



# CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

**COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A  
RESPONSE TO COMMENTS/ FINAL ENVIRONMENTAL IMPACT REPORT (Final EIR);  
NOTICE OF PUBLIC HEARINGS FOR PLANNING COMMISSION RECOMMENDATION TO CITY  
COUNCIL ON THE CERTIFICATION OF THE EIR FOR THE OAKLAND  
WATERFRONT BALLPARK DISTRICT PROJECT**

**PROJECT TITLE:** Oakland Waterfront Ballpark District Project  
**PROJECT LOCATION:** Approximately 55 acres that comprises the Charles P. Howard Terminal and adjacent parcels, located at the Port of Oakland along the Inner Harbor of the Oakland-Alameda Estuary (“Site”).  
**PROJECT SPONSOR:** Oakland Athletics Investment Group, LLC  
**LEAD AGENCY** City of Oakland  
**CASE NO.:** ER18-016; State Clearinghouse No. 2018112070

**DESCRIPTION OF PROJECT:** The Oakland Waterfront Ballpark District Project (“Project” or “proposed Project”) would construct: a new open-air waterfront multi-purpose Major League Baseball (MLB) ballpark with a capacity of up to 35,000-persons (“Ballpark”); mixed use development including up to 3,000 residential units, up to 1.5 million square feet of office (which could include a range of commercial uses, such as general administrative and professional office and life sciences/research), and up to approximately 270,000 square feet of retail uses; an approximately 50,000 square-foot indoor performance venue with capacity of up to 3,500 persons; up to approximately 280,000 square-feet of hotel space including up to 400 rooms in one or more buildings and supportive conference facilities; a network of approximately 18.3 acres of publicly-accessible open spaces; and a maximum of approximately 8,900 total parking spaces at full buildout. Approximately 2,000 parking spaces would be shared by the Ballpark and the performance venue, and the remaining 6,900 parking spaces would serve residential and commercial uses on the Site.

As proposed by the Project Sponsor, the proposed Project would be developed in multiple phases: Phase 1 followed by development of the remainder of the site, which together are the total “Buildout”. Phase 1 would generally include the area east of Market Street and is expected to take a minimum of 2 years to construct. Phase 1 is expected to include the Ballpark, up to 540 residential dwelling units, 250,000 square feet of commercial office space, 30,000 square feet of retail/restaurant uses, the one or more hotels with a total of up to 400 rooms, approximately 12.3 acres of open space, and 4,818 parking spaces. Once the Ballpark is constructed in Phase 1, the Project Sponsor would relocate all its operations from the existing Oakland-Alameda Coliseum to the new facility. No physical changes are proposed at the Oakland-Alameda Coliseum site as part of the Project. Future phases would include the balance of development and occur generally west of Market Street.

A “Maritime Reservation Scenario” is being considered for the proposed Project, which involves an alternative site plan should the Port of Oakland elect, at any point within approximately 10 years from May 13, 2019, to terminate the Project sponsor’s development rights to some or all of approximately 10-acres generally located in the southwestern corner of the Site, if the Port deems that area necessary to accommodate a potential future expansion of the turning basin that is used to turn large vessels within Oakland’s Inner Harbor. Such an election by the Port of

Oakland would be made in accordance with the Exclusive Negotiation Term Sheet for Howard Terminal approved by the Board of Port Commissioners on May 13, 2019, as such agreement may be superseded by any future agreements between the parties. As a result of such election, the Project Site plan would be modified, and the proposed development would be more dense as a result of fitting the same development program (i.e. the Ballpark and mix of other uses proposed) onto the smaller Site with less open space area.

