

PUBLIC REVIEW DRAFT

**SHERWIN-WILLIAMS DEVELOPMENT PROJECT
ENVIRONMENTAL IMPACT REPORT**

SCH: 2004122083

January 2016



CITY OF EMERYVILLE

INCORPORATED 1898

1333 PARK AVENUE
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NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SHERWIN-WILLIAMS DEVELOPMENT PROJECT EIR (SCH # 2004122083)

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. The Novartis Research Center and Grifols Diagnostics borders the site to the north. Temescal Creek runs near the northern boundary of the site. The project site includes two parcels: one owned by Sherwin-Williams (8.59 acres, APN 049-1041-26-15) and one owned by the City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency (1.46 acres, APN: 049-1041-26-16).

PROJECT DESCRIPTION

The proposed project would divide the project site into six new parcels, roadways and a park area to construct a mixed-used development. The project applicant is proposing two 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 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, a children's playground, an adult fitness space, and a central green.

ANTICIPATED SIGNIFICANT IMPACTS

The proposed project would result in several potentially significant impacts related to Transportation and Circulation; Air Quality; Noise; Geology, Soils, and Seismicity; Hydrology and Water Quality; Hazards and Hazardous Materials; and Cultural Resources. However, nearly all impacts would be reduced to a less-than-significant level through the implementation of identified mitigation measures and the City's applicable Standard Conditions of Approval. Significant and unavoidable impacts related to Transportation and Circulation and Cultural Resources also were identified in the EIR. The proposed project is identified on a hazardous materials release site database compiled pursuant to Government Code Section 65962.5 and could result in a safety hazard for people residing or working in the area. Implementation of Mitigation Measures HAZ-1, HAZ-2a, HAZ-2b, and HAZ-2c would reduce hazards related impacts to a less-than-significant level.

PUBLIC REVIEW

The 60-day public review period for this Draft EIR begins on Friday, January 8, 2016, and ends on March 8, 2016. The City of Emeryville Planning Commission will take comments on the Draft EIR on February 25, 2016 at 6:30 p.m. at the City Council Chambers, 1333 Park Avenue, Emeryville, California. Written comments on the EIR should be directed to the following:

City of Emeryville
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The document is available for review at City Hall and on the City's website: www.ci.emeryville.ca.us

Signature 
Miroo Desai, Senior Planner

Date 1/7/2016

PUBLIC REVIEW DRAFT

SHERWIN - WILLIAMS DEVELOPMENT PROJECT
ENVIRONMENTAL IMPACT REPORT

SCH: 2004122083

Submitted to:

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