Notice of Completion & Environmental Document Transmittal

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

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

SCH# 2019012008

Project Title: Downtown Oakland Specific Plan

Lead Agency: City of Oakland

Mailing Address: 250 Frank H. Ogawa, Suite 3110

City: Oakland

Zip: 94612

County: Alameda

Contact Person: Alicia Parker

Phone: (510) 238-3362

Project Location: City/County: Alameda

State Clearinghouse Contact:

SCH COMPLIANCE

Please note State Clearinghouse Number (SCH#) on all Comments

SCH# 2019012008

Please forward late comments directly to the Lead Agency

AQMD/APCD 2

Save

State Review Began: 8-30-2019

SCH COMPLIANCE 10-15-2019

Project Issues Discussed in Document:

Aesthetic/Visual

Residential: Units

Office: Sq. ft.

Commercial: Sq. ft.

Industrial: Sq. ft.

Agricultural Land

Flood Plain/Flooding

Air Quality

Forest Land/Fire Hazard

Archaeological/Historical

Geological/Seismic

Biological Resources

Noise

Coastal Zone

Drainage/Absorption

Population/Housing Balance

Economic/Jobs

Fiscal

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wildlife/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Energy

Project Description:

The Downtown Oakland Specific Plan will provide a roadmap for how the downtown area develops over the next 20 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.

State Clearinghouse Contact:

(916) 445-0613

Project Sent to the following State Agencies

ARB: Transportation Projects

ARB: Major Industrial/Energy Resources, Recycl.& Recovery

SWRCB: Div. of Drinking Water


SWRCB: Wtr Quality

SWRCB: Wtr Rights

Yth/Adlt Corrections

Independent Comm

Delta Protection Comm

Delta Stewardship Council

Energy Commission

NAHC

Public Utilities Comm

Santa Monica Bay Restoration

State Lands Comm

Tahoe RgI Plan Agency

Conservancy

Other:

CalEPA

Resources

Boating & Waterways

Central Valley Flood Prot.

Coastal Comm

Colorado Rvr Bd

Conservation

CDFW # 3

Cal Fire

Historic Preservation

Parks & Rec

Bay Cons & Dev Comm.

DWR

CallSTA

Aeronautics

CHP

Caltrans# 4

Trans Planning

Other

Education

Food & Agriculture

HCD

OES

State/Consumer Svcs

General Services

Energy; GHG

Other: Sub Cal/C-TC

Yth/Adlt Corrections

Corrections

FONSI

Environmental Document Transmittal

Local Agency:

City of Oakland

County: Alameda

Cross Streets:

City/Nearest Community: Downtown

Longitude/Latitude (degrees, minutes and seconds): __ N / __ W

Total Acres: _8s_o ______ _

Assessor's Parcel No.:__

Document Type:

CEQA: [ ] NCP [ ] NOP [ ] Early Cons [ ] Draft EIR [ ] Supplement/Subsequent EIR

Neg Dec [ ] Mit Neg Dec [ ] Other:

NEPA: [ ] NOI [ ] Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan

[ ] General Plan Amendment [ ] Master Plan

[ ] General Plan Element [ ] Planned Unit Development

[ ] Community Plan [ ] Site Plan

[ ] Rezone [ ] Prezone

[ ] Devel. Type [ ] Coastal Permit

[ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ ] Residual: Units 29,100 Acres

[ ] Commercial: Sq. ft. 20,500 Acres

[ ] Industrial: Sq. ft. 260,000 Acres

[ ] Recreational: public space/shaded streets/road/Green Loop

[ ] Water Facilities: Type MGD

[ ] Other:

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 downtown area develops over the next 20 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.
## Reviewing Agencies Checklist

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

<table>
<thead>
<tr>
<th>Agency</th>
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<td>X Air Resources Board</td>
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<td>X California Emergency Management Agency</td>
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<td>X Caltrans Division of Aeronautics</td>
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**Local Public Review Period (to be filled in by lead agency)**

Starting Date: August 30, 2019  Ending Date: October 15, 2019

**Lead Agency (Complete if applicable):**

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

- **Applicant:** City of Oakland Department of Planning and Building
  - Address: 250 Frank H. Ogawa Plaza
  - City/State/Zip: Oakland, CA 94612
  - Phone: (510) 238-3362

**Signature of Lead Agency Representative:**

Date: 8/27/19


Revised 2010
PROJECT TITLE: Downtown Oakland Specific Plan

PROJECT DESCRIPTION: The Downtown Oakland Specific Plan encompasses approximately 930 acres in Downtown Oakland, generally bound by 27th Street to the north; Brush and Market Street to the west; and the Jack London estuary waterfront and Embarcadero West to the south. The eastern boundary extends from the north to Grand Avenue between Broadway and Telegraph Avenue south of Grand Avenue to Lake Merritt, the Lake Merritt Channel and 5th Avenue, excluding the Lake Merritt Station Area Plan Area east of Franklin Street, north on the street and South of 13th street. The Specific Plan is intended to provide a road map for development of this area over the next 20 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity.

