



# CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE  
EMERYVILLE, CALIFORNIA 94608-3517

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## REVISED

### NOTICE OF PREPARATION

#### SHERWIN-WILLIAMS DEVELOPMENT 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

The City of Emeryville will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Sherwin-Williams Development 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@ci.emeryville.ca.us](mailto:mdesai@ci.emeryville.ca.us).

Due to time limits mandated by the California Environmental Quality Act (CEQA), responses must be received within 45 day comment period (December 16, 2014 to January 30, 2015) and **no later than 5:00 p.m. on January 30, 2015**. 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 January 27, 2015** 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 10.05-acre project site is located within the City of Emeryville and in the County of Alameda. The site is generally bound by Horton Street to the east, Sherwin Avenue to the south, and Union Pacific Railroad tracks to the west. The future site of Horton Landing Park, owned by the City, is located immediately north of the project site, and a Novartis surface parking lot, the so-called "Rifkin Lot", is located immediately to the northeast. Temescal Creek runs near the northern boundary of the site. A project location map is included in Figure 1. The project site includes two parcels: one owned by Sherwin-Williams (8.59 acres) and one owned by the City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency (1.46 acres).

Project Description. The proposed project would divide the project site into new parcels and roadways and construct a mixed-used development. The project would include a total of 621,000 square feet of residential space (540 units) and 94,600 square feet of commercial space. In addition to the park and open space, the project would also include a children's playground, an adult fitness space, and a central green within the Hubbard Circle. Ground level uses would include common space and commercial/retail uses. Because the site is over 5 acres, a planned unit development (PUD) is required, which would be adopted by ordinance and would govern the zoning of the project site. The project applicant is proposing two potential development options (Option A and Option B) that include the same level of total development. Table 1 below provides a summary of the development under both options. Figure 2 shows a conceptual site plan for Option A and Option B.

**Table 1: Project Development Scenarios Summary**

	Development Scenarios	
	Option A	Option B
Parcel A (Existing Buildings 1 and 31)	Office: 74,000 SF Building Height: 42 FT	
Parcel B-1	Residential: 175 units Restaurant: 5,000 SF Retail/Residential Amenities: 7,000 SF Parking: 116 spaces Total: 213,250 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)	
Parcel B-2	Residential: 53 units Ground Floor Office: 5,600 SF Parking: 489 spaces Building Height: 75 FT (55 FT at Horton Street frontage) Total: 66,550 SF	
Parcel C-1	Residential: 104 units Parking: 175 spaces Total: 119,600 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)	Residential: 106 units Parking: 111 spaces Retail: 3,000 SF Total: 124,900 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)
Parcel C-2	Residential: 128 units Parking: 103 spaces Retail: 3,000 SF Total: 150,200 SF Building Height: 75 FT	Residential: 126 units Parking: 114 spaces Total: 144,900 SF Building Height: 75 FT
Parcel D	Residential: 80 units Parking: 99 spaces Total: 92,000 SF Building Height: 100 FT	
Open Space	90,605 SF	
Roads	48,352 SF	
Successor Agency Park Parcel	63,422 SF Park located within interior of the site between Parcel C-1, Parcel C-2, Hubbard Circle West, and Sherwin Avenue	63,422 SF Park located at southwestern corner of the site, immediately adjacent to the railroad tracks (west), Parcel C-1 (east), and Sherwin Avenue (south)
<b>Total Development</b>	<b>540 Dwelling Units (621,000 SF)</b>	
	<b>94,600 SF Commercial</b>	
	<b>16 street parking spaces</b>	
	<b>982 garage parking spaces</b>	<b>929 garage parking spaces</b>

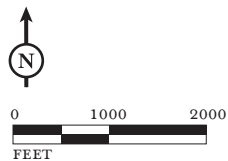
Source: ROMA Design Group, November 2014.

Potential Environmental Effects. Based on a preliminary environmental analysis of the project, discussion with City staff and the community, the following topics will be evaluated in the EIR: land use and planning; population and housing; transportation and circulation; air quality; global climate change; noise; geology, soils and seismicity; hydrology and water quality; hazards and hazardous materials; cultural resources; public services and recreation; utilities and service systems; and visual resources.



