

Location:	The Planning Area encompasses approximately 850 acres in Downtown Oakland and is generally bounded by 27 th Street to the north, I-980, Brush and Market Street to the west; Embarcadero and the Jack London estuary waterfront to the south; and Lake Merritt and Channel to the east.
Proposal:	Conduct a public scoping session, as permitted by the California Environmental Quality Act (CEQA), to receive comments on the scope of an Environmental Impact Report (EIR) for the Downtown Oakland Specific Plan.
Applicant:	City of Oakland
Case File Number:	SP16-001 and ER18020
General Plan:	<u>Land Use and Transportation Element (LUTE)</u> Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential <u>Estuary Policy Plan (EPP)</u> Light Industry 1; Mixed Use District; Off-Price Retail District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District
Zoning:	C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2
Environmental Determination:	An EIR will be prepared for the Downtown Oakland Specific Plan
Historic Status:	The Plan Area includes cultural/historic resources that may be eligible for, or are on, a historical resource list (including the California Register of Historic Resources, the National Register of Historical Resources, and/or the Local Register); as well as several cultural/historic resources designated by the City of Oakland as Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark properties.
Service Delivery District:	Metro, 1, and 3
City Council District:	2 and 3
Status:	A Notice of Preparation (NOP) of an EIR was published on January 4, 2019, and the public comment period on the NOP ends on February 21, 2019.
Action to be Taken:	Receive public and Planning Commission comments on the scope of the EIR. No decisions will be made on the project at this hearing.
Finality of Decision:	N/A
For Further Information:	Contact project planner Alicia Parker at 510-238-3362 or aparker@oaklandca.gov . Project message line: 510-238-7905 Project email address: plandowntownoakland@oaklandnet.com Project website: https://www.oaklandca.gov/topics/downtown-oakland-specific-plan

SUMMARY

The City of Oakland’s Department of Planning and Building is preparing an Environmental Impact Report (EIR) on the Downtown Oakland Specific Plan (“Plan”, “Project”) that will provide a roadmap for how the area develops over the next 20 years. The Planning Area encompasses approximately 850 acres in Downtown Oakland, including the Jack London District.

The City is both the applicant and lead agency for the Project, represented by the Department of Planning and Building. Under the California Environmental Quality Act (CEQA), a lead agency may proceed directly with EIR preparation without an Initial Study if it is clear that an EIR will be required. As the City has made such a determination for this Project, no Initial Study has been prepared.

A Notice of Preparation (NOP) of an EIR was published on January 4, 2019 (see **Attachment A**). The public comment period on the scope of the Draft Environmental Impact Report (DEIR) ends on February 21, 2019. The City anticipates that a DEIR for public review and comment will be available by summer of 2019.

The purpose of this Planning Commission public hearing is to receive comments on the scope of the environmental analysis that will be included in the EIR. A scoping session was also held before the Landmarks Preservation Advisory Board (LPAB) on February 4, 2019. The public comment period on the scope of the DEIR ends on February 21, 2019.

PLAN BOUNDARY

As mentioned above, the Planning Area encompasses approximately 850 acres, and is generally bounded by 27th Street to the north; I-980, Brush and Market Streets to the west; Embarcadero and the Jack London estuary waterfront to the south; and Lake Merritt and Channel to the east, as shown in Attachment A, Figure 2.

PROJECT DESCRIPTION

The Downtown Oakland Specific Plan will be a 20-year planning document, with a planning horizon to the year 2040. The Plan builds on extensive community feedback to meet the following goals:

1. Create opportunities for economic growth for all Oaklanders.
2. Ensure sufficient housing is built and retained to meet the varied needs of current and future residents.
3. Make downtown’s streets comfortable, safe, and inviting, and improve connections to the city as a whole so that everyone has efficient and reliable access to downtown’s jobs and services.
4. Allow diverse voices and forms of expression to flourish by establishing and implementing cultural districts where strategies target facility upgrades to key cultural anchor institutions and support for small businesses representing the diverse character of downtown.
5. Provide vibrant public spaces and a healthy environment that improve the quality of life downtown today and for generations to come.
6. Develop downtown in a way that contributes to community needs and preserves Oakland’s unique character.