The proposed Project may also include one or more variants, which are potential project features that may or may not be included by the Project Sponsor as part of the Project because the implementation of each is beyond the control of the Project Sponsor at this time. Two variants were analyzed in a separate section of the EIR and included:

- **Peaker Plant Variant:** conversion of the existing Oakland Power Plant (referred to as the “Peaker Power Plant” in the EIR because of its role in supplying power to the electric grid at times of peak demand) in the historic PG&E Station C facility and adjacent fuel storage tank east of Jefferson Street to a battery energy storage system, as well as physical changes to the existing buildings, removal of the jet fuel tank, and construction of mixed-use buildings on the jet fuel tank site;
- **Aerial Gondola Variant:** construction of a new aerial gondola above and along Washington Street, extending from a station located at 10th and Washington Streets in downtown Oakland to a station located at Water and Washington Streets in Jack London Square.

The Project Site is included in the list of Hazardous Waste and Substances sites 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/corteselist/>, accessed February 2021).

**ENVIRONMENTAL REVIEW:** The preparation of the RTC/ Final EIR has been overseen by the City’s Environmental Review Officer and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the City.

Due to Alameda County’s continuing Shelter-in-Place order to prevent the spread of COVID-19, the City of Oakland’s administrative offices, including the Bureau of Planning, remains closed to the public. Therefore, hard copies of the document are not available for public review . Therefore, pursuant to the Governor’s Executive Order N-80-20, the City of Oakland is following an alternative process for providing access to the Final EIR. Consistent with the Executive Order, the Final EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). And, starting on December 17, 2021, the Final EIR may be viewed or downloaded from the City of Oakland’s website: <https://www.oaklandca.gov/documents/oakland-as-waterfront-ballpark-district-at-howard-terminal-environmental-impact-report-documents-case-file-number-er18-016>.

The EIR for the Project was prepared under the California Assembly Bill 734 judicial streamlining legislation (California Environmental Quality Act: Oakland Sports and Mixed-Use Project) that added provisions to CEQA as Public Resources Code Section 21168.6.7 for the Project.

In addition to the above and consistent with the procedural requirements of Section 21168.6.7, the EIR and all other documents submitted to or relied upon by the lead agency in the preparation of the EIR can be accessed and downloaded from the following website: <https://waterfrontballparkdistrict.com/>.

**PUBLIC HEARINGS ON THE FINAL EIR:**

The **City of Oakland Planning Commission** will conduct a public hearing on the Final EIR for the Oakland Waterfront Ballpark District Project to consider a recommendation to the City Council on certification of the EIR on **January 19, 2022 at 3:00 p.m.** The hearing will be held on-line via Zoom and you may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

Upon receiving a recommendation by the Planning Commission, the Oakland City Council will consider certification of the EIR at a future hearing date. Any such hearing will be separately noticed.

The City prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The Draft EIR was made available to the public via the City of Oakland website and the State Clearinghouse CEQAnet portal pursuant to the Governor's Executive Order N-80-20.

The public were encouraged to provide comments during the Draft EIR public comment period from February 26, 2021, through April 27, 2021. Consistent with the procedural requirements of Section 21168.6.7, the City conducted an informational workshop within 10 days after the release of the Draft EIR on March 8, 2021 to inform the public of the key analyses and conclusions of the Draft EIR. Public Hearings were held on March 22, 2021, at the Meeting of the Landmarks Preservation Advisory Board and April 21, 2021, at the Meeting of Planning Commission. Comments were made at the public hearings as well as received in writing. All comments that were received have been addressed in the Responses to Comments and Final EIR document.

Interested parties may speak on the item at the public hearing described above. Any written correspondence should be submitted electronically via e-mail to [waterfrontballparkdistrictfeir@esassoc.com](mailto:waterfrontballparkdistrictfeir@esassoc.com). Correspondence may also be directed in writing to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612, or by e-mail at [pvollmann@oaklandca.gov](mailto:pvollmann@oaklandca.gov). Please reference Case File Number ER18-016 in all correspondence.



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Ed Manasse, Bureau of Planning  
Environmental Review Officer

December 17, 2021  
Case File Number: **ER18-016**