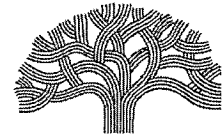


# CITY OF OAKLAND



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## **NOTICE OF AVAILABILITY (NOA) OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) ON THE BROADWAY VALDEZ DISTRICT SPECIFIC PLAN AND NOTICE OF PUBLIC HEARINGS ON FEIR, SPECIFIC PLAN AND RELATED ACTIONS**

**TO:** All Interested Parties

**SUBJECT:** Notice of Availability of Final Environmental Impact Report for the Broadway Valdez District Specific Plan, and Notice of Public Hearing on the FEIR, Specific Plan and Related Actions.

**CASE NOS.:** ZS12046, GP13268, ZT13269, RZ13270, ER12-0005 (CEQA State Clearinghouse No. 2012052008)

**PROJECT SPONSOR:** City of Oakland

**PROJECT LOCATION:** The Broadway Valdez District Plan Area (“Plan Area”) is located at the north edge of Oakland’s Central Business District. The Plan Area, which includes land along both sides of Broadway, extends 0.8 miles from Grand Avenue to I-580. The Plan Area includes approximately 95.5 acres, including 35.1 acres in public right-of-way and 60.4 acres of developable land.

**PROJECT DESCRIPTION:** The Broadway Valdez District Specific Plan (“Specific Plan”) will be a 25-year planning document that provides a vision and planning framework for future growth and development within the Plan Area, which runs along Oakland’s Broadway corridor between Grand Avenue and I-580. The Plan provides a comprehensive vision for the Plan Area along with goals, policies and development regulations to guide the Plan Area’s future development and serves as the mechanism for insuring that future development is coordinated and occurs in an orderly and well-planned manner. The Specific Plan does not propose specific private developments, but for the purposes of environmental review, establishes the Broadway Valdez Development Program, which represents the *maximum feasible development* that the City has projected can reasonably be expected to occur in the Plan Area over a 25-year planning period. In total, the Broadway Valdez Development Program includes approximately 3.7 million square feet of development, comprised of 695,000 square feet of office space, 1,114,000 square feet of restaurant / retail space, 1,800 residential units, a new 180-room hotel and 6,420 parking spaces.

Concurrent, but separately, the project also includes adoption of associated General Plan amendments, Municipal Code and Planning Code amendments, Zoning Maps, Height Maps and Design Guidelines (collectively called “Related Actions”).

The overarching goal of the Specific Plan is to create a destination retail district that addresses the City’s deficiency in comparison goods shopping and to transition the Plan Area to a more sustainable mix of uses that contribute to the vitality, livability, and identity of Downtown Oakland, and address residents’ shopping needs. For more information on the project, please visit the project website at: [www.oaklandnet.com/bvdsp](http://www.oaklandnet.com/bvdsp).

**ENVIRONMENTAL REVIEW:** A Notice of Preparation of an EIR was issued by the City of Oakland's Planning and Building Department on April 30, 2012. A Draft Environmental Impact Report (DEIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et seq. On September 20, 2013, the City of Oakland released for public review the DEIR. The public review and comment period was extended through 4:00 p.m. Tuesday, November 12, 2013, during which time three public hearings on the DEIR were held including a City of Oakland Landmarks Preservation Advisory Board public hearing on October 14, 2013, and two City of Oakland Planning Commission hearings on October 16, 2013 and on October 30, 2013.

All comments that were received during the DEIR public comment period have been compiled and responded to in the Response to Comments Document (RTC), along with changes and clarifications to the DEIR. The RTC Document, together with the DEIR, constitutes the Final EIR (FEIR) for the Specific Plan. The preparation of the FEIR 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.

The City of Oakland's Planning and Building Department is hereby releasing this RTC/FEIR, finding it to be accurate and complete and ready for public review. Starting on May 1, 2014, copies of the RTC/FEIR and Specific Plan will be available for review or distribution to interested parties at no charge at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. Additional copies are available for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland CA 94612. The FEIR may also be reviewed on the City's website: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>.

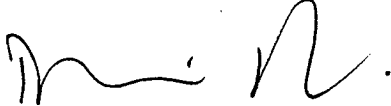
#### **PUBLIC HEARINGS**

The City of Oakland Landmarks Preservation Advisory Board will conduct a public hearing to provide cultural-resource related comments on the FEIR, Final Specific Plan, and Related Actions on **May 12, 2014, at 6:00 pm in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland CA 94612.**

The City of Oakland Planning Commission will conduct a public hearing to consider certifying the FEIR, and recommending to the City Council adoption of the Final Specific Plan and Related Actions on **May 21, 2014, at 6:00 pm in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland CA 94612.**

Members of the public are welcome to attend these hearings and provide comments. If you challenge the EIR or other actions pertaining to this Project in court, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence directed to Laura Kaminski, Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, and received by 4:00pm on May 21, 2014. For further information please contact Laura Kaminski at (510) 238-6809 or via email to [lkaminski@oaklandnet.com](mailto:lkaminski@oaklandnet.com).

4/23/14  
Date

  
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Darin Ranelletti  
Deputy Director, Environmental Review Officer  
Planning and Building Department