Land Use on Parcel 1 to Community Commercial Land Use.
    - Parcel 2 General Plan: The application also requests a General Plan Amendment from Urban Residential Use on Parcel 2 to Community Commercial Land Use.
    - Rezoning: The application requests a Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC 2 on Parcels 1 and 2.
    - Parcel 1 Height: The rezone request includes a change from a 35-foot Height Area to a combination of 90-foot and 160-foot Height Areas.
    - Parcel 2 Height: The rezone request includes a change from 35-foot Height Area to a 45-foot Height Area.
2. Redevelopment of the California College of Arts and Crafts "main campus" on Parcel 1 including the following proposal:
    - Demolition of 10 of the existing buildings on the campus.
    - Demolition of existing landscaping except for 7 Sequoia, 1 Magnolia, and 4 Live Oak (to be transplanted).
    - Demolition of the entry arch and entry wall on Broadway except the portion of the wall adjacent to the entry staircase.
    - Preservation and renovation of the two landmarked buildings, Carriage Hall and Mackey Hall, and historic entry staircase. Partial restoration and renovation of the potentially rated Facilities Building.
    - Box and Transplant 4 Live Oak.
    - Development of:
        - Four perimeter residential buildings ranging from 5 to 8 stories
        - One residential tower at 19 stories
        - Residential units on main campus: 554
        - 24,000 square feet of affordable arts production space
        - 6,300 square feet of affordable office space for arts non-profits
        - 1.71-acres of public open space
        - 0.34-acres of group-usable open space

- 367 automobile parking garage
- 554 bicycle parking spaces

3. Renovations to convert Clifton Hall to residential on Parcel 2 including the following proposals:

   - Conversion from a 120-bed/57-room dormitory to 35 affordable residential units for artists at 50-60% of AMI.
   - Retention of 33 automobile underground parking spaces.
   - 35 bicycle parking spaces.

**PROBABLE ENVIRONMENTAL EFFECTS:** It is anticipated that the project may have significant environmental impacts to the following: Aesthetics and Shade and Shadow, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Historic and Cultural Resources (related to the CCA "main campus"), Hydrology and Water Quality, Land Use and Planning Policy, Noise and Vibration, Population and Housing, Traffic and Transportation. All of the noted environmental factors will be analyzed in the EIR.

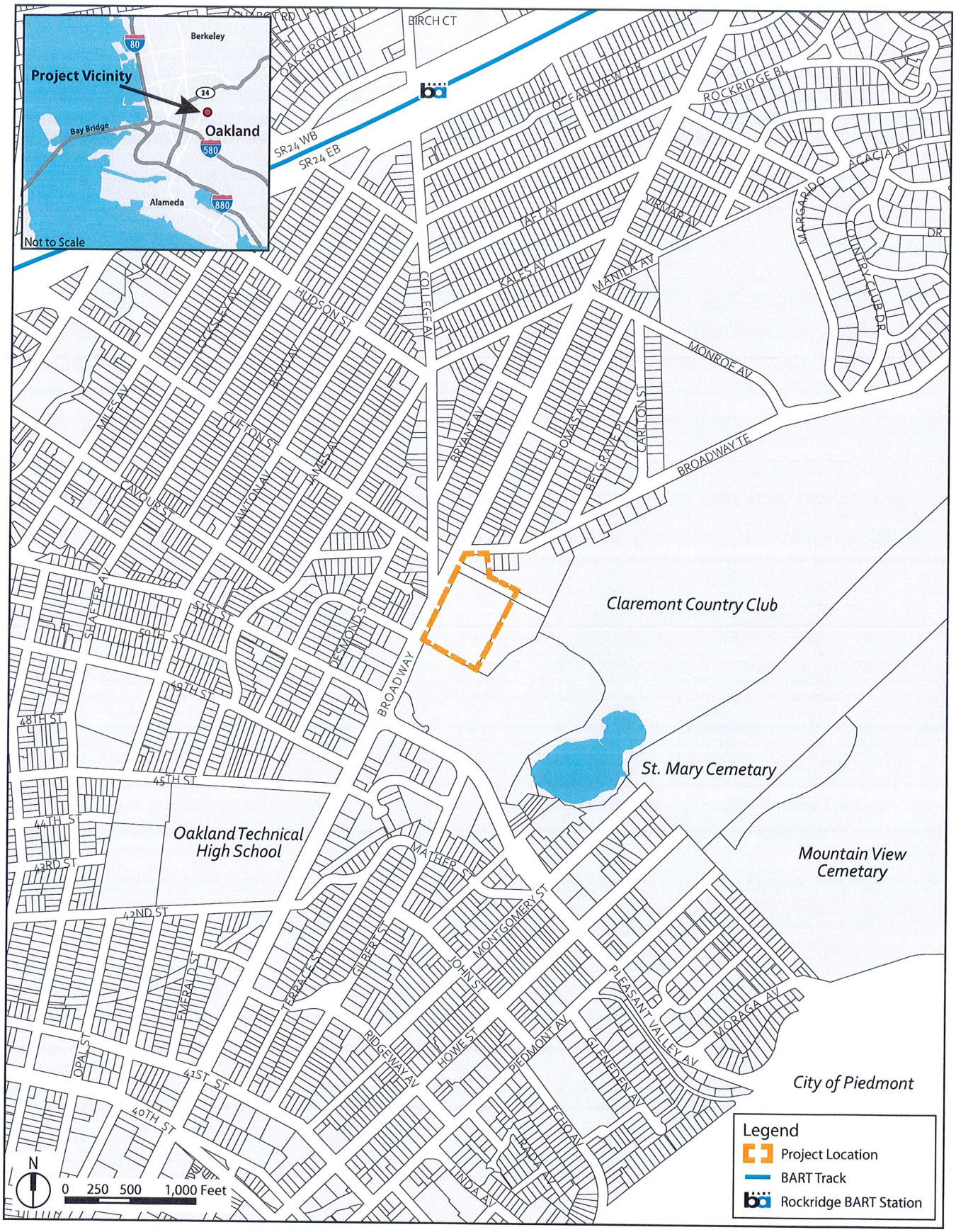
The Project, as currently understood, does not have the potential for significant impacts on the following environmental factors, and, as a result, these environmental factors will receive limited analysis in this EIR: Agriculture and Forest Resources, Mineral Resources, Recreation, Public Services and Utility Systems, and Historic and Cultural Resources (related to Clifton Hall).

