

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 #

Project Title: 460 24th Street

Lead Agency: City of Oakland Contact Person: Rebecca Lind
 Mailing Address: 250 Frank H. Ogawa Plaza, Suite 3315 Phone: 510-238-3472
 City: Oakland Zip: 94612-2032 County: Alameda

Project Location: County: Alameda City/Nearest Community: Oakland/Downtown Oakland
 Cross Streets: Site 1 (24th and 25th Street Site): 24th Street/25th Street/Broadway; Site 2 (Valley Street Site): Valley Street/24th Street Zip Code: 94612
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ' 50.14 " N / 122 ° 16 ' 00.94 " W Total Acres: ~1
 Assessor's Parcel No.: 008-0674-033-1, 008-0674-006 & -007, 008-0739-008 Section: n/a Twp.: n/a Range: n/a Base: n/a
 Within 2 Miles: State Hwy #: I-980, I-580, 24, I-880, Waterways: Oakland Estuary, San Francisco Bay
 Airports: n/a Railways: BART, Union Pacific, Amtrak Schools: various

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: Variance

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 86,100 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 12,620 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____
 Educational: _____ Waste Treatment: Type _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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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: GHG, Energy, Tribal

Present Land Use/Zoning/General Plan Designation:

Community Commercial (CC)/Central Business District (CBD); Community Commercial (CC-3) zone/Broadway Valdez District Mixed Use - 4 Commercial Zone (D-BV-4) zone

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

The project is comprised of 2 non-contiguous sites. Site 1 (24th and 25th Street Site): The Project would demolish one existing building and portions of four other existing buildings on the site. The Project would construct a mixed use office and retail building, integrating portions of existing building frontages of the two buildings fronting 24th Street and the building fronting 25th Street both of which are within the historic 25th Street Garage District Area of Primary Importance (API). An approximately 11.5-foot section of the western portion of the building fronting along 25th Street would be demolished in order to create an open air public paseo connecting 24th and 25th Streets. The Project would concentrate the allowable floor area ratio (FAR) on the site above the vacant surface parking lot, which is outside of the bounds of the historic API, seeking a variance to increase height on that portion of the Project site. Approximately 11,980 square feet of retail space would be located on the first floor, and 86,100 square feet of office space would be spread between the second through sixth floors. Site 2 (Valley Street Site): The Project would add 640 square feet of proposed artist and craft stalls, including a restroom, located mostly in refurbished shipping containers on the lot. Three existing parking stalls would be re-located offsite on the commercial parking area for the adjacent HIVE property.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/17/2020 Ending Date 2/20/2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Signature Development Group, Attn: Elisse Douglas</u>
Address: <u>180 Grand Avenue, Suite 1050</u>	Address: <u>2335 Broadway, Suite 200</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Jill Feyk-Miney</u>	Phone: <u>510-251-9270</u>
Phone: <u>510-839-5066</u>	

Signature of Lead Agency Representative: _____

Date: 1/15/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.