



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 DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF PUBLIC HEARINGS 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
REVIEW PERIOD: February 26, 2021 through April 12, 2021

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 privately-owned, 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 and followed by development of the remainder of the site, which together is 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 located generally in the southwestern corner of the Site, if the Port deems that area necessary to accommodate the 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 are analyzed in a separate section of this Draft EIR and include:

- **Peaker Plant Variant:** conversion of the existing Oakland Power Plant (referred to as the “Peaker Power Plant” in this Draft 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).

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from construction and use of the Project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the Project, and is intended to inform City of Oakland decision makers, other responsible agencies, and the general public. The Draft EIR evaluates potential physical environmental impacts that could result from the Project and identifies that the Project may have significant and unavoidable impacts in the following areas:

- Aesthetics (wind)
- Air Quality
- Cultural Resources (historic resources)
- Noise and Vibration
- Transportation and Circulation

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City of Oakland’s Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on November 30, 2018. The City has 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 EIR for the Project is also being 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.

This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP.

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 Draft EIR. Consistent with the Executive Order, the Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). And, starting on February 26, 2021, the Draft EIR and its appendices 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>.

In addition to the above and consistent with the procedural requirements of Section 21168.6.7, the Draft EIR and all other documents submitted to or relied upon by the lead agency in the preparation of the Draft EIR also can be accessed and downloaded from the following website: <https://waterfrontballparkdistrict.com/>. In addition, a document prepared by the lead agency or submitted by the applicant after the date of the release of the Draft EIR that is a part of the record of proceedings, and comments received on the Draft EIR, will be made available to the public on this same website in a readily accessible electronic format within the timeframes specified by Section 21168.6.7.

Also consistent with the procedural requirements of Section 21168.6.7, the City will conduct an informational workshop within 10 days after the release of the Draft EIR to inform the public of the key analyses and conclusions of the Draft EIR, and will hold a public hearing to receive testimony on the Draft EIR within 10 days before the close of the public comment period.

INFORMATIONAL WORKSHOP AND PUBLIC HEARINGS