

Notice of Preparation

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency: City of Emeryville

Planning Department

2200 Powell St., 12th Floor

Emeryville, CA 94608

Contact: Gaye Quinn

Consulting Firm:

Michael Brandman Associates

1754 Technology Dr. #116

San Jose, CA 95110

Contact: Alicia Guerra

The City of Emeryville will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice.

Please send your response to Gaye Quinn, Planning Director at the address shown above. We will need the name for a contact person in your agency.

Project Title: Sybase Hollis Street Project EIR

Project Location: Emeryville Alameda County

City (nearest)

County

Project Description: See attached Initial Study.

NOTE: A Public Scoping session will be held at the Emeryville City Council Chambers at 2449 Powell Street, Emeryville on March 2, 1995 at 6:30pm.

Date: FEB. 10, 1995

Signature: 

Title: Planning Director

Telephone: (510) 596-4360

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION	
1. Project Title:	Sybase Hollis Street Project EIR
2. Lead Agency Name and Address:	City of Emeryville Planning Department 2200 Powell St., 12th Floor Emeryville, CA 94608
3. Contact Person and Phone Number:	Gaye Quinn, Planning Director (510) 596-4360
4. Project Location:	The 11.4 acre project site is bounded on the north by 64th St., the east by Hollis St., 65th St. to the south, and the railroad to the west.
5. Project Sponsor's Name and Address:	Sybase, Inc. 6475 Christie Avenue Emeryville, CA 94608
6. General Plan Designation:	Industrial
7. Zoning:	I-L (Light Industrial District)
8. Description of Project: (Describe the entire action involved, including but not limited to later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary.)	(See Attached).
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)	(See Attached)
10: Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)	<ul style="list-style-type: none">o State of California Department of Transportation (Caltrans) approvals for any modification or encroachment of state roadway facilities.o Emeryville Redevelopment Agency approval of an Owner Participation Agreement/Development Agreement.o NPDES permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy and Mineral Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION (To be completed by the Lead Agency)


I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards and 2) have been avoided or mitigated pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. The earlier EIR adequately analyzes the proposed project, so **NO ADDITIONAL ENVIRONMENTAL IMPACT REPORT** or **NEGATIVE DECLARATION** will be prepared.



Signature

 FEB 10, 1995

Date

 Gaye Quinn

Printed Name

 Planning Director

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVII, EARLIER ANALYSES, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.
7. This checklist has been adapted from the form in Appendix I of the State CEQA Guidelines, as amended effective September 19, 1994.
8. Information sources cited in the checklist and the references used in support of this evaluation are listed in attachments to this document.

ENVIRONMENTAL ISSUES <i>(see attachments for information sources)</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES <i>(see attachments for information sources)</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Subsidence of the land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES (see attachments for information sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Alter air movement, moisture or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Rail, waterborne, or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES <i>(see attachments for information sources)</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. NOISE. Would the proposal result in:				
a) Increases in existing noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services, in any of the following areas:				
a) Fire Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES <i>(see attachments for information sources)</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Sewer, septic systems, or wastewater treatment and disposal facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Solid waste materials recovery or disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIII. AESTHETICS. Would the proposal:				
a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create adverse light or glare effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIV. CULTURAL RESOURCES. Would the proposal:				
a) Disturb paleontological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Affect historical resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XV. RECREATION. Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES
(see attachments for information sources)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- a) **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

ENVIRONMENTAL ISSUES
(see attachments for information sources)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

SYBASE HOLLIS STREET PROJECT

INITIAL STUDY

PROJECT DESCRIPTION

PROJECT LOCATION

Figure 1 depicts the regional location of the project site. The proposed Sybase Hollis Street Project would be located on an 11.4 acre site bounded on the north by 64th Street, the east by Hollis Street, 65th Street to the south, and the railroad tracks to the west. The vicinity map in Figure 2 delineates the project site boundaries for the Sybase Hollis Street Project, hereinafter referred to as the Hollis Street Project. The former Breuner's warehouse and the existing Ryerson Steel distribution center currently occupy the Hollis Street Project.

PROJECT DESCRIPTION

Sybase is proposing to develop new facilities in Emeryville to accommodate the company's projected growth. The 11.4 acre project site would consist of two buildings that would be constructed in two phases for a total of 543,500 square feet and would house approximately 1,600 employees. Characterized as urban and industrial in design, the project would primarily provide open office workspace for software design engineers, with a cafeteria, conference center, and a possible retail uses along Hollis Street. Approximately 1,115 parking spaces would be installed in an on-site parking garage and surface parking lots.

