

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 # 2019012008

Project Title: Downtown Oakland Specific Plan

Lead Agency: City of Oakland Contact Person: Alicia Parker
 Mailing Address: 250 Frank H. Ogawa, Suite 3315 Phone: (510) 238-3362
 City: Oakland Zip: 94612 County: Alameda

Project Location: County: Alameda City/Nearest Community: Oakland
 Cross Streets: Generally 27th St. (north); Brush and Market St. (west); Oakland Estuary (south); Lake Merritt (east), shown on Figure 1. Zip Code: 94607, 94612
 Longitude/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 Estuary
 Airports: _____ 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

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone AUG 30 2019 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 29,100 Acres _____ Transportation: Type improvements, street conversions
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 20 mil.* Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. 260,000 Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: public space/shared streets/paseo/Green Loop Other: _____
 Water Facilities: Type _____ MGD
 *including office and retail

Project Issues Discussed in Document:

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

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.

State Clearinghouse Contact: (916) 445-0613 CM
 State Review Began: 8 - 30 - 2019
 SCH COMPLIANCE 10 - 15 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input checked="" type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>3</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>2</u>
<input checked="" type="checkbox"/> DWR	<input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC _____
	<input type="checkbox"/> Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
	<input type="checkbox"/> Independent Comm
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Delta Protection Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> Caltrans# <u>4</u>	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Other	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Education	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input checked="" type="checkbox"/> HCD	<input type="checkbox"/> Conservancy
<input checked="" type="checkbox"/> OES	<input type="checkbox"/> Other: _____
<input type="checkbox"/> State/Consumer Svcs	
<input type="checkbox"/> General Services	

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

SCH# 2019012008

Please forward late comments directly to the Lead Agency

AQMD/APCD 2
8/31

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".

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <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 checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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: <u>Urban Planning Partners</u>	Applicant: <u>City of Oakland Department of Planning and Building</u>
Address: <u>388 17th Street, Suite 230</u>	Address: <u>250 Frank H. Ogawa Plaza</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Lynette Dias</u>	Phone: <u>(510) 238-3362</u>
Phone: <u>(510) 251-8210</u>	

Signature of Lead Agency Representative:  Date: 8/27/19

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

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.