The Plan aims to ensure that downtown remains a place of continuing growth and revitalization, as well as a valuable resource for the larger Oakland community through increased employment, housing, arts, and cultural opportunities. Supporting existing residents by growing existing businesses and the creative economy are important to creating a Plan that serves both current and future residents.

The components of the Specific Plan will include:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan;
- The distribution, location, and extent of the uses of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan;
- Actions, programs, and policy direction to achieve the community’s goals for downtown among a range of topics including economic opportunity, mobility, community health, housing and affordability, land use and urban form and culture keeping, including programs to document and celebrate downtown Oakland’s cultural heritage (including its “living history”);
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures, including regulations, public works projects, and financing measures necessary to carry out the proposed improvements.

The estimated development potential proposed for study as part of the Plan is presented in the Preliminary Draft Plan (available for download on the project webpage: <https://www.oaklandca.gov/topics/plan-publications>) and includes approximately:

- 2.4 million square feet of retail/commercial;
- 13.8 million square feet of office;
- 940,110 square feet of flex commercial;
- 184,308 square feet of total industrial
- 1.3 million square feet of institutional
- 29,077 housing units

Copies of both the Preliminary Draft Plan and the NOP are available to the public as follows:

1. Electronically, at the Project website: <https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>.
2. Printed reference copies, at the City of Oakland Planning Bureau (250 Frank Ogawa Plaza, Suite 3315).

ENVIRONMENTAL DETERMINATION

The City has determined that an EIR will be prepared for the Plan. An EIR is an informational tool to assist the City’s decision makers and the public regarding the Project’s environmental effects, mitigation measures, and Project alternatives. The EIR will be a product of a structured information gathering process specified in the CEQA guidelines. The EIR will study the development envelope that is reasonably foreseeable to assess potential impacts and mitigation requirements.

As previously noted, a Notice Of Preparation of an EIR for the Plan was published on January 4, 2019. It is important to note that because the Plan EIR will have a programmatic level of analysis for many of the impacts to be studied, it will not necessarily provide clearance for a later activity that would have effects that were not examined in this EIR. Thus, for future development projects in the Plan Area that may cause significant effects on the environment that were not addressed in this EIR, there may need to be site-specific CEQA review as necessary for subsequent projects to comply with CEQA.

It should also be noted that, as is common with an EIR process, the details of the Specific Plan will not be finalized when the EIR process begins. CEQA is an iterative process, and analyzing a finalized Plan would remove the value of the EIR as a decision-making tool. The EIR will serve to inform the ongoing community discussion on the details in the Draft Specific Plan, and can direct the modification of proposed policies and programs in the Draft Specific Plan to help mitigate potential environmental impacts.

CEQA Thresholds

To help clarify and standardize analysis and decision-making in the environmental review process, the City of Oakland has adopted CEQA Thresholds of Significance Guidelines.

These CEQA Threshold Guidelines are used in conjunction with the City's Standard Conditions of Approval. As applicable, the Standard Conditions of Approval are applied as requirements of an individual project as part of the project approval process by the City, and are designed to, and will, substantially mitigate environmental effects.

Where there are peculiar circumstances associated with a project site that will result in significant environmental impacts despite implementation of the Standard Conditions, the City will determine whether there are feasible mitigation measures to reduce the impact to less-than-significant levels in the course of the EIR study.

Note that thresholds that pertain to the effect of the environment on the Project (as compared to the Project's impact on the environment) are not required to be analyzed under CEQA, but are nevertheless included and are evaluated to provide information to decision-makers and the public.

Issues to be Addressed in the EIR

The main purpose of this scoping session is to solicit comments from the Planning Commission and the public on what types of information and analysis should be considered in the EIR. Comments about the environmental issues that should be considered, the types of environmental information that should be included, and the range of alternatives to the Project that should be assessed are all appropriate comments. It is anticipated that the Project may have environmental impacts on the following environmental topics from the CEQA Guidelines Appendix G list of environmental factors which will be evaluated in this EIR:

- Aesthetics, shadow and wind
- Air quality
- Biological resources
- Cultural and historic resources
- Flood Plain/Flooding
- Geology and soils
- Greenhouse gas emissions/climate change
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Population, housing and employment
- Public service and recreation
- Transportation
- Utilities and service systems

It is not anticipated that the Project will have any significant environmental impact on the following environmental factors, and, as a result, these environmental factors are not recommended to be the subject of study in this EIR:

- Agriculture and Forestry (there are no agricultural and forest land resources in the Plan area)
- Mineral Resources (there are no mineral resources in the Plan area)

Alternatives

The 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 of reducing or avoiding potential environmental effects.