The components of the Specific Plan 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.

The Specific Plan does not propose specific private developments, but for the purposes of environmental review establishes the Plan Development Program, which represents reasonably foreseeable development expected to occur in the Plan Area over a 20-year planning period.

SIGNIFICANT OR POTENTIAL SIGNIFICANT EFFECTS AND PROPOSED MITIGATION MEASURES:

- TRANS-1 requires the City to address multi-modal impacts on proposed low-stress bike facilities and bus-only lanes.
- TRANS-2 requires the City to complete a diagnostic study to implement multi-modal safety improvements at railroad crossings. Impact TRANS-2 remains significant and unavoidable.
- TRANS-3 has no feasible SCA or mitigation measure beyond TDM measures that is available. Impact TRANS-3 remains significant and unavoidable.
- Cumulative Mitigation Measure TRANS-1 implements Mitigation Measure TRANS-2 (above). Cumulative Impact TRANS-1 remains significant and unavoidable.
- Cumulative Mitigation Measure TRANS-2 has no feasible SCA or mitigation measure beyond TDM measures that is available. Cumulative Impact TRANS-2 remains significant and unavoidable.
- AIR-1 requires projects that exceed screening criteria to study emissions and identify reduction measures if needed. Impact AIR-1 will remain conservatively significant with mitigation.
- GHG-1 requires projects to demonstrate compliance with Qualified GHG Reduction Plan (if available) or GHG efficiency threshold (as applicable pre-2030 or 2030-2050).
- CULT-1 requires the City to implement as many of these measures as feasible:
- CULT-1A: reinstate/promote the City Downtown Façade Improvement Program, revise the City Transfer of Development Rights Ordinance, adopt an Adaptive Reuse Ordinance, and formulate an oral history program;
- CULT-1B: expand outreach and implementation of the California Historical Building Code for qualifying projects;
- CULT-1C: further Planning Code protections for single room occupancy (SRO) hotels with additional façade protections;
- CULT-1D: require tailored design guidelines for architectural compatibility as part of Plan Policy LU-2.4 that revises the City's Demolition Findings Requirement;
- CULT-1E: incorporate measures as implementation policies or guidelines in the Plan including raising the Mills Act tax loss limits, providing City support for a State Historic Tax Credit, updating the Oakland Heritage Survey, requiring a full historic resources evaluation for a redevelopment or expansion of Laney College Campus, and preparing/implementing an interpretive sign program in Webster Green; and
- CULT-1F: consider measures independent of the Specific Plan including promoting graffiti abatement, improving vacant building security, maintain a list of vacant parcels to assist with building relocation, and considering an amendment to the Downtown Oakland National Register Historic District.

*Impacts CULT-1, CULT-2, and Cumulative Impact CULT-1 remain significant and unavoidable.*

- AES-1 requires the City to adopt a new SCA or Specific Plan policy that requires project sponsors to complete a shadow analysis and reduce impacts to the extent feasible. *Impact AES-1 remains conservatively significant and unavoidable.*
- AES-2 requires buildings 100 feet or taller to conduct a wind study and reduce wind impacts if necessary. *Impact AES-2 remains conservatively significant and unavoidable.*
- Cumulative Mitigation Measure AES-1 implements Mitigation Measures AES-1 and AES-2 (above). *Cumulative Impact AES-1 remains conservatively significant and unavoidable.*
- PUB-1 requires the City to update the Capital Improvements Impact Fees and/or implement a dedicated impact fee specific to parks and recreation as well as a privately-owned public spaces program.
- Cumulative Mitigation Measure PUB-1 implements Mitigation Measure PUB-1.
- UTL-1 requires the City to adopt or revise SCA(s) that require new development under the Specific Plan to determine the adequacy of existing storm drainage infrastructure, analyze the project watershed for post-construction impacts, and implement mitigation measures for any identified adverse impacts.
- Cumulative Mitigation Measure UTL-1 implements Mitigation Measure UTL-1.