



CITY OF OAKLAND

Department of Planning, Building and Neighborhood Preservation
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT (SEIR) AND NOTICE OF PUBLIC HEARINGS ON THE DRAFT SEIR FOR THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT

TO: All Interested Parties

PROJECT NAME: Oak Knoll Mixed Use Community Plan Project

PROJECT LOCATION: Former Oak Knoll Naval Medical Center Property, 8750 Mountain Boulevard; bordered and accessed by Mountain Boulevard and Keller Avenue in East Oakland. APNs 043A-4675-003-21; 048-6865-002-03; 043A-4712-001; 048-6870-001; 048-6870-002; and 043A-4675-074-01

PROJECT SPONSOR: Oak Knoll Venture Acquisition LLC (OKVA)

CASE FILE NO: City File No. ER15-004; PLN-15-378; State Clearinghouse No. 1995103035

REVIEW PERIOD: August 29, 2016 through October 12, 2016

BACKGROUND

In 1996, the NMCO property was subject to a Final Reuse Plan, pursuant to federal military base reuse procedures. The Final Reuse Plan presented five land use alternatives for reuse of the NMCO property. In conjunction with the preparation and adoption of the Final Reuse Plan, an *Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of Naval Medical Center Oakland* (1998 EIS/EIR) was prepared to assess the potential environmental effects of the plan. On July 14, 1998, the Oakland City Council certified the EIS/EIR and adopted the Final Reuse Plan.

In 2015, Oak Knoll Venture Acquisition LLC (OKVA) proposed a new Oak Knoll Project on the Project Site that is addressed by the Draft Supplemental Environmental Impact Report ("SEIR") addressed by this NOA.¹ Because the 1998 EIS/EIR for the Final Reuse Plan for the property has been certified, the City was required to determine whether further CEQA environmental review is required for the current 2015 Oak Knoll Project proposal, in accordance with PRC Section 21166 and CEQA Guidelines Section 15162 and 15168. Under these sections, no further environmental review is required unless there are new or substantially more severe impacts of the project than those analyzed in the certified 1998 EIS/EIR. Because the current 2015 Oak Knoll Project could result in new and potentially substantially more severe impacts than disclosed in the 1998 EIS/EIR, the City of Oakland has prepared a new Draft SEIR.

PROJECT DESCRIPTION

The Oak Knoll Project proposes a Planned Unit Development and Preliminary Development Plan (PUD/PDP) for development of a new mixed use community of up to 935 residential units and a total of 82,000 square feet of neighborhood commercial uses in a new Village Center. The Project would establish approximately 67.6 square feet of parks and open spaces for active and passive recreation, and approximately 3.5 miles of community-wide trails that will link the site to the existing East Bay Regional Park District (EBRPD) trail system. The Project also involves the restoration and enhancement of approximately 16.7 acres of riparian areas along Rifle Range Creek and onsite tributaries, (Hospital Creek and Powerhouse Creek). A new bridge crossing of the creek is proposed. The Project proposes to relocate and rehabilitate the key historical portions of Club Knoll, a locally-designated historic resource for reuse as a community clubhouse (4,000 sq.ft) and approximately 10,000 square feet of limited commercial uses (part of the 82,000 square feet cited above). **Table 1** below summarizes the Project. The proposed Master Plan is included as **Figure 1** to this NOA.

¹ The City considered a previous Oak Knoll Project proposal (2007) for it prepared and published for public review and comment and Draft SEIR. No Final SEIR was prepared for the previous 2007 Oak Knoll Project.

TABLE 1 - KEY OAK KNOLL PROJECT CHARACTERISTICS

| Use | Characteristics |
|--------------------------------------------------------|--------------------|
| Residential | 935 dwelling units |
| Commercial / Village Center | 72,000 square feet |
| Open Space ¹ | 62.0 acres |
| Parks and Community Facilities ² | 5.6 acres |
| Restored Creek Corridor | 16.7 acres |
| Total Site Acreage | 188 acres |
| Creek Crossings (combined auto and pedestrian/bicycle) | 1 |
| Creek Crossings (pedestrian only) | 1 |
| Trails | 3.5 miles |

¹ Undisturbed Open Space and Revegetated Slope Banks; excludes Creek Corridor and Parks

² Includes new Community Clubhouse with 10,000 s.f. of community commercial use in the proposed relocated and rehabilitated Club Knoll building.

Development of the site would involve up to 3 million cubic yards of grading (including corrective grading required for existing unstable areas and grading associated with the proposed creek improvements). The overall intent of the grading plan is to balance the amount of cut and fill throughout the Project site so that no soil will need to be imported or exported. There are approximately 7,170 trees on the Project site, and the Project also includes the removal of approximately 4,000 trees (some of which are invasive and/or non-native), and would replant approximately 2,500 trees based on the City of Oakland Tree Ordinance.

