

CITY OF OAKLAND



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Department of Planning, Building and Neighborhood Preservation
Strategic Planning Division

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October 22, 2012

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR PROPOSED WEST OAKLAND SPECIFIC PLAN

The City of Oakland Department of Planning, Building and Neighborhood Preservation is preparing a Draft Environmental Impact Report (EIR) for the proposed West Oakland Specific Plan ('The Project') as described below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study and all CEQA topics will be addressed in the EIR.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the Project and carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the Project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing or via email to:

Ulla-Britt Jonsson, Planner II
City of Oakland Strategic Planning Division
250 Frank Ogawa Plaza, Suite 3315
Oakland, CA, 94612
Phone: (510) 238-3322
Fax: (510) 238-4730
E-mail: ujonsson@oaklandnet.com

Comments on the NOP must be received at the above mailing or e-mail address by **5:00 p.m. November 21, 2012**. Please reference **Case Number ER120018** in all correspondence. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

In addition, comments may be provided at the EIR Scoping Meetings to be held before the Oakland Landmarks Preservation Advisory Board and Oakland City Planning Commission:

<p>LANDMARKS PRESERVATION ADVISORY BOARD SCOPING MEETING November 5, 2012, 6:00 p.m. Oakland City Hall City Council Chamber One Frank H. Ogawa Plaza Oakland, CA 94612</p>	<p>CITY PLANNING COMMISSION SCOPING MEETING November 14, 2012, 6:00 p.m. Oakland City Hall City Council Chamber One Frank H. Ogawa Plaza Oakland, CA 94612</p>
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PROJECT TITLE: West Oakland Specific Plan

PROJECT LOCATION: The West Oakland Specific Plan area is generally bounded by Interstate-580 (MacArthur Freeway) to the north, Interstate-980 to the east, and the re-located Interstate-880 (Nimitz Freeway) wrapping around the south and west. See attached Project Description for more information.

PROJECT SPONSOR: The City of Oakland is the Project Sponsor for this planning effort.

EXISTING CONDITIONS: The West Oakland Specific Plan area contains a mix of residential, Industrial, commercial, and institutional uses. See attached Project Description for more information.

PROJECT PURPOSE: The purpose of the West Oakland Specific Plan to provide a comprehensive, consistent and multi-faceted vision for development and redevelopment of vacant and/or underutilized commercial and industrial properties in West Oakland, establish a land use and development framework, identify needed transportation and infrastructure improvements, and recommend implementation strategies. See attached Project Description for more information.

PROJECT DESCRIPTION: The West Oakland Specific Plan will guide future development in West Oakland, including a framework for developing undervalued and blighted land. The Specific Plan will include strategies for transit-oriented development at the West Oakland BART Station, to better link transportation choices with new housing and employment options within the community. See attached Project Description for more information.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may result in potentially significant environmental effects to the following:

- Aesthetics, shadow and wind
- Air quality
- Biological resources

- Cultural and historic resources
- Geology and soils
- Greenhouse gas emissions/climate change
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Population, housing and employment
- Public services and recreation
- Transportation
- Utilities and service systems

All of the noted environmental factors will be analyzed in the Draft EIR.

The Project has no potential for any impact on the following environmental factors, and, as a result, these environmental factors will not be the subject of study in this Draft EIR: Agriculture and Forestry (there are no agricultural and forest land resources in the Plan area), and Mineral Resources (there are no mineral resources in the Plan area).

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.



Scott Miller
Interim Planning and Zoning Director
Environmental Review Officer

File Number ER120018