

## **I. INTRODUCTION**

### **A. PURPOSE OF THIS EIR**

In compliance with the California Environmental Quality Act (CEQA), this Draft Environmental Impact Report (DEIR) describes the potential environmental impacts of the Sherwin-Williams Development Project (project) proposed for an approximately 10.05-acre site located in the City of Emeryville.

This Draft EIR is designed to inform City decision-makers, responsible agencies, and the general public of the proposed project and the potential environmental impacts of project approval and implementation. This Draft EIR will be used by the City and the public in their review of the proposed project and associated approvals, including those described in Chapter III, Project Description. This Draft EIR also examines alternatives to the proposed project and recommends mitigation measures to reduce or avoid potentially significant physical impacts.

### **B. PROPOSED PROJECT**

The approximately 10.05 project site consists of one city-owned parcel (APN: 049-1041-26-16) and one parcel owned by Sherwin-Williams Company (APN 049-1041-26-15). The project site bound by Horton Street to the east, Sherwin Avenue to the south, and Union Pacific Railroad (UPRR) tracks to the west. The Novartis Research Center and Grifols Diagnostics borders the site to the north. A mix of land uses surrounds the project site including: residential and commercial to the east and south; research facilities to the north; and retail and residential adjacent to the UPRR tracks to the west.

The proposed project would divide the site into six new parcels, roadways, and a park area. The project applicant is proposing two potential mixed-use development options: Option A and Option B. Option A integrates the City-owned parcel directly into the development and places the location of the park more centrally within the project. Option B assumes that the City parcel remains as a separate open space adjacent to the development. Both options have similar development programs. Both options retain and reuse the Sherwin-Williams Building 1-31 and develop five new structures ranging up to 100 feet in height. At buildout, the project would include a total of 649,000 square feet of residential space (540 units) and 94,600 square feet of commercial space. The project would also include park and open space, including a children's playground and adult fitness space, and a central green within the Hubbard Circle.

### **C. EIR SCOPE**

The City circulated a Notice of Preparation (NOP) that included a list of potential environmental effects that could result from the proposed project. The NOP was originally published on December 15, 2014, and was distributed to local, regional and State agencies. A scoping session for the preparation of the EIR was held at 6:30 p.m. on January 27, 2015, at the Emeryville City Council

Chambers. The original scoping period ended on January 30, 2015, but an extension of the scoping period was provided by the City and the extended scoping period ended on February 27, 2015.

As a result of an evaluation of the potential environmental impacts of the project, consultation with City staff, and review of comments received as part of the scoping process, the following environmental topics are addressed as separate sections in this EIR:

- A. Land Use
- B. Population, Housing and Employment
- C. Transportation and Circulation
- D. Air Quality
- E. Greenhouse Gas Emissions
- F. Noise
- G. Geology, Soils and Seismicity
- H. Hydrology and Water Quality
- I. Hazards and Hazardous Materials
- J. Cultural Resources
- K. Public Services and Recreation
- L. Utilities and Infrastructure
- M. Visual Resources

Preliminary analysis has determined that the proposed project would not result in significant impacts to Agricultural and Forestry Resources, Biological Resources, and Mineral Resources. Consequently, these issues are not examined in a separate chapter within this Draft EIR, but are discussed briefly in Chapter VI, Other CEQA Considerations.

## **D. REPORT ORGANIZATION**

This EIR is organized into the following chapters:

- *Chapter I – Introduction:* Discusses the overall EIR purpose, provides a summary of the proposed project, describes the Draft EIR scope, and summarizes the organization of the Draft EIR.
- *Chapter II – Summary:* Provides a summary of the impacts that would result from implementation of the proposed project, describes mitigation measures recommended to reduce or avoid significant impacts, and describes the alternatives to the proposed project.
- *Chapter III – Project Description:* Provides a description of the project site, the project objectives, the proposed project, and uses of this Draft EIR.
- *Chapter IV – Setting, Impacts and Mitigation Measures:* Describes the following for each environmental technical topic: existing conditions (setting), potential environmental impacts and their level of significance, and mitigation measures recommended to mitigate identified impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is categorized before and after implementation of any recommended mitigation measures(s).

- *Chapter V – Planning Policy:* Provides a discussion of the proposed project’s consistency with land use planning policies.
- *Chapter VI – Alternatives:* Provides an evaluation of alternatives to the proposed project.
- *Chapter VII – Other CEQA Considerations:* Provides an analysis of effects found not to be significant, growth-inducing impacts, unavoidable significant environmental impacts, significant irreversible changes, and cumulative impacts.
- *Chapter VIII – Report Preparation:* Identifies preparers of the Draft EIR, references used, and the persons and organizations contacted.
- *Appendices:* The appendices contain the NOP scoping comments, technical calculations, and other documentation prepared in conjunction with this Draft EIR.

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