



WEST OAKLAND SPECIFIC PLAN

FINAL ENVIRONMENTAL IMPACT REPORT

SCH #2012102047

Prepared for the City of Oakland by:

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MAY 2014

**NOTICE OF AVAILABILITY (NOA) OF
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) ON THE
WEST OAKLAND 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 (FEIR) for the West Oakland Specific Plan, and Notice of Public Hearing on the FEIR, Specific Plan and Related Actions.

CASE NOS.: ER12-0018/GP14-010/RZ14-011/ZS14-012/ZT14-013 (CEQA State Clearing House Number 2012102047)

PROJECT SPONSOR: City of Oakland

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. A small portion of the plan area is in the East Bay Bridge Shopping Center and below I-880 near Linden Street.

PROJECT DESCRIPTION: The West Oakland 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 West Oakland Plan Area. The Specific 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 West Oakland 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 West Oakland Development Program includes the addition of up to 4.7 million square feet of new industrial and commercial space, over 28,000 new jobs throughout the Plan Area, and 5,000 new residential units accommodating 7,500 - 11,000 new residents. Concurrent, but separately, the project also includes adoption of associated General Plan amendments, Planning Code amendments, Zoning Maps, Height Map and Design Guidelines (collectively called "Related Actions").

The overarching goal of the Specific Plan is to serve as a blue-print for guiding future development patterns within the West Oakland district. It identifies actions required to implement the recommendations in the Plan and requires changes to the Oakland General Plan (text and map changes) and Zoning Code to reconcile conflicting land use priorities, the development of new design guidelines specifically tailored to West Oakland development issues, and the implementation of transportation and infrastructure improvements to address current development issues. Although not required by Specific Plan law, the WOSP additionally includes recommendations for encouraging affordable housing, social equity and community health as these concerns are equally important in sustaining a vibrant community.

For more information on the project, please visit the project website at: www.oaklandnet.com/r/wosp.

ENVIRONMENTAL REVIEW: A Notice of Preparation of an EIR was issued by the City of Oakland's Planning and Building Department on October 22, 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 January 29, 2014, the City of Oakland released for public review the DEIR. The public review and comment period was extended through 4:00 p.m. Monday, March 17, 2014, during which time three public hearings on the DEIR were held including a City of Oakland Landmarks Preservation Advisory Board public hearing on February 10, 2014, a City of

Oakland Planning Commission hearing on February 24, 2014, and a Parks and Recreation Advisory Commission hearing on March 12, 2014.

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 30, 2014, copies of the RTC/FEIR are 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 4:30 p.m. Additional copies are available for review at the West Oakland Public Library, 1801 Adeline Street, Oakland, CA 94607, Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland CA 94612. The FEIR may also be reviewed on the City's website: www.oaklandnet.com/r/wosp.

PUBLIC HEARINGS

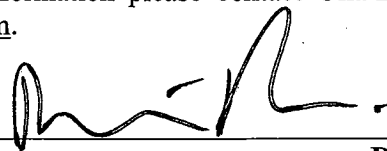
The Oakland Landmarks Preservation Advisory Board will conduct a public hearing to provide cultural-resource related comments on the FEIR, Final Specific Plan, and Related Actions on **June 9, 2014, at 6:00 pm in City Council Chambers, 3rd Floor, City Hall, 1 Frank H. Ogawa Plaza, Oakland CA 94612.**

The Oakland City 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 **June 11, 2014, at 6:00 pm in City Council Chambers, 3rd Floor, City Hall, 1 Frank H. Ogawa Plaza, Oakland CA 94612.**

The City Council Community and Economic Development Committee will consider certifying the FEIR, and recommending to the City Council adoption of the Final Specific Plan and Related Actions on **July 8, 2014, at 2:00 pm in the Sgt. Mark Dunakin Room - 1st Floor, City Hall, 1 Frank H. Ogawa Plaza, Oakland CA 94612.**

The City Council will conduct a public hearing to consider certifying the FEIR, and adoption of the Final Specific Plan and Related Actions on **July 15, 2014, at 5:30 in City Council Chambers, 3rd Floor, 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 Ulla-Britt Jonsson, Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, and received by 4:00pm on June 11, 2014. For further information please contact Ulla-Britt Jonsson at (510) 238-3322 or via email to ujonsson@oaklandnet.com.



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