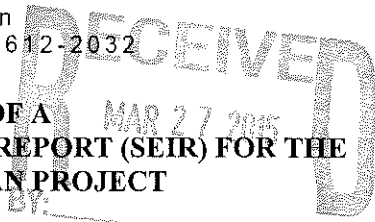




# CITY OF OAKLAND

Department of Planning, Building and Neighborhood Preservation  
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

## NOTICE OF PREPARATION (NOP) OF A REVISED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT



The City of Oakland's Bureau of Planning is preparing a Revised Draft Supplemental Environmental Impact Report ("SEIR") for the modified **Oak Knoll Project Mixed Use Community Plan Project** ("Oak Knoll Project" or "modified project") as described below, and is requesting comments on the scope and content of the Revised Draft SEIR. This project is a modification of the previous Oak Knoll Mixed Use Community Plan Project analyzed in a 2006 Initial Study and 2007 Draft SEIR prepared and published by the City of Oakland (City). The City has **not** prepared a revised Initial Study. The Revised Draft SEIR and Final SEIR will address the potential environmental effects of the modified project per the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code [PRC] Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations 15000 et seq.).

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for considering approval of the project and/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 have a role in considering approval and/or carrying out the project. When the Revised Draft SEIR 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 that address the scope of the Revised Draft SEIR and any related questions or comments should be directed in writing to: **Robert Merkamp, Development Planning Manager, City of Oakland Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612**; (510)238-6283 (phone); (510) 238-4730 (fax); or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com) (e-mail). Responses to the NOP must be received at the above mailing or e-mail address by **5:00 p.m. on April 21, 2015**. Please reference **Case File Number ER15-004** in all correspondence. In addition, comments on the scope of the Revised Draft SEIR may be provided at the EIR Scoping Meetings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission, as noticed below. 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 Revised SEIR's purpose to provide useful and accurate information about such factors.

As discussed in greater detail below, the Revised Draft SEIR will address specific modifications to the Oak Knoll Project. To the extent that public comments received on the scope and adequacy of the 2007 Draft SEIR apply to the modified project, the City will continue to consider such comments during the preparation of the Revised Draft SEIR.

### EIR SCOPING MEETINGS:

The **City of Oakland Landmarks Preservation Advisory Board** will conduct a public scoping meeting on the Revised Draft SEIR for the modified Oak Knoll Mixed Use Community Plan Project on **April 13, 2015 at 6:00 p.m.** in the **Sgt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the Revised Draft SEIR for the modified Oak Knoll Mixed Use Community Plan Project on **April 15, 2015 at 6:00 p.m.** in the **Sgt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

**PROJECT TITLE:** Oak Knoll Mixed Use Community Plan Project. (City File No. ER15-004; State Clearinghouse Number: 1995103035)

**PROJECT LOCATION:** Former Oak Knoll Naval Medical Center Property. 8750 Mountain Boulevard; bordered and accessed by Mountain Boulevard and Keller Avenue in East Oakland. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A-4678-003-17 (roadway easement), 043A-4675-003-30 (roadway easement), 048-6865-002-01, and 043A-4675-74-1. See **Figure 1**.

**PROJECT SPONSOR:** Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll LLC) and City of Oakland, property owners

**EXISTING CONDITIONS:** The project site includes approximately 167 acres of the 183-acre Oak Knoll Naval Medical Center (NMCO) property, approximately 15 acres of an adjacent property, and approximately 7 acres of City-owned property for a site with a total size of approximately 189 acres. The project site is bounded by Mountain Boulevard/Interstate 580 (I-580) to the west, Keller Avenue to the north and east, and Sequoyah Road to the south. Highway access to the site is via the Keller Avenue off-ramp and Mountain Boulevard on- and off-ramps to I-580. The NMCO facility was closed in 1996 and has been unoccupied since, except for operations at the Sea West Federal Coast Guard Credit Union and the Seneca Center for Children and Families (Seneca Center). The Credit Union and Seneca Center remain operational and are not part of the Oak Knoll Project.

All buildings on the project site have been demolished except for the deteriorated 1925 former Oak Knoll Golf and Country Club clubhouse building (known as Club Knoll), which has been determined to be a locally historic resource under CEQA. The site currently has City of Oakland General Plan designations of Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area. The zoning districts are RH-3 ("Hillside Residential Zone - 3," minimum 12,000 square-foot lot size) and RH-4 ("Hillside Residential Zone - 4," 6,500 to 8,000 square-foot lot size). The topography of the site is downsloping toward the west, from a prominent ridge at the eastern side of the property. Much of the property consists of hilly terrain with oak, eucalyptus, Monterey pine, riparian, and annual grassland habitats. The partially-culverted Rifle Range Creek flows across the project site from north to southwest. Surrounding uses are primarily residential development, small local commercial centers, and regional open space. As of the date of this NOP, the project site is included in the list of Hazardous Waste and Substances sites as shown in the Department of Toxic Substances Control (DTSC) EnviroStor database, one of the lists meeting the "Cortese List" requirements (<http://www.calepa.ca.gov/sitecleanup/cortese/list/>). The "Oakland Naval Hospital" EnviroStor listing indicates remedial activities (addressing soils impacted with lead from structures painted with lead-based paint) are inactive.

