

TABLE OF CONTENTS

426 ALICE STREET PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

	<u>Page</u>
I. INTRODUCTION	
A. Environmental Review	I-1
B. Organization of the Draft EIR	I-2
II. SUMMARY	
A. Project Description	II-1
B. Environmental Impacts and Mitigation Measures	II-1
C. Alternatives	II-2
III. PROJECT DESCRIPTION	
A. Project Objectives.....	III-1
B. Project Location and Characteristics	III-1
C. Approval Process and Planning Considerations	III-8
IV. ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES	
A. Land Use, Plans and Policies.....	IV.A-1
B. Traffic, Circulation and Parking.....	IV.B-1
C. Air Quality.....	IV.C-1
D. Noise.....	IV.D-1
E. Historical Resources	IV.E-1
F. Visual Quality, Shadow, and Light and Glare	IV.F-1
V. ALTERNATIVES	
Introduction.....	V-1
Alternatives Considered but Rejected As Infeasible.....	V-2
A. Alternative 1: No Project Alternative	V-3
B. Alternative 2: Preservation Alternative	V-4
C. Alternative 3: Mitigated Preservation Alternative.....	V-5
D. Alternative 4: Reduced Density Alternative.....	V-7
VI. IMPACT OVERVIEW	
Introduction.....	VI-1
A. Significant Unavoidable Environmental Impacts	VI-1
B. Cumulative Impacts.....	VI-2
C. Growth Inducing Impacts	VI-3

	<u>Page</u>
VII. REPORT PREPARATION	
A. EIR Preparers	VII-1
VIII. APPENDICES	
A. Notice of Preparation.....	VIII.A-1
B. Response Letters to Notice of Preparation	VIII.B-1
C. Impacts Initially Reviewed and Found to Be Less Than Significant	VIII.C-1
D. Oakland Cultural Heritage Survey Forms	VIII.D-1
E. National Register Nomination Form for Waterfront Warehouse District.....	VIII.E-1
F. Office of Historic Preservation Letter	VIII.F-1
G. Architectural Resources Group Letter	VIII.G-1
H. Shared Parking Scenario.....	VIII.H-1
I. Cumulative Traffic Analysis Scenario	VIII. I-1
J. Tipping Mar Associates Letter	VIII.J-1

LIST OF TABLES

II-1	Summary of Environmental Impacts and Mitigation Measures	II-3
IV.B-1	Vehicular Levels of Service at Signalized Intersections	IV.B-4
IV.B-2	Existing Intersection Levels of Service	IV.B-5
IV.B-3	Project Trip Generation	IV.B-12
IV.B-4	Project Peak-Hour Trip Distribution	IV.B-12
IV.B-5	Future Intersection Levels of Service, Average Stopped Vehicle Delay and Project Contribution to Cumulative Conditions.....	IV.B-13
IV.B-6	Mitigated Intersection Levels of Service and Average Stopped Vehicle Delay.....	IV.B-15
IV.B-7	Range of Parking Demand for the Project’s Residential Component	IV.B-17
IV.B-8	Estimated Project Parking Demand.....	IV.B-19
IV.B-9	Project Parking Demand Using JLNA-Provided Auto Ownership Data	IV.B-21
IV.B-10	Project Construction Duration and Truck Movements	IV.B-26
IV.B-11	Project Contribution to Cumulative Intersection Levels of Service.....	IV.B-29
IV.C-1	State and National Ambient Air Quality Standards.....	IV.C-2
IV.C-2	Oakland/San Leandro Air Pollutant Summary (1993-1997).....	IV.C-4
IV.C-3	Estimated Daily Emissions for the Proposed Project (Year 2002).....	IV.C-9
IV.C-4	Projected Carbon Monoxide Concentrations.....	IV.C-10
IV.D-1	Maximum Allowable Receiving Noise Standards for Residential and Civic Land Uses, dBA	IV.D-3
IV.D-2	Maximum Allowable Receiving Noise Standards for Temporary Construction or Demolition Activities, dBA.....	IV.D-4
IV.D-3	State of California, Acceptability Noise Levels	IV.D-6
IV.D-4	Typical Commercial Construction Noise Levels.....	IV.D-8
IV.D-5	Roadside Noise Levels Adjacent to Nearest Sensitive Uses	IV.D-11
IV.E-1	Waterfront Warehouse District Components.....	IV.E-7
V-1	Summary of Key Impacts: Proposed Project and Alternatives.....	V-14

Page

LIST OF FIGURES

III-1	Project Location	III-2
III-2	Site Plan/Roof Plan	III-4
III-3	Alice Street Elevation	III-5
III-4	Fourth Street Elevation	III-6
III-5	Fifth Street Elevation	III-7
III-6	Property Line Elevation	III-8
III-7	Level One Floor Plan	III-10
III-8	Level Two Floor Plan	III-11
III-9	Level Three Floor Plan	III-12
III-10	Level Four and Five Floor Plan	III-13
III-11	Level Six Plan	III-14
III-12	Level Seven and Eight Floor Plan.....	III-15
IV-B.1	Project Area Street Network	IV.B-2
IV.E-1	Jack London District Location Map.....	IV.E-2
IV.E-2	Waterfront Warehouse Historic District	IV.E-6
IV.E-3	United Grocers Company Warehouse Building Photographs.....	IV.E-11
IV.E-4	OCHS Individual Property Ratings.....	IV.E-18
IV.E-5	Existing Building Heights	IV.E-27
IV.E-6	Potential Cumulative Setting.....	IV.E-31
IV.F-1+2	Existing View and Corresponding Simulation.....	IV.F-7
IV.F-3+4	Existing View and Corresponding Simulation.....	IV.F-8
IV.F-5+6A	Existing View and Corresponding Simulation.....	IV.F-9
IV.F-5+6B	Existing View and Corresponding Simulation.....	IV.F-10
IV.F-7+8A	Existing View and Corresponding Simulation.....	IV.F-11
IV.F-7+8B	Existing View and Corresponding Simulation.....	IV.F-12
IV.F-9+10A	Existing View and Corresponding Simulation.....	IV.F-13
IV.F-9+10B	Existing View and Corresponding Simulation.....	IV.F-14
IV.F-11A+B	Computer-Generated Shadow Diagrams-Early Morning.....	IV.F-16
IV.F-11C+D	Computer-Generated Shadow Diagrams-Early Morning.....	IV.F-17
IV.F-12A+B	Computer-Generated Shadow Diagrams-Midday	IV.F-18
IV.F-12C+D	Computer-Generated Shadow Diagrams-Midday	IV.F-19
IV.F-13A+B	Computer-Generated Shadow Diagrams-Mid-Afternoon	IV.F-20
IV.F-13C+D	Computer-Generated Shadow Diagrams-Mid-Afternoon	IV.F-21
V-1	Proposed Project Alternative.....	V-9
V-2	No Project Alternative	V-10
V-3	Preservation Alternative.....	V-11
V-4	Mitigated Preservation Alternative	V-12
V-5	Reduced Density Alternative	V-13