



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 6701 SHELLMOUND STREET PROJECT

Notice is hereby given that the City of Emeryville (City) has completed a Draft Initial Study and Mitigated Negative Declaration for the proposed 6701 Shellmound Street Project (project) in accordance with the California Environmental Quality Act. The approximately 2.3-acre project site is bounded by Interstate-80 (I-80) to the west, the Ashby Avenue exit on- and off-ramps to the north, Shellmound Street and the Union Pacific Railroad tracks to the east, and Ex'pression College for Digital Arts immediately to the south.

The project applicant is proposing to demolish two existing office and warehouse buildings and to construct a new residential building. A total of 211 residential units are proposed for the site in a single five-level wood-frame building situated on a podium over a two-story parking garage. The unit mix includes: 11 studios, 96 one-bedrooms, and 98 two-bedrooms, and 6 three-bedrooms. The project also includes a fitness room, dog spa, bike spa, garden, common areas, and a landscaped roof deck. The south entry and exit onto Shellmound Street provide vehicle access to the site through the parking garage and loading area. The two levels of parking provided within the building—at-grade and on the second floor—provide 264 parking spaces. A total of 225 bicycle parking stalls are also provided.

The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Draft Mitigated Negative Declaration. The project site is on a list of hazardous waste sites compiled pursuant to Government Code 65962.5. The site has been the subject of ongoing investigations and remediation efforts since and implementation of Mitigation Measure HAZ-1 would reduce impacts associated with potential hazardous materials in soil, groundwater, and soil vapor to a less-than-significant level. The Initial Study reflects the independent judgment of the City.

PUBLIC REVIEW

The public review period for this Draft Initial Study and the Draft Mitigated Negative Declaration begins on Tuesday, January 20, 2015, and ends on Wednesday, February 18, 2015. The Planning Commission will review the Mitigated Negative Declaration at its regularly scheduled meeting on March 26, 2015 at 6:30 p.m. in Old Town Hall, 1333 Park Avenue, Emeryville. If the City finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration.

Written comments on the Draft Initial Study and Mitigated Negative Declaration should be directed to:

City of Emeryville
Planning and Building Department/Attn: Miroo Desai, Senior Planner
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The document is available for review at City Hall and on the City's website: www.emeryville.ca.us.

Signature: 
Charles S. Bryant, Director of Planning & Building

Date: 1/20/15