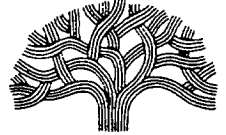


CITY OF OAKLAND



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NOTICE OF AVAILABILITY/RELEASE OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LAKE MERRITT STATION AREA PLAN AND NOTICE OF PUBLIC HEARINGS ON DEIR

TO: All Interested Parties

SUBJECT: Notice of Availability/Release of Draft Environmental Impact Report for the Lake Merritt Station Area Plan, and Notice of Public Hearing on the same.

REVIEW PERIOD: November 1, 2013 through December 16, 2013

CASE NO.: ZS11225, ER110017, GP13287, ZT13288, RZ13289 (CEQA State Clearinghouse Number 2012033012)

PROJECT SPONSOR: City of Oakland

PROJECT LOCATION: The Lake Merritt Station Area encompasses approximately 315 acres generally bound by 14th Street to the north, I-880 to the south, Broadway to the west, and 5th Avenue to the east. The Planning Area includes the Lake Merritt BART Station, Oakland Chinatown business and residential districts, Laney College and Peralta facilities, the Oakland Public Library, the Oakland Museum of California, the Alameda County Courthouse and other County offices, the building currently occupied by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), the Lake Merritt Channel, and a portion of the East Lake district.

PROJECT DESCRIPTION:

With a planning horizon to 2035, the Plan builds on extensive community feedback to articulate a roadmap for future development, continued revitalization and economic growth, and community enhancement in the Station Area. The Plan seeks to achieve the vision and goals established by the community and key stakeholders. This vision includes several statements, which are summarized here:

- Create an active, vibrant and safe district;
- Encourage services and retail;
- Encourage equitable, sustainable and healthy development;
- Encourage non-automobile transportation;
- Increase and diversify housing;
- Encourage job creation and access;
- Identify additional open space and recreation opportunities;
- Celebrate and enhance Chinatown as an asset and a destination;
- Model progressive innovations (i.e., economic, environmental, social).

The Plan consists of written text and diagrams that express how the Planning Area should develop into the future, and identifies key actions the City and other entities will take to improve the area. The Plan

covers land use, development density, circulation and infrastructure, and has legal authority as a regulatory document. It contains elements required of Specific Plans, such as:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities;
- Standards and criteria by which development will proceed; and
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the proposed improvements.

The Plan includes land use changes that will reduce the barriers to increased transit use from both the immediate area and surrounding neighborhoods. The Plan seeks to create an activity core around a rejuvenated transit station. Simultaneously, the Plan seeks to reinforce and integrate the cultural and recreational resources that make this transit station unique. The Plan identifies ways in which streets, open spaces, and other infrastructure in the area can be improved, and establishes regulations for development projects that further the area's vitality and safety.

The Station Area Plan requires General Plan and Planning Code amendments (text and map changes) along with Design Guidelines to achieve the Plan's goals. For more information on the project, including draft documents, please visit the project website at: <http://www.business2oakland.com/lakemerrittsap>.

ENVIRONMENTAL REVIEW: A Notice of Preparation of an EIR was issued by the City of Oakland's Department of Planning and Building on March 1, 2012. A Draft Environmental Impact Report (DEIR) has now been prepared for the project under the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et. seq. The DEIR analyzes the potentially significant environmental impacts in the following environmental categories: Land Use, Planning, Population and Housing; Transportation and Traffic; Air Quality; Climate Change and Greenhouse Gases; Parks and Recreation; Public Services; Utilities and Service Systems; Cultural and Historic Resources; Aesthetics; Biological Resources; Geology and Soils; Hazards and Hazardous Materials; and Hydrology and Water Quality. The Draft EIR identifies significant and unavoidable environmental impacts related to: Transportation and Circulation; Air Quality; and Cultural Resources.

The City of Oakland's Department of Planning and Building is hereby releasing this DEIR, finding it to be accurate and complete and ready for public review. **Starting on Friday, November 1, 2013**, copies of the DEIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, 250 Frank Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 4:30 p.m. Additional copies are available for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland, CA 94612 and at the Oakland Asian Cultural Center, 388 9th Street #290, Oakland, CA 94607. The Draft EIR may also be reviewed on the City's "Current Environmental Review Documents" webpage: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

The City has scheduled two public hearings on the DEIR:

Landmarks Preservation Advisory Board

Monday, November 18, 2013

6:00 p.m.

Oakland City Hall, Hearing Room 1

One Frank H. Ogawa Plaza

Oakland, CA 94612

City Planning Commission

Wednesday, November 20, 2013

6:00 p.m.

Oakland City Hall, Council Chambers

One Frank H. Ogawa Plaza

Oakland, CA 94612

Members of the public are welcome to attend these hearings and provide comments. Comments on the DEIR should focus on whether the DEIR is sufficient in discussing possible impacts to the physical environmental, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the Station Area Plan in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearings described above or in writing. Please address all written comments to Christina Ferracane, Strategic Planning, City of Oakland, Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-3903 (phone); 510-238-6538 (fax); or e-mailed to cferracane@oaklandnet.com. Comments on the DEIR **must be received no later than 4:00 p.m. on December 16, 2013.**

After all comments have been received, a Final EIR will be prepared and the Planning Commission will consider certification of the EIR and rendering a decision on the Station Area Plan at a public hearing, date yet to be determined. All comments received will be considered by the City prior to finalizing the EIR and taking any further action pertaining to this EIR. If you challenge the environmental document or other actions pertaining to this Project in court, you may be limited to raising only those issues raised at the public hearings described above or written in correspondence received by December 16, 2013. For further information please contact Christina Ferracane at 510-238-3903 or cferracane@oaklandnet.com.



Rachel Flynn
Environmental Review Officer

October 24, 2013