

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

Governor's Office of Planning & Research

Local Action Type:

- [] General Plan Update [x] 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:

AUG 30 2019

STATE CLEARINGHOUSE

Development Type:

- [x] Residential: Units 29,100 Acres
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 20 mil.* Acres Employees
[x] Industrial: Sq.ft. 260,000 Acres Employees
[] Educational:
[x] Recreational: public space/shared streets/paseo/Green Loop
[] Water Facilities: Type MGD
[x] Transportation: Type improvements, street conversions bike/pedestrian improvements, bus transit
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

*including office and retail

Project Issues Discussed in Document:

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

State Review Began: 8 - 30 - 2019

11/8/2019

SCH COMPLIANCE 10 - 15 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 3
Cal Fire
Historic Preservation
X Parks & Rec
X Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 2
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Note: Extended Review Per Lead

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".

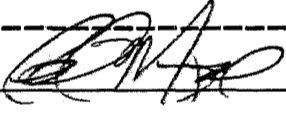
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> 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 | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <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.