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.

**June 21, 2019**
**Case File Number: ER19003**

Rebecca Lind
City of Oakland
Planner III

**Attachments:**
Figure 1: Project Location and Regional Overview Map
Figure 2: Project Site




**California College of the Arts and Clifton Hall Redevelopment Project**
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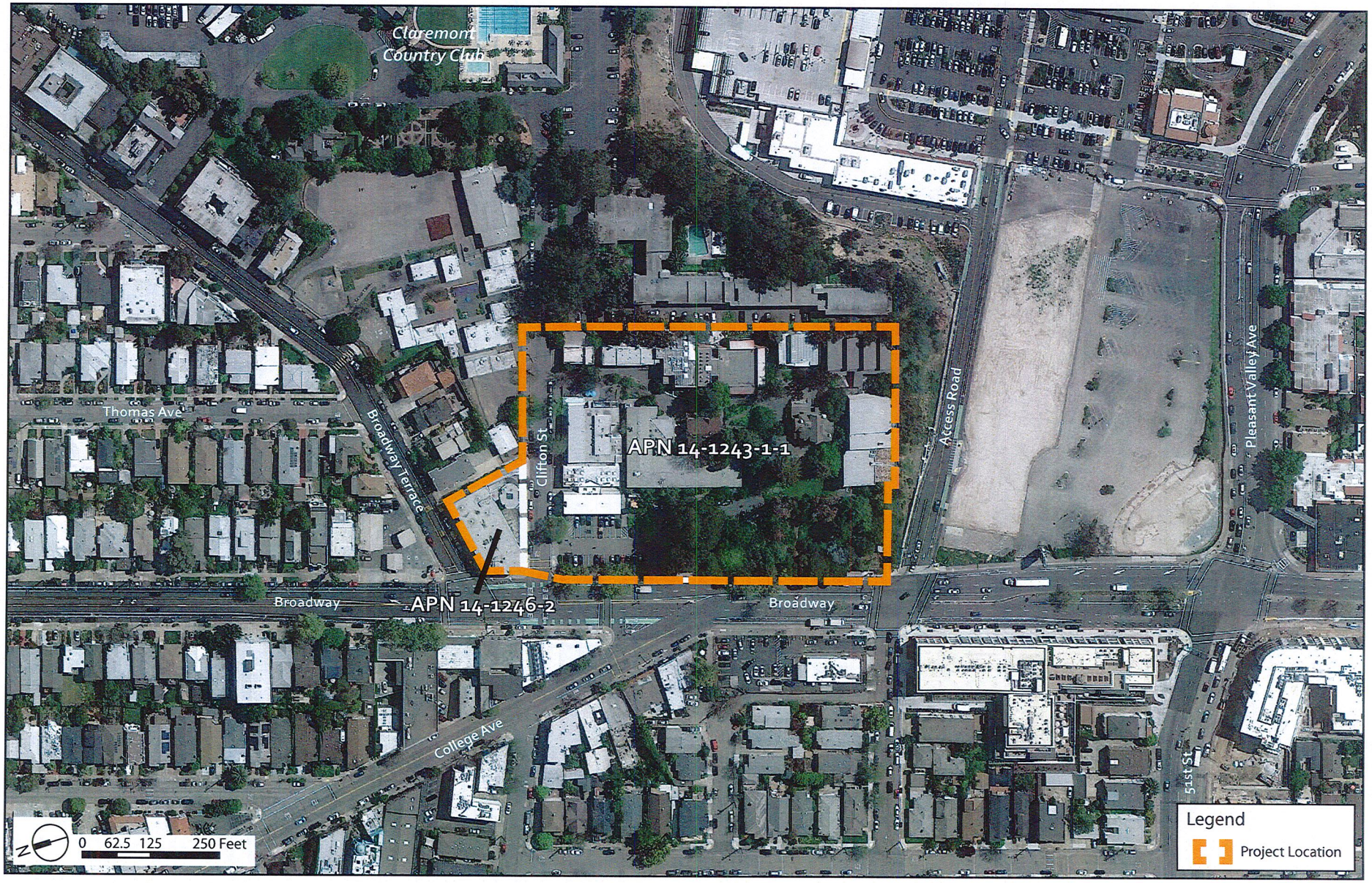
Figure 1
Project Location and Regional Overview




**California College of the Arts and Clifton Hall Redevelopment Project**
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Source: Google, 2018.

Figure 2
Project Site