Notable changes to existing site conditions since publication of the 2007 Draft SEIR for the former project include the addition of the adjacent 15-acre property abutting the project site to the south, and demolition of the Oak Knoll naval hospital building. The City also changed the zoning designation on the project site from "R-30 One Family Residential" to RH-3 and RH-4 as part of its 2011 zoning update. The City applied these zoning districts to the property as part of the zoning update process as an interim measure, and acknowledged at that time that the property would likely be rezoned.

**PROJECT PURPOSE:** The main purpose of the modified project continues to be to develop a new master planned residential community that would be compatible with and connected to surrounding development. Other goals of the modified project continue to include developing a village retail center to support the community on the site; developing open space, trails, and recreational opportunities on the site; improving traffic and transit connections to the site; and restoring native and riparian habitat.

**BACKGROUND:** In 1996, the NMCO property was subject to a Final Reuse Plan, pursuant to federal military base reuse procedures. The Final Reuse Plan presented five land use alternatives for reuse of the NMCO property. In conjunction with the preparation and adoption of the Final Reuse Plan, an *Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of Naval Medical Center Oakland* (1998 EIS/EIR) was prepared to assess the potential environmental effects of the plan. On July 14, 1998, the Oakland City Council certified the EIS/EIR and adopted the Final Reuse Plan.

In 2005, SunCal Oak Knoll LLC proposed the former Oak Knoll Project on the current project site, excluding the 15-acre parcel to the south. The former project (as summarized in **Table 1** below) was analyzed in a 2006 Initial Study and 2007 Draft SEIR prepared and published by the City. The 2006 Initial Study and 2007 Draft SEIR were circulated by the City for public review and comment. No Final SEIR was published.

Because the 1998 EIS/EIR for the Final Reuse Plan for the property has been certified, the City is required to determine whether further CEQA environmental review is required for the proposed project in accordance with PRC Section 21166 and CEQA Guidelines Section 15162 and 15168. Under these sections, no further environmental review is required unless there are new or substantially more severe impacts of the project than those analyzed in the certified 1998 EIS/EIR. Because the modified project may result in new and potentially substantially more severe impacts than the former project analyzed in the 2007 Draft SEIR, the City of Oakland is resuming the CEQA analysis by preparing a Revised SEIR for the modified project.

**PROJECT DESCRIPTION:** The modified Oak Knoll Project proposes a mixed-use residential community of: a) approximately 935 residential units of varying types; b) approximately 72,000 square feet of neighborhood commercial

use; and c) approximately 77 acres of open space and recreation areas, including an improved creek corridor. See **Figure 2**. As with the former Oak Knoll Project analyzed in the 2007 Draft SEIR, the overall land uses and development plan characteristics of the modified Oak Knoll Project are similar to the scope and scale of the conceptual "Maximum Capacity Alternative" (MCA) assessed in the certified 1998 EIS/EIR as the preferred alternative. Unlike the MCA, or the former Oak Knoll Project analyzed in the 2007 Draft SEIR, the modified Oak Knoll Project includes the demolition of Club Knoll. A comparison of the proposed modified project, the 2007 former project, and the 1998 MCA are presented in **Table 1**.<sup>1</sup>

**TABLE 1.  
KEY OAK KNOLL PROJECT CHARACTERISTICS: 2015 MODIFIED PROJECT,  
2007 FORMER PROJECT AND 1998 MCA**

Use (1)	2015 Modified Project (Proposed)	2007 Former Project	1998 MCA
Residential	935 dwelling units	960 dwelling units	584 dwelling units
Commercial	72,000 square feet	82,000 square feet	400,000 square feet
Open Space (2)	61 acres	53 acres	32 acres (3)
Total Site Acreage	187(4)	181	183
Creek Crossings (auto/pedestrian)	1/1	2/1	Not Available
Trails	4 miles	2 miles	Not Available
Creek Restoration	16 acres	14 acres	(See note 3)

- NOTES: (1) Number of dwelling units, square feet, and acres are approximate  
 (2) Includes parks, hillsides, and recreational areas  
 (3) Acreage of open space for the 1998 MCA includes creek restoration area; does not include 54-acre golf course.  
 (4) Includes additional property (approximately 15 acres)

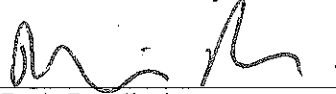
SOURCES: Oak Knoll Venture Acquisitions, LLC, 2007 Draft SEIR, 1998 EIS/EIR

As with the former project, the project sponsor seeks City approval of a Planned Unit Development/ Preliminary Development Plan (PUD/PDP) among other discretionary approvals for the modified project. The modified project may also require a rezoning to accommodate the proposed residential as well as neighborhood commercial uses.

