



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

March 19, 2019

To: Reviewing Agencies

Re: Onni Christie Mixed Use Project
SCH# 2019039099

Attached for your review and comment is the Notice of Preparation (NOP) for the Onni Christie Mixed Use Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Miroo Desai
Emeryville, City of
1333 Park Ave.,
Emeryville, CA 94608

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019039099/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# **2019039099**

Project Title: Onni Christie Mixed Use Project

Lead Agency: City of Emeryville

Contact Person: Miroo Desai

Mailing Address: 1333 Park Avenue

Phone: 510-596-3785

City: Emeryville

Zip: 94608

County: Alameda

Project Location: County: Alameda

City/Nearest Community: Emeryville

Cross Streets: Christie Avenue and Powell Street

Zip Code: 94608

Longitude/Latitude (degrees, minutes and seconds): 37 ° 50 ' 20.5 " N / 122 ° 17 ' 44.5 " W Total Acres: 3.76

Assessor's Parcel No.: 49-1494-3-2 and 49-1494-4-8

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-80, I-580, SR 13, SR 123

Waterways: San Francisco Bay

Airports: _____

Railways: BART

Schools: Glenview Elmntry, Hic

Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other: _____

Development Type:

☒ Residential: Units 638 Acres _____

☒ Office: Sq.ft. 325,444 Acres _____

Employees _____

☐ Transportation: Type _____

☒ Commercial: Sq.ft. 20,000 Acres _____

Employees _____

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW

☐ Educational: _____

☐ Waste Treatment: Type _____ MGD

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____ MGD

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☒ Recreation/Parks

☒ Vegetation

☐ Agricultural Land

☒ Flood Plain/Flooding

☒ Schools/Universities

☒ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☒ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☒ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Mixed Use with Residential (MUR) Zone/Mixed Use with Residential, Major Transit Hub, and Other Park Opportunity

Project Description: (please use a separate page if necessary)

Demolition of the existing one-story, approximately 44,000-square foot commercial building, retention of the 87,410-square foot office building occupied by Wells Fargo Bank and other commercial tenants, and construction of two new towers and a new half-acre park. The project will entail construction of approximately 628 rental residential units, 238,000 square feet of new office space, 20,000 square feet of new ground-floor retail and 1,105 parking spaces accommodated in six floors of podium parking. The existing 87,410-square foot building will continue to be used as office space.

NOP Distribution List

County:

Alameda

OK

SCH#

Resources Agency

☒ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Denise Peterson

☐ California Coastal Commission
Allyson Hitt

☐ Colorado River Board
Elsa Contreras

☒ Dept. of Conservation
Crina Chan

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herota

☐ Office of Historic Preservation
Ron Parsons

☒ Dept of Parks & Recreation
Environmental Stewardship Section

☒ S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

☒ Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

☐ Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Curt Babcock

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☒ Fish & Wildlife Region 3
Craig Weightman

☐ Fish & Wildlife Region 4
Julie Vance

☐ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☐ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

☐ California Department of Education
Lesley Taylor

☐ OES (Office of Emergency Services)
Monique Wilber

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Dept. of General Services
Cathy Buck
Environmental Services Section

☒ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

☐ Delta Protection Commission
Erik Vink

☐ Delta Stewardship Council
Anthony Navasero

☐ California Energy Commission
Eric Knight

☒ Native American Heritage Comm.
Debbie Treadway

☒ Public Utilities Commission
Supervisor

☐ Santa Monica Bay Restoration
Guangyu Wang

☒ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics
Philip Crimmins

☐ Caltrans - Planning HQ LD-IGR
Christian Bushong

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Susan Zanchi

☒ Caltrans, District 4
Patricia Maurice

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☐ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☐ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Maureen El Harake

Cal EPAAir Resources Board

☐ Airport & Freight
Jack Wursten

☐ Transportation Projects
Nesamani Kalandiyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☒ State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ State Water Resources Control Board
Div. Drinking Water # _____

☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☒ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☐ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☐ RWQCB 9
San Diego Region (9)

☐ Other _____

☐ _____
Conservancy