



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
VICTORY COURT BALLPARK DEVELOPMENT**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the Victory Court Ballpark Development (Project) as identified 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.

The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for approving the Project or 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 Notice of Preparation (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 to: Peterson Z. Vollmann, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167 (phone); (510) 238-4730 (fax); or e-mailed to pvollman@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 4:30 p.m. December 9, 2010**. Please reference case number **ER10-0002** in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. 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.

PUBLIC HEARINGS: The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the Project on December 1, 2010, at 6:00 p.m. in Hearing Room #1, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: Victory Court Ballpark Development

PROJECT LOCATION: The Project site consists of approximately 22 acres generally bound by Oak Street to the west, Embarcadero to the south, The Lake Merritt Channel to the east, and I-880 to the north. In addition, parking lots may be included on the Laney College parking lot to the north of I-880 as well as on City owned land to the south of Embarcadero. Please refer to the attached map showing the location of the Project site.

PROJECT SPONSOR: City of Oakland/Oakland Redevelopment Agency

EXISTING CONDITIONS: The Project site consists of commercial, industrial, civic land uses. The Project site may include sites that are on the Cortese List or other lists of contaminated properties.

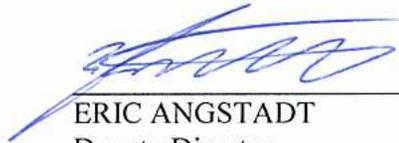
PROJECT DESCRIPTION: The Project consists of a new ballpark of up to 39,000 seats, located east of Fallon Street, and adjacent development in the project area including up to 180,000 square feet of retail, up to 540,000 square feet of office, up to 700 residential units and approximately 2,500 off-street parking spaces. The proposal may include the potential for land acquisition and include the extension of 4th, 3rd, and 2nd Streets to Fallon Street and the development of new open space adjacent to the Lake Merritt Channel.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed Project may have environmental effects in the following areas: **Aesthetics, Biological Resources, Hazards/Hazardous Materials, Public Services, Utilities/Service Systems, Cultural Resources, Hydrology/Water Quality, Noise, Recreation, Air Quality, Greenhouse Gas Emissions, Geology/Soils, Land Use/Planning, Population/Housing, and Transportation/Traffic.** It is anticipated that the Project will not have environmental effects in the following areas: **Mineral Resources, and Agricultural and Forestry Resources.** However these environmental issues will nevertheless be analyzed in the EIR.

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 or reducing or avoiding potential environmental effects.

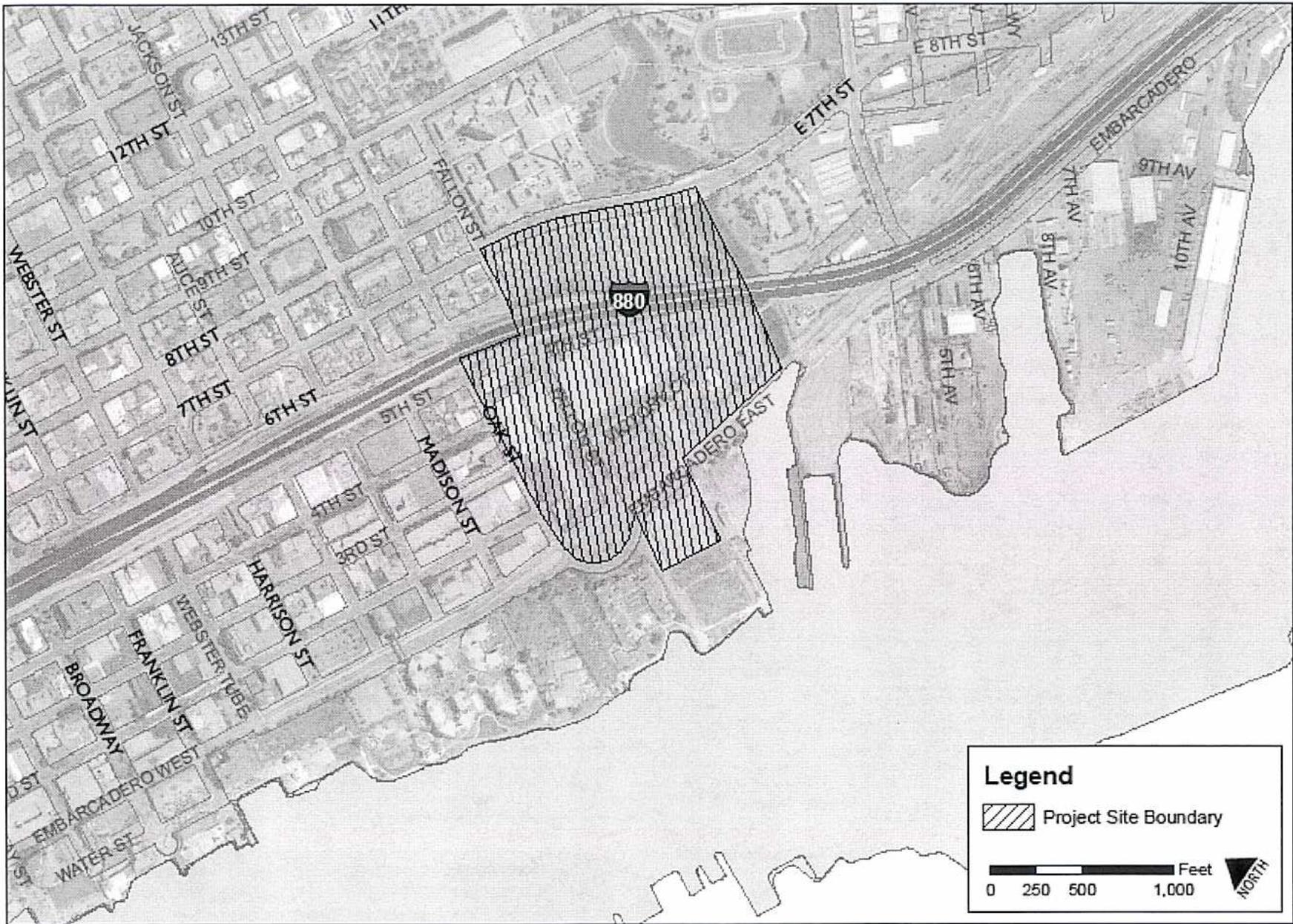
November 10, 2010

File Number ER10-0002



ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency
Environmental Review Officer

Attachments: Map of Project Site



9/21/2010



Notice of Preparation of a Draft Environmental Impact Report
 Victory Court Ballpark Development -- Project Site Boundary