PURPOSE OF THIS SCOPING SESSION

The Scoping Session before the City Planning Commission is to solicit public input regarding the type of information and analysis that should be considered in the EIR. This scoping session is not a review or consideration of the merits of the Project (the proposed Downtown Oakland Specific Plan). A public process is underway to develop and review the Plan; currently, the Preliminary Draft Plan, the first draft of the Plan, is available for public comment. Check the Project website for opportunities to become involved: <https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>.

NEXT STEPS

Under the City's Planning Code and the State CEQA Guidelines, several opportunities for public comment on the Project and on the environmental review of the Project are provided. These opportunities include the minimum 30-day comment period on the NOP; a Scoping Session before the Landmarks Preservation Advisory Board (LPAB); this public Scoping Session before the Planning Commission; a 45-day public review period on the DEIR; public hearing(s) before the Planning Commission and LPAB to receive comments on the DEIR; and public hearing(s) before the LPAB, Planning Commission, and City Council to consider certification of the Final EIR.

The 30-day public comment scoping period on the NOP ends on Thursday, February 21, 2019.

We anticipate that the Draft Specific Plan and DEIR will be prepared, circulated, and presented to the Planning Commission and the LPAB in late summer of 2019. Then, a Final Specific Plan and Final EIR will be reviewed by the LPAB and Planning Commission before final Plan adoption and Final EIR certification by the City Council, tentatively by summer of 2020.

RECOMMENDATION:

Staff requests the Planning Commission to:

1. Receive comments from interested citizens and provide comments themselves on the scope and content of the Draft Environmental Impact Report for the Downtown Oakland Specific Plan.

Prepared by:



Alicia Parker
Planner III, Strategic Planning

Approved for forwarding to the
City Planning Commission



ED MANASSE
Environmental Review Officer

ATTACHMENTS:

- A. Notice of Preparation (NOP) for the Downtown Oakland Specific Plan EIR

Attachment A

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Downtown Oakland Specific PlanLead Agency: City of OaklandContact Person: Alicia ParkerMailing Address: 250 Frank H. Ogawa, Suite 3315Phone: (510) 238-3362City: OaklandZip: 94612County: Alameda**Project Location:** County: Alameda City/Nearest Community: OaklandCross Streets: 27th St. (north); Brush and Market St. (west); Oakland Estuary (south); Lake Merritt (east) Zip Code: 94612Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 850

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-980; I-580; I-880; SR-24 Waterways: Lake Merritt; Lake Merritt Channel; Oakland EstuaryAirports: _____ Railways: BART Schools: Lincoln ES; Westlake MS**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy; GHG

Present Land Use/Zoning/General Plan Designation:

See Attached.

Project Description: (please use a separate page if necessary)

The Downtown Oakland Specific Plan will provide a roadmap for how the area develops over the next 20 to 25 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity. The Plan aims to ensure that Downtown remains a place of continuing growth and revitalization, as well as a valuable resource for the larger Oakland community through increased employment, housing, arts, and cultural opportunities. Supporting existing residents by growing existing businesses and the creative economy are important to creating a plan that serves both current and future residents.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Francisco Bay Regional Water Quality Control Board</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 4th, 2019 Ending Date February 11th, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Urban Planning Partners</u>	Applicant: _____
Address: <u>388 17th Street, Suite 230</u>	Address: _____
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: _____
Contact: <u>Lynette Dias</u>	Phone: _____
Phone: <u>(510) 251-8210</u>	

Signature of Lead Agency Representative: _____ Date: 1/3/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE DOWNTOWN OAKLAND SPECIFIC PLAN**

The City of Oakland's Planning and Building Department, Bureau of Planning, is preparing an Environmental Impact Report (EIR) on the Downtown Oakland Specific Plan concurrently with the development of the Draft Downtown Oakland Specific Plan (the Project) as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical and environmental effects that the project may have on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study. Under CEQA, a Lead Agency may proceed directly with EIR preparation without an Initial Study if it is clear that an EIR will be required. The City has made such determination for the Project.