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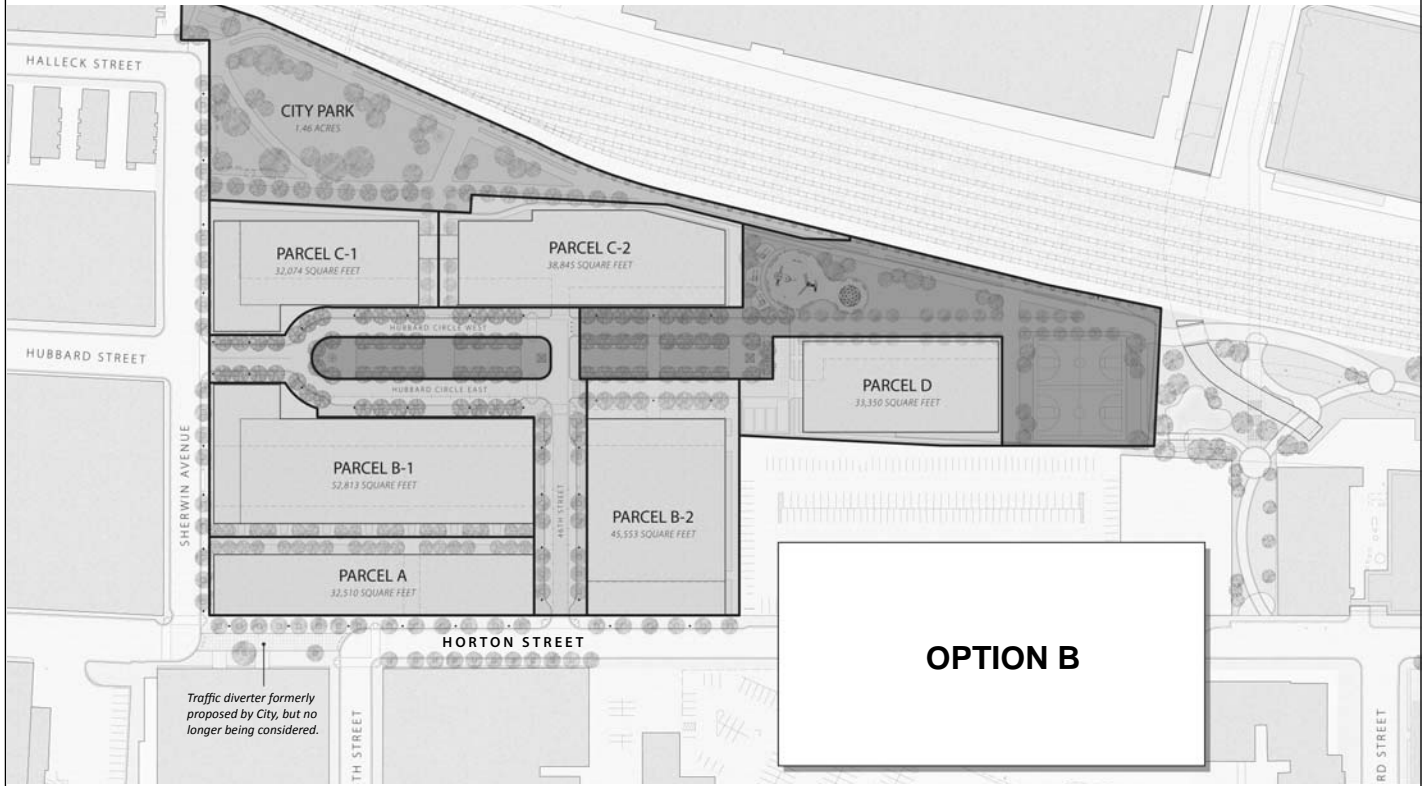
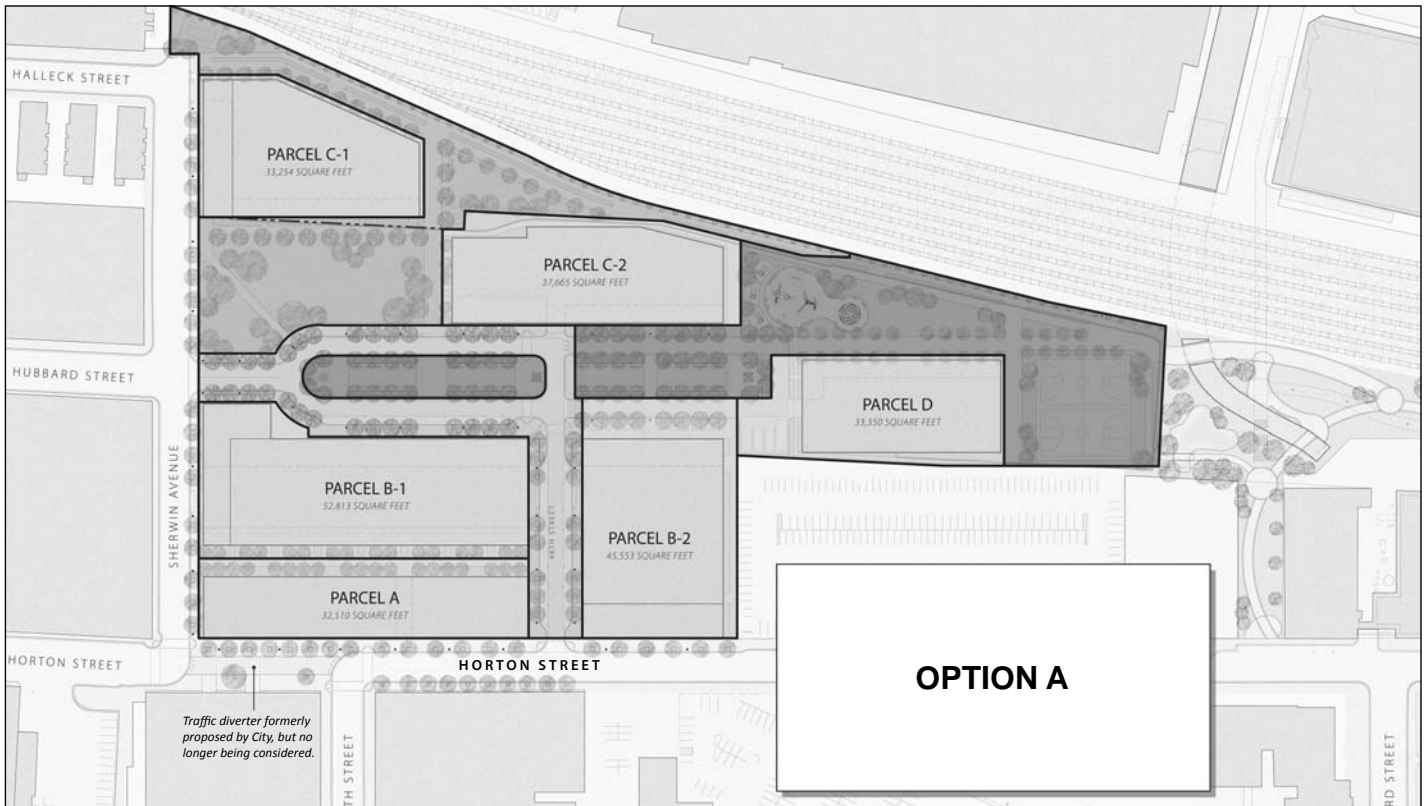
FIGURE 1



 Project Site

SOURCE: ESRI STREETMAP NORTH AMERICA (2012).

*Sherwin-Williams Development Project NOP*  
Project Location and Regional Vicinity Map



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FIGURE 2



NOT TO SCALE

SOURCE: ROMA DESIGN GROUP; LPAS & BKF, DECEMBER 1, 2014.

Sherwin-Williams Development Project NOP  
Conceptual Site Plan - Options A and B