The Project would be developed in multiple phases over approximately five to ten years, with the initial phase of work anticipated to commence in 2017, with full buildout and operation in 2024. The project includes a number of permits/approvals from the City, including but not limited

to a: Rezoning, Planned Unit Development (PUD) Permit, Final Development Permit, Tree Removal Permit, Creek Protection Permit, and Vesting Tentative Map and Final Map(s).

The Project site totals 188 acres, most of which is the former 183-acre Oak Knoll Naval Medical Center Oakland (NMCO) property. Two privately-owned inholdings, the Sea West Coast Guard Federal Credit Union (Sea West) and the Seneca Center for Children and Families (Seneca), are also located on the former NMCO property but are not included within the Oak Knoll Project site.

DRAFT SEIR OVERVIEW

The Draft SEIR is intended to inform City of Oakland decision makers, other responsible agencies and the general public of the potential environmental consequences associated with the Project and identify mitigation measures that would reduce or eliminate those impacts. The Draft SEIR evaluated the program-level impacts of the proposed Project and identifies that the Project may have significant and unavoidable impacts in the following areas:

- Air Quality (operational emissions)
- Transportation and Circulation (traffic local intersections and freeway segments)

The Draft SEIR analyzes a CEQA-required No-Project Alternative and three CEQA alternatives to the Project (listed below)²:

- Reduced Footprint – Residential Mix
- Reduced Footprint – Low Density Small-Lot
- Hillside Low Density – Large Lot

COMPLETION AND AVAILABILITY OF THE DRAFT SEIR

The City of Oakland’s Bureau of Planning issued a Notice of Preparation (NOP) for a *Revised* Draft SEIR on March 20, 2015. The City has prepared a Draft SEIR for the Oak Knoll Project Mixed Use Community Plan Project (“Project”) per the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code [PRC] Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations 15000 et seq.). The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for considering approval of the project and/or carrying it out. This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP.

Starting **Monday, August 29, 2016**, copies of the Draft SEIR may be obtained or reviewed at the City of Oakland Planning Bureau, 250 Frank H. Ogawa Plaza, Suite 2114 (second floor permit counter), Monday through Friday, 8:00 a.m. to 4:00 p.m. except Wednesdays 9:30 a.m. to 4:00 p.m. The Draft SEIR is also available for viewing or download from the City of

² While not required, the Draft SEIR also discusses two non-CEQA alternative scenarios: (1) Club Knoll Demolition and (2) Reduced Club Knoll Relocation.

Oakland's website: <http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK052335> or at <http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>, item 30. The appendices to the Draft SEIR (which includes information supporting the analysis in the Draft SEIR) are voluminous and are provided on a compact disc with each printed copy of the document, the City's website, and a printed copy is available for viewing at the public counter of the Oakland Planning Bureau.

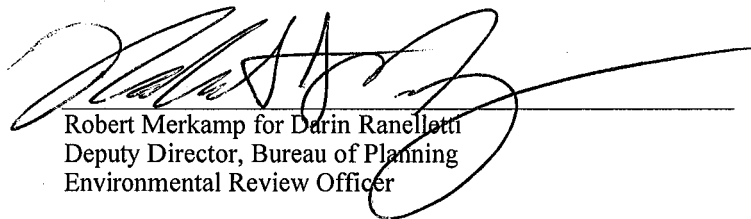
PUBLIC HEARINGS ON DRAFT SEIR:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resource aspects of the Draft SEIR on **September 12, 2016, at 6:00 p.m.** in Sgnt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland.
2. The Oakland Bicyclist and Pedestrian Advisory Commission will conduct a public hearing on the bicycle and pedestrian aspects of the Draft SEIR on **September 15, 2016, at 6:00 p.m.** in Hearing Room 3, City Hall, 1 Frank H. Ogawa Plaza.
3. The Oakland City Planning Commission will conduct a public hearing on the Draft SEIR on **October 5, 2016, at 6:00 p.m.** in Sgnt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland.

The City of Oakland is hereby releasing this Draft SEIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft SEIR. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the SEIR and making a decision on the project. In light of the SEIR's purpose to provide useful and accurate information about such factors, comments on the Draft SEIR should focus on the sufficiency of the Draft SEIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project. Comments may be made at the public hearing described above or in writing. Please address all written comments to: Heather Klein, Planner IV, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-3658 (fax); or emailed to hklein@oaklandnet.com. Comments should be received no later than **4:00 p.m. on October 12, 2016**. Please reference case number ER15-004 in all correspondence.

If you challenge the EIR or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **October 12, 2016**.

After all comments are received, a Response to Comments/Final SEIR will be prepared and the Planning Commission will consider a recommendation on certification of the Final SEIR and the project at a meeting date to be scheduled. For further information, please contact Heather Klein at (510) 238-3659 or at hklein@oaklandnet.com or Scott Gregory, Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com.



Robert Merkamp for Darin Ranellotti
Deputy Director, Bureau of Planning
Environmental Review Officer

August 26, 2016
Case File No.: ER15-004



| LEGEND | |
|--------|----------------|
| | Property Line |
| NIP | Not in Project |

FIGURE - 1