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 EIR is published, it will be sent to all Responsible Agencies and to others who respond to this 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 or via email to: Alicia Parker, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa, Suite 3315 Oakland, CA 94612; (510) 238-3362 (phone); or by e-mail at aparker@oaklandca.gov. Written comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. on February 11th, 2019**. Please reference case number **SP16-001** and **ER18020** in all correspondence.

In addition, comments may be provided at the EIR Scoping Session Public Hearings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission.

All comments should focus on potential 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.

EIR SCOPING SESSION PUBLIC HEARINGS:

(1) The Landmarks Preservation Advisory Board

Monday February 4, 2019 at 6:00pm

Oakland City Hall, Hearing Room 1

1 Frank H. Ogawa Plaza

2) City Planning Commission
Wednesday, February 6, 2019 at 6:00pm
Oakland City Hall, Hearing Room 1
1 Frank H. Ogawa Plaza

PROJECT TITLE: Downtown Oakland Specific Plan

PROJECT LOCATION: The Downtown Oakland Specific Plan Area encompasses approximately 850 acres in Downtown Oakland and is generally bounded by 27th Street to the north; I-980, Brush and Market Street to the west; the Jack London estuary waterfront and Embarcadero West to the south; and Lake Merritt and Channel to the east. The Plan Area's location is shown in Figure 1, and the Plan Area Boundary is shown in Figure 2.

PROJECT SPONSOR: City of Oakland

EXISTING CONDITIONS: The City of Oakland, with the assistance of grants from the Metropolitan Transportation Commission (MTC) and Bay Area Rapid Transit (BART), is preparing the Downtown Oakland Specific Plan. Downtown Oakland is the cultural, business, government, and entertainment hub of the East Bay. The Plan Area also includes several historic properties and districts including those designated by the City of Oakland as being Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark Properties. The Plan Area is serviced by two Bay Area Rapid Transit (BART) stations, multiple Alameda County (AC) Transit bus lines, Amtrak train service, and ferry service. There is potential soil and groundwater contamination associated with previous uses in the project area, including approximately 100 properties identified on the California Environmental Protection Agency's Cortese List.

PROJECT DESCRIPTION: The Downtown Oakland Specific Plan will provide a roadmap for how the area develops over the next 20 to 25 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity. The Plan aims to ensure that Downtown remains a place of continuing growth and revitalization, as well as a valuable resource for the larger Oakland community through increased employment, housing, arts, and cultural opportunities. Supporting existing residents by growing existing businesses and the creative economy are important to creating a plan that serves both current and future residents.

The Plan builds on extensive community feedback to meet its goals of:

1. Create opportunities for economic growth for all Oaklanders.
2. Ensure sufficient housing is built and retained to meet the varied needs of current and future residents.
3. Make downtown's streets comfortable, safe, and inviting, as well as improve connections to the city as a whole so that everyone has efficient and reliable access to downtown's jobs and services.
4. Allow diverse voices and forms of expression flourish.
5. Provide vibrant public spaces and a healthy environment that improve the quality of life downtown today and for generations to come.
6. Develop downtown in a way that contributes to community needs and preserves Oakland's unique character.

The components of the Specific Plan will include:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution location, and extent of the uses of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and need to support the land uses described in the plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures, including regulations, public works projects, and financing measures necessary to carry out the proposed improvements

For more information on the project, please visit the project website at:
<https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the project may have significant environmental impacts to the following: Aesthetics, Air Quality, Biological Resources, Cultural and Historic Architectural Resources, Flood Plain/Flooding, Energy, Geology and Soils, Greenhouse Gas Emissions and Global Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Traffic and Transportation, and Utilities and Infrastructure, as well as cumulative effects. All of the noted environmental factors will be analyzed in the EIR.

The Project does not have the potential for any impact on the following environmental factors, and, as a result, these environmental factors will not be the subject of study in this EIR: Agriculture and Forestry (there are no agricultural and forest land resources in the Planning Area), and Mineral Resources (there are no mineral resources in the Plan Area).

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 of reducing or avoiding potential environmental effects.