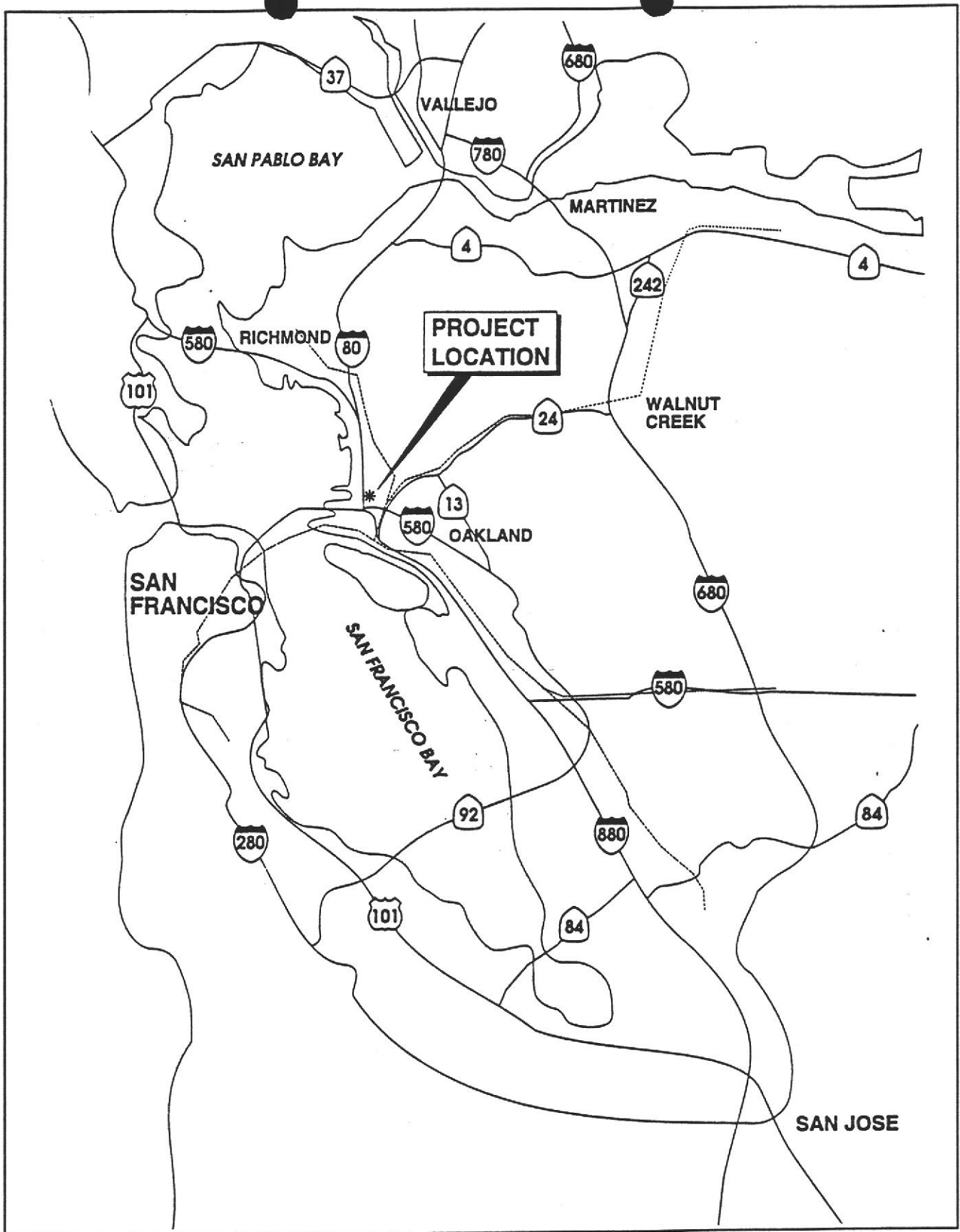
Phase 1

Project development in the first phase would involve demolition of the existing 150,000 square foot Breuner's warehouse and the construction of a new 278,500 gross square foot, two story (with a mezzanine) building on the southern portion of the site. In addition, the first phase would include the construction of a five-level open parking garage plus surface parking with approximately 755 parking spaces. Finally, a portion of Overland Avenue would also be extended, parallel to the railroad tracks. A total of approximately 800 employees would occupy the Phase 1 building. These employees would be relocated from existing facilities to the proposed Hollis Street Project and do not represent new employment growth.

Phase 2

The second phase would consist of the conversion of the existing Ryerson building from its current steel distribution center function to an office building. Approximately 265,000 gross square feet in size, the building would be two stories in height on the east end and three stories in height on the west end, within the existing Ryerson building envelope. A portion of the west end of the building, however, would be demolished in order to facilitate the completion of Overland Avenue. In addition to the second office building, the second phase of development would also include the extension of the parking garage, northward to provide parking for 360 additional cars. As with Phase 1, approximately 800 employees would occupy the Phase 2 building. However, the Phase 2 employees would be considered net new employees.

A detailed site plan of the proposed project will be available for review in the Draft EIR.



Source: Korve Engineering, 1993.

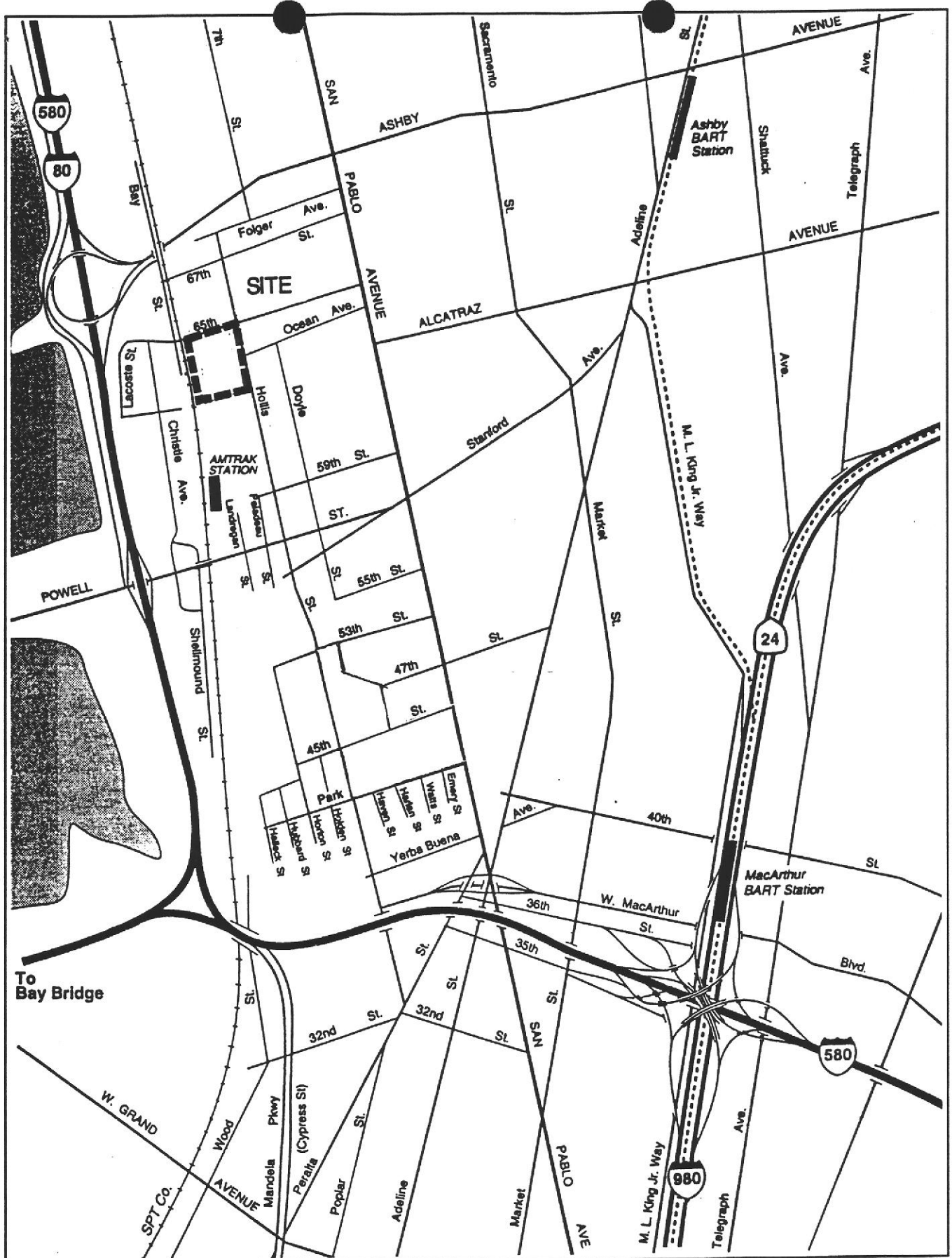
Regional Location

FIGURE 1

SYBASE HOLLIS STREET PROJECT EIR
 City of Emeryville

NOT TO
 SCALE





Source: Korve Engineering, 1993.

Project Vicinity

SYBASE HOLLIS STREET PROJECT EIR
 City of Emeryville

FIGURE 2

NOT TO
 SCALE



PROJECT APPROVALS

Development of the proposed project would involve Planned Unit Development (PUD) approval. In addition, the project requires a General Plan Amendment to increase the FAR¹ of the project site for 0.7 to approximately 1.0 and the approval of an Owner Participation Agreement/ Development Agreement. As part of the PUD approval, an increase in the height limit for the site would be necessary.

EXISTING LAND USE AND ZONING DESIGNATIONS

The 1993 Emeryville General Plan designates the entire project site *Industrial*. The project site is currently subject to the *I-L Light Industrial* zoning district.

PROPOSED LAND USE AND ZONING DESIGNATIONS

The proposed project would be consistent with the existing General Plan land use designation and therefore, does not require a General Plan Amendment to the land use map, but would require a General Plan Amendment to increase the FAR of the site from 0.7 to approximately 1.0. The project would also involve to *Planned Unit Development* approval.

PROJECT ALTERNATIVES

In the Alternatives section of the EIR, the following alternatives to the proposed project will be evaluated:

- ▶ **No Project Alternative:** Under this alternative, the former Breuner's warehouse and the existing Ryerson Steel distribution center would remain on the 11.4 acre project site.
- ▶ **Reduced Scale-Phase 1 Alternative:** This alternative consists of a reduction the size of the Hollis Street Campus with the development of only Phase 1. In Phase 1, the 150,000 square foot Breuner's warehouse would be demolished and a new 278,500 square foot, two story (with a mezzanine) building would be constructed on the southern portion of the site. This alternative would also include 755 parking spaces, and the extension of a portion of Overland Avenue.
- ▶ **Larger Scale Project - 750,000 Square Foot Alternative:** This alternative consists of the replacement of both the Breuner's warehouse and the Ryerson building with a larger 750,000 square foot building consisting of office and common-facilities space. Under this alternative, preliminary estimates indicate that from 1,200 to 1,600 net new employees (in excess of Sybase's current employment in Emeryville could be accommodated at buildout of this alternative).
- ▶ **Location Alternatives.** The EIR will evaluate a minimum of two location alternatives. The first alternative site will include the 35 acre Bayfront site located north of the I-580/I-80 interchange, between the railroad tracks to the east and the future Shellmound Avenue to the west. The EIR will also evaluate development of the project at Harbor Bay Isle.

¹ FAR represents the Floor Area Ratio. According to the 1990 General Plan Glossary, published by the California Planning Roundtable, the floor area ratio is equivalent to the gross floor area permitted on a site divided by the total net area of the site, generally expressed in decimals.

DISCUSSION OF ENVIRONMENTAL EVALUATION

The following section contains a brief explanation of all answers except "No Impact" answers that were indicated on the Environmental Checklist form.

1. LAND USE AND PLANNING (I.b, c.)

The 1993 Emeryville General Plan designates the 11.4 acre project site *Industrial*, while the existing zoning is *I-L Light Industrial*. The proposed development of up to 543,500 square feet of office uses would be consistent with the existing General Plan and zoning designations. However, the project includes rezoning to Planned Unit Development approval to provide greater flexibility in the proposed project.

The project site is presently occupied by two large structures, the Breuner's warehouse and the Ryerson Steel distribution center. Sybase is currently using part of the Breuner's warehouse as a storage facility. The Ryerson Steel facility is still engaged in ongoing distribution activities. The surrounding land uses include residential, office, warehouse, commercial, and industrial activities.

The EIR will describe the existing land uses on the project site and in the surrounding vicinity. The EIR will evaluate the land use impacts associated with the replacement of the existing land uses with the proposed 543,500 square feet of office space and ancillary uses (i.e., a cafeteria, conference center, and possible retail space). The project's compatibility with the existing and planned land uses in the immediate vicinity of the site will also be evaluated based upon a survey of the existing land uses, reference to the Emeryville General Plan, and other information regarding approved and pending plans and developments. Mitigation measures will be identified for significant land use impacts.

2. POPULATION AND HOUSING (II.a, b.)

Sybase's existing facilities currently employ 1,700 people. The proposed project would house approximately 1,600 employees, including 800 existing Sybase employees who be relocated to the project site in Phase 1 and another 800 new employees in Phase 2. These employees would replace the approximately 85 existing Ryerson Steel employees. The Ryerson Steel Company who would relocate to another location prior to Phase 2 of the Sybase Hollis Street Project.

The EIR will discuss the demand for additional housing units associated with the increase in employment. This assessment will evaluate housing demand and supply in Emeryville, Northern Alameda County, Alameda County, and throughout the East Bay area. In addition, the EIR will evaluate the project's consistency with the City of Emeryville's Housing Element. Mitigation measures will be identified for any significant population, employment and housing impacts.

3. GEOLOGIC PROBLEMS (III.b, c, f, h.)

The 11.4 acre project site is relatively flat with no known geologic features. With demolition of the existing Breuner's building and renovation of the Ryerson building, minor changes to the ground surface would result from site grading. In addition, potential erosion impacts due to temporary grading and excavation activities could occur.

The San Francisco Bay area is a seismically-active region. Typical of most locations in the Bay Area, the project site would likely experience moderate to severe groundshaking during the life of the proposed facility. The EIR will address the soils conditions, seismic hazards, and potential for groundshaking, subsidence, expansive and weak soils, and other geotechnical conditions within the project vicinity. Mitigation measures will be identified for any significant geologic impacts.

4. WATER (IV.a, b, c.)

There are no known natural drainages present on the project site or in the immediate vicinity. The City of Emeryville has not been mapped by the Federal Emergency Management Agency as part of the Flood Insurance Rate Map program. Therefore, there is no known flood hazard potential on the project site.

The proposed project would involve redevelopment of property currently occupied by existing industrial uses. In addition, the project site is almost completely covered with impervious surfaces. Because the project site is currently covered with impervious surfaces, the proposed development is not anticipated to change the absorption rates, drainage patterns, or the rate and amount of surface runoff. Potential flood-related hazards could however, occur due to failure of Temescal dam during a seismic event.

The EIR will evaluate potential impacts to water quality occurring as a result of excavation and construction activities on the site, as well as long term impacts on surface runoff due to nonpoint source pollutants. Mitigation measures will be identified for significant water quality impacts.

5. AIR QUALITY (V.a, b.)

The proposed Sybase Expansion Project would result in an increase in traffic generated in the vicinity of the site. An increase in vehicle trips would result in a corresponding increase in vehicle emissions that may degrade air quality. The EIR will identify the sources and quantities of air emissions from the project for both Phases 1 and 2 of the project, including criteria pollutants. An assessment of short-term emissions associated with demolition of the Breuner's warehouse and project construction activities will also be provided. Mitigation measures will be identified for significant air quality impacts.

6. TRANSPORTATION/CIRCULATION (VI.a, b, d, e, f.)

The proposed Sybase Expansion Project would generate additional traffic in the project area that could affect local and regional circulation and transportation systems. In order to identify the transportation and circulation impacts associated with the project, the operating conditions of the surrounding roadway system will be evaluated for Phase 1 and Phase 2 of the proposed project.

Potential impacts to the regional transportation system will also be determined according to the requirements contained in the Alameda County Congestion Management Program. The EIR will evaluate the adequacy of the proposed parking supply and the potential impact of parking on the surrounding land uses. The EIR will also address potential impacts associated with the extension of Overland Avenue which is being required as part of the project, as well as the need for other street closures or roadway improvements. Impacts to transit circulation patterns, pedestrian access, and bicycle facilities will be considered. Finally, the EIR will discuss the temporary impacts occurring during construction. Mitigation measures will be identified for significant transportation and circulation impacts.

7. BIOLOGICAL RESOURCES

Under existing conditions, the project site is completely covered with structures and impervious surfaces. Landscaping on the site is limited to an occasional street tree which affords little, if any vegetation and wildlife habitat value. Due to the previous and existing urban uses present on the site, and the very limited vegetation that currently exists, development of the proposed project would not result in a significant impact to vegetation and wildlife habitat.

8. ENERGY AND MINERAL RESOURCES

The existing uses on the project site currently generate a demand for electricity and natural gas. The proposed project would not result in a significant increase in the demand for energy and natural resources which could not be accommodated by existing supplies. Therefore, the proposed office uses would not cause a substantial depletion of nonrenewable resources.

9. HAZARDS (IX.d.)

The proposed project consists of the redevelopment of the site with up to 543,500 square feet of office uses and ancillary activities (i.e., a cafeteria, conference center, and possible retail space along Hollis Street). The proposed project would not involve the use, storage, handling or disposal of hazardous substances, and therefore, would not result in a risk of accidental explosion or other related hazards.

The proposed uses would replace existing warehouse and distribution facilities which may have involved the previous use, storage, handling or disposal of hazardous substances. Additionally, the historical uses on the site included an oil refinery and other heavy industrial uses that may have resulted in potential soil and groundwater contamination. The EIR will address the potential impacts associated with any known soil and groundwater contamination. Mitigation measures will be identified for significant hazardous materials impacts.

10. NOISE (X.a, b.)

The proposed Sybase Hollis Street Project could generate an increase in traffic in the vicinity of the site. An increase in vehicle trips would result in a corresponding increase in noise levels that may impact the Emery Bay Apartments on the west side of the railroad tracks and in residential areas to the east of the proposed project site. Potential noise impacts of the project will be evaluated according to the City of Emeryville noise standards. An assessment of short-term noise impacts associated with demolition of the Breuner's warehouse and project construction activities will also be provided. The EIR will also evaluate potential noise and vibration impacts to the proposed project associated with the railroad operations along the western border of the site. Mitigation measures will be identified for significant noise impacts.

11. PUBLIC SERVICES (XI.a, b, c, d.)

The proposed Hollis Street Project would involve redevelopment of the project site with a greater intensity of uses, thereby resulting in the potential for an increase in the demand for public services. The EIR will address impacts to the following services: fire protection, police protection, schools, and maintenance of public facilities. Mitigation measures will be identified for significant impacts to services.

12. UTILITIES AND SERVICE SYSTEMS (XII.a.-g.)

Redevelopment of the project site may require the relocation of utility infrastructure to the extent that it traverses the project site. Additionally, the proposed project would intensify the development on the site, thereby potentially requiring upgrades to the existing utility infrastructure. The EIR will evaluate impacts to the following utilities: power or natural gas, communications systems, sanitary sewer and wastewater treatment, storm drainage, solid waste recovery or disposal, and water. Mitigation measures will be identified for significant impacts to utilities.

13. AESTHETICS (XIII.a.-c.)

Redevelopment of the project site would result in the replacement of the existing Breuner's warehouse with a new two-story office building and a five-level parking garage in Phase 1, and conversion of the existing Ryerson Building from its current steel distribution center function to an office building in Phase 2. This proposal would involve Planned Unit Development approval allowed under current zoning designations to allow for an increase in the height and density of the project site above the maximum. The EIR will evaluate the potential impacts associated with the proposed increase in building height and density.

The EIR will also evaluate the project's visual and aesthetic compatibility with the character of the surrounding area in terms of height, massing, floor area ratio, lighting, and general design. Mitigation measures will be identified for significant visual and aesthetic impacts.

14. CULTURAL RESOURCES (XIV.a.-c.)

The existing structures on the project site date to the mid-1940s and may exhibit historic characteristics in terms of their age and contribution to the history of industrial development in Emeryville. A historic resources evaluation of the Breuner's and Ryerson buildings will be included in the EIR.

In addition to potential historic resources impacts, excavation and demolition activities on the site may result in potential impacts to subsurface prehistoric resources. The EIR will identify the presence of subsurface archaeological resources. Grading and excavation activities may potentially impact such resources, if are present on the project site.

Mitigation measures will be identified for significant impacts to cultural resources.

15. RECREATION (XV.a.)

There are no recreational facilities or open space areas on the project site. Therefore, the proposed Hollis Street Project will not impact existing recreational facilities. The project would include open space areas. The adequacy of the proposed open space to serve the daytime and resident population of Emeryville will be evaluated in the EIR.

16. MANDATORY FINDINGS OF SIGNIFICANCE (XVI.c.)

Construction of Phases 1 and 2 of the proposed project would contribute to potentially significant cumulative impacts. The EIR will evaluate potential cumulative population, employment and housing impacts; transportation and circulation impacts; air quality impacts; noise impacts; and cumulative increases in the demand for services and utilities. The cumulative impact analysis will address the effects of the proposed Sybase Expansion project in conjunction with known approved and pending projects.

REFERENCES

City of Emeryville. *1993 General Plan*.

City of Emeryville, *Kaiser Permanente Medical Center Final EIR*, December, 1993.

City of Emeryville, *Zoning Ordinance*, as amended through February, 1994.

City of Emeryville, *Shellmound Park Redevelopment Plan and Final EIR*, September 27, 1987.