**PROBABLE ENVIRONMENTAL EFFECTS:** Based on existing information and the analysis completed for the 2006 Initial Study and 2007 Draft SEIR, the modified project may involve new or substantially more severe impacts than those analyzed in the certified 1998 EIS/EIR, or could result in impacts for topics not previously analyzed. The following topics will be addressed in the Revised Draft SEIR: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise and vibration, population and housing, public services and recreation, transportation and traffic, and utilities and service systems.

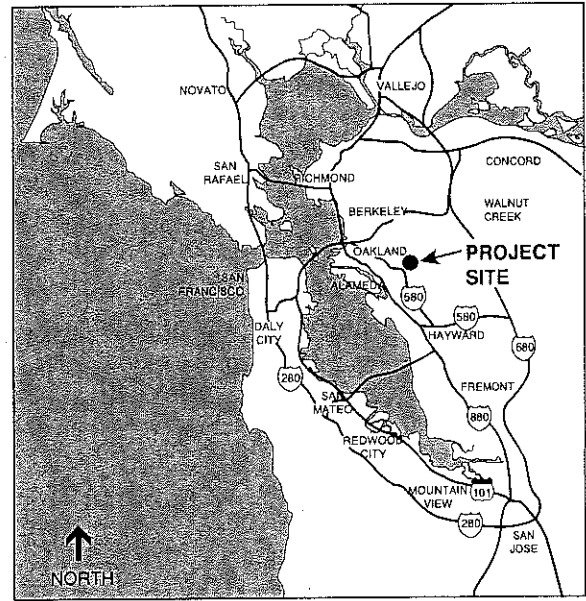
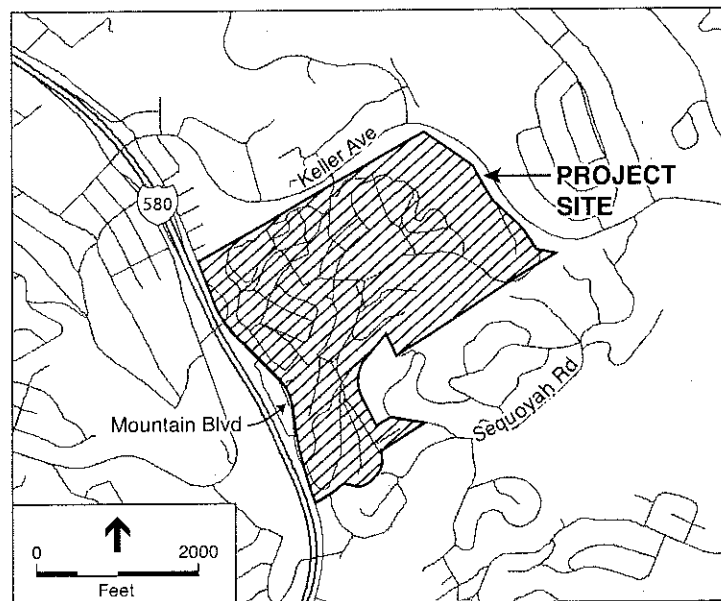
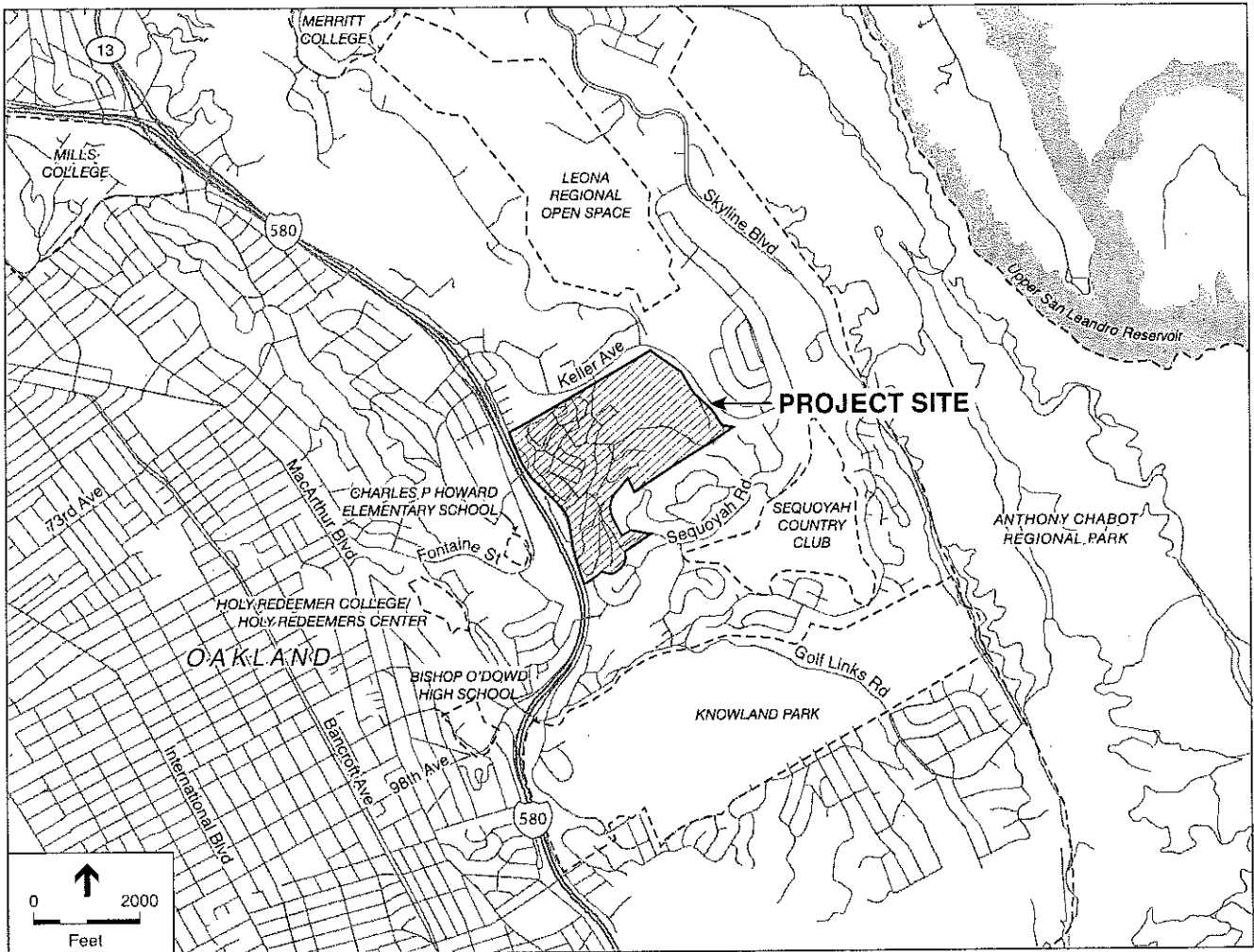
The Revised Draft SEIR will also examine a reasonable range of alternatives to the modified project. As in the 2007 Draft SEIR, the analysis will consider each of the reuse alternatives analyzed in the 1998 EIS/EIR, as well as the CEQA-mandated No Project Alternative and other potential alternatives that may reduce or avoid potential environmental effects.

March 20, 2015  
Case File Number: ER15-004

  
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Darin Ranelletti  
Deputy Director, Bureau of Planning  
Environmental Review Officer

Attachments:  
Figure 1 – Project Location  
Figure 2 – Oak Knoll Project Illustrative Master Plan

<sup>1</sup> The Revised Draft SEIR will continue to be prepared in accordance with Public Resources Code Section 21166 and CEQA Guidelines sections 15162 and 15168, and assess the effects of the modified project in comparison to the findings of the 1998 EIS/EIR.



SOURCE: ESA Oak Knoll Project . 120645  
**Figure 1**  
Project Location



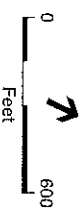
SOURCE: Hart - Howerton

DEVELOPMENT SUMMARY			
#	Area	Unit Type	Unit Count
1	Town Center	Multifamily	134
2	Crestside North	Townhomes	140
3	Uplands North	Townhomes	60
4	Crestside Village 1	Single Family 1	26
		Single Family 2	93
5	Crestside Village 2	Townhomes	70
6	Crestside South	Single Family	76
7	Uplands South	Single Family	39
8	Uplands East	Single Family	49
TOTAL			935

LAND USE SUMMARY (APPROX)		
Use	Area (Ac)	Acres
Developed Area	92.98	92.98
Major Street (approx)		1760
Parks and Open Space		7708
TOTAL		1,8706

- Trails & Paths +/- 4.3 miles
- \* Site Entrance
- ⌋ Redurban Bike Access



Oak Knoll Project . 120645  
**Figure 2**  
 Oak Knoll Project Illustrative Master Plan