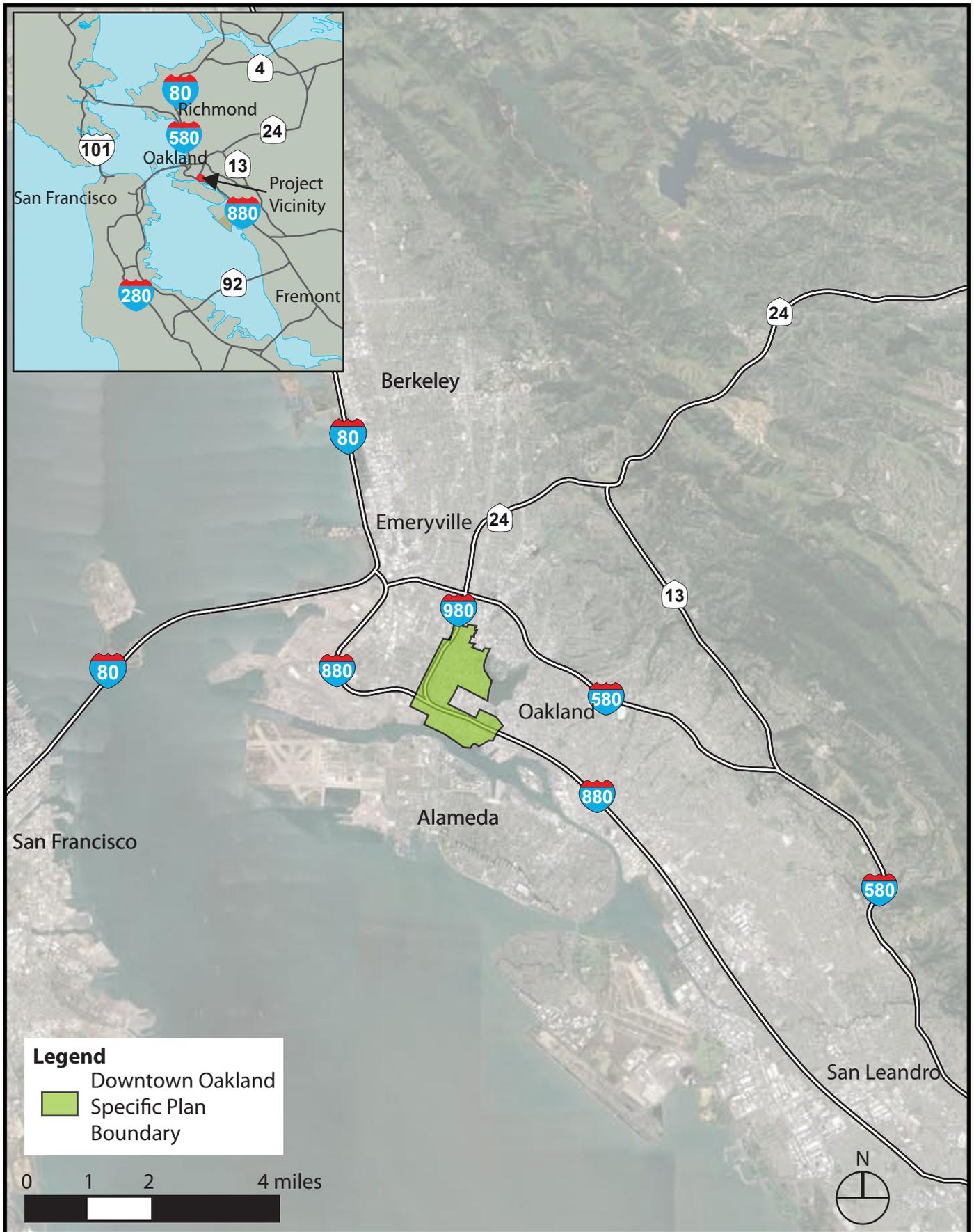
January 4, 2018
File Number ER18020



Catherine Payne
City of Oakland
Environmental Review Officer

Attachments:

Figure 1: Regional and Vicinity Map
Figure 2: Planning Boundary



**Downtown Oakland Specific Plan Draft EIR
Notice of Preparation**

Source: Google Earth, 2018.

**Figure 1
Regional and Vicinity Map**



**Downtown Oakland Specific Plan
Notice of Preparation**

Source: Google Earth, 2018.

**Figure 2
Planning Boundary**