



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Bureau of Planning
Planning & Zoning Division

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**COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A
RESPONSE TO COMMENTS/ FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (Final SEIR)
AND NOTICE OF PUBLIC HEARINGS ON CERTIFICATION OF THE EIR AND CONSIDERATION OF
APPROVAL OF THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT**

This is advance notice that the City is completing preparation of a Response to Comments/Final EIR for the Oak Knoll Mixed Use Community Plan Project, which will be available for public review starting on Thursday, April 27, 2017 after 12:00 pm.

TO: All Interested Parties

PROJECT NAME: Oak Knoll Mixed Use Community Plan Project

PROJECT LOCATION: 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 048-6865-002-03, 048-6870-001, 048-6870-002, 037A-3152-009, 037A3152-008 and 043A-4675-74-01.

PROJECT SPONSOR: Oak Knoll Venture Acquisitions LLC.

CASE FILE NO: PLN15378; PLN15378-ER01 (ER15004); PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320

PROJECT LOCATION: The approximately 191 acre project site is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, in the City of Oakland, Alameda County. The project area consists of eight (8) parcels including a five (5) acre parcel, owned by the City of Oakland near St. Andrews Road and a two parcels (3 acres) owned by EBMUD and the City of Oakland near Keller Avenue. Two parcels located within the project site, and owned by the Seneca Family of Agencies and the Sea West Credit Union, are not part of the Oak Knoll Mixed Use Community Plan Project.

PROJECT DESCRIPTION: The project applicant is seeking to develop the project site with 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses within a Village Center, and a combination of commercial (10,000 square feet) and civic (4,000 square feet) uses within a relocated Club Knoll building. Other components of the proposed project include approximately 85 acres of open space, inclusive of sensitive areas of the site and areas for active and passive parks, restoration of Rifle Range and Powerhouse Creeks and visual buffers providing separation between neighborhoods. Trails, paths and streets provide connections between open space and neighborhoods. The Project includes a system of complete streets that provides access for transit, bicycling and walking, and allows motorists to move safely within the site. The complete street network also includes trees and landscape for shade, aesthetics and stormwater treatment.

The project includes a Rezoning to a new D-OK Oak Knoll District Zones with separate residential, commercial, community commercial, and open space zones. The project also includes a number of other permits/approvals from the City, including but not limited to: a Planned Unit Development permit (Preliminary Development Plan for the entire site) Final Development Plans for the Master Plan Improvements and for the relocation and rehabilitation of Club Knoll, Design Review; Creek Permit, Tree Permit, Development Agreement and a Vesting Tentative Tract Map.

ENVIRONMENTAL REVIEW: The preparation of the RTC/ Final EIR has been overseen by the City's Environmental Review Officer and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the City. **Starting after 12 pm on Thursday, April 27, 2017, copies of the Responses to Comments/ Final EIR will be available for review or distribution** to interested parties at no charge at the City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 4:00 p.m. The Responses to Comments/ Final EIR may also be reviewed at the following website:

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

This is item thirty (30).

PUBLIC HEARINGS ON FEIR:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resources aspect of the project on **May 8, 2017 at 6:00 p.m.** in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza;
2. The Oakland City Planning Commission will conduct a public hearing on **June 6, 2017, at 6:00 p.m.** in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, to consider certification of the Final EIR and project approvals and recommendations to City Council.

Copies of the Draft SEIR were available for review at the City of Oakland Bureau of Planning, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, California and on the City's website at:

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

The Draft SEIR is item number eight (30). Copies of the Draft SEIR were also distributed to interested parties.

If you challenge the environmental document or other actions pertaining to the Project in court, you may be limited to raising only those issues raised at the public hearings described above, in written correspondence received by the Bureau of Planning, Planning and Zoning Division on or prior to 4:00 p.m. on June 6, 2017.

For further information, please contact **Heather Klein** at **(510) 238-3659** or hklein@oaklandnet.com.

Date of Notice: **April 21, 2017**

File Number: PLN15378-ER01 (ER15004)