

**NOTICE OF DETERMINATION**  
**California Environmental Quality Act (CEQA)**

DATE: **March 2, 2022**

TO:	Office of Planning and Research State Clearinghouse 1400 Tenth Street Sacramento, CA 95814	Alameda County Clerk Recorder's Office 1106 Madison Street Oakland, CA 94607
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FROM: City of Oakland  
Department of Planning & Building  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612  
Contact: **Peterson Z. Vollmann**

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**PROJECT TITLE: Oakland Waterfront Ballpark District Project - ER18-016**

**STATE CLEARINGHOUSE NUMBER (If submitted to State Clearinghouse): 2018112070**

**LEAD AGENCY – City of Oakland**

**PROJECT APPLICANT/ REAL PARTIES:** Oakland Athletics Investment Group, LLC (Project Applicant); Port of Oakland, legally named as The City of Oakland, a municipal corporation, acting by and through its Board of Port Commissioners (Real Party in Interest)

**PROJECT LOCATION:** Approximately 55 acres that comprises the Charles P. Howard Terminal and adjacent parcels, located at the Port of Oakland along the Inner Harbor of the Oakland-Alameda Estuary. The site is bound generally by the Oakland Estuary Inner Harbor on the south; Jack London Square on the east; Union Pacific railroad tracks and the Embarcadero on the north; and the heavy metal recycling center, Schnitzer Steel, on the west.

**PROJECT DESCRIPTION:** On March 1, 2022, the City Council of the City of Oakland adopted an Ordinance (“Ordinance”) approving, pursuant to Article VII of the City Charter, the relinquishment by the Board of Port Commissioners to the City Council the City’s Additional Jurisdictional Responsibilities necessary to approve, permit, and administer Project Approvals on the Port Area Project Site, consistent with the Port ENTS Resolution and the City-Port MOU. The terms “City’s Additional Jurisdictional Responsibilities”, “Project Approvals”, “Port Area Project Site”, “Port ENTS Resolution”, and “City-Port MOU” are defined in the Ordinance.

As part of the approval of the Ordinance, the City Council also adopted a Resolution on February 17, 2022 (a) certifying the environmental impact report for the Oakland Waterfront Ballpark District project (ER 18-016), as recommended by the City Planning Commission; (b) adopting California Environmental Quality Act (CEQA) findings on impacts and mitigation measures for the Proposed Project with Grade Separation Alternative (Alternative 3), and rejection of other alternatives and certain mitigation measures as infeasible; (c) adopting a Statement of Overriding Considerations; and (d) adopting a Mitigation Monitoring and Reporting Program.

The Proposed Project with the Grade Separation Alternative (Alternative 3) consists of new open-air waterfront multi-purpose Major League Baseball ballpark with a capacity of up to 35,000-persons mixed use development including up to 3,000 residential units, up to 1.5 million square feet of office (which could include a range of commercial uses, such as general administrative and professional office and life sciences/research), and up to approximately 270,000 square feet of retail uses; an approximately 50,000 square-foot indoor performance venue with capacity of up to 3,500 persons; up to approximately 280,000 square feet of hotel space including up to 400 rooms in one or more buildings and supportive conference facilities; a network of approximately 18.3 acres of publicly-accessible open spaces; a maximum of approximately 8,900 total parking spaces at full buildout; and a single vehicle grade separated overcrossing of the railroad tracks accessing the Project Site at either Market Street or Brush Street.

This Notice of Determination is to advise that the City of Oakland as the X Lead Agency has approved the above-described Ordinance on March 1, 2022, and has made the following determinations:

1. The project X will have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program X was adopted for this project.
5. A Statement of Overriding Considerations X was adopted for this project.
6. Findings X were made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval is available to the general public at: Office of the City Clerk at 1 Frank H Ogawa Plaza, 1st and 2nd Floors, Oakland, CA 94612, or at [cityclerk@oaklandca.gov](mailto:cityclerk@oaklandca.gov); or at <https://waterfrontballparkdistrict.com>.

March 2, 2022

\_\_\_\_\_  
Date



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Ed Manasse  
Department of Planning & Building  
Environmental Review Officer

# \*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

## LEAD AGENCY NAME AND ADDRESS

City of Oakland  
Department of Planning & Building  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612  
Contact: **Peterson Z. Vollmann**

## FOR COUNTY CLERK USE ONLY

FILE NO: \_\_\_\_\_

## CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

### 1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

### 2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,548.00 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,539.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

### 3. OTHER: \_\_\_\_\_

**\*\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.\*\*\***

#### **BY MAIL FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

#### **IN PERSON FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2022

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK