



City of Emeryville

INCORPORATED 1896

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NOTICE OF PREPARATION

ONNI CHRISTIE MIXED USE PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

To: State Clearinghouse Governor's Office of Planning and Research Alameda County Clerk Responsible Agencies Interested Individuals and Organizations	From: Miroo Desai, AICP Senior Planner City of Emeryville 1333 Park Avenue Emeryville, CA 94608
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The City of Emeryville will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Onni Christie Mixed Use Project (project). The City is requesting comments from responsible agencies regarding the scope and content of the environmental document. The public is also invited to submit comments regarding the scope of the EIR and issues that should be addressed as the document is prepared.

Responses should be directed to: Miroo Desai, AICP, Senior Planner, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608, mdesai@emeryville.org

Due to time limits mandated by the California Environmental Quality Act (CEQA), responses must be received within the 30-day comment period (March 20, 2019 to April 19, 2019) and **no later than 5:00 p.m. on April 19, 2019**. Public agencies should indicate a contact person in their response to this Notice of Preparation.

A scoping session for the preparation of the EIR will be held at **6:30 p.m. on April 4, 2019** at City Council Chambers, 1333 Park Avenue, Emeryville. The public and public agencies are invited to attend the scoping session to provide comments regarding the scope and content of the EIR.

Project Location. The 3.76-acre project site is located within the City of Emeryville and in the County of Alameda. The project site consists of two parcels and is developed with two buildings used primarily as office and commercial space. The site is bounded by Christie Avenue on the east and Interstate 80 on the west. Denny's restaurant and 76 Gas Station are located on adjacent parcels south of the property; an office building and parking for the Pacific Park Plaza condominium tower are located on the north. See Figure 1 for a project location map.

Project Description. The project involves demolition of the existing one-story, approximately 44,000-square foot building that is occupied by Allegro Ballroom and other commercial tenants, 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.

The table below provides the division of uses and height of buildings in the proposed development.

	Residential Units (#)	Office Space (sq. ft.)	Ground Floor Retail (sq. ft.)	Height/stories (ft/#)	Parking (spaces)
Residential Tower	638	-	10,000	683'/54	1,105
Office Tower	-	238,000	10,000	202'/16	
Existing Building	-	87,410	-	85'/7	-
TOTAL	638	325,410	20,000		1,105

Potential Environmental Effects. It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluation in the Draft EIR: land use and planning; biological resources; cultural resources; traffic and transportation; air quality, greenhouse gas emissions and energy; hazards and hazardous materials; hydrology and water quality; geology, soils and seismicity; noise; aesthetics (wind and shade and shadow); and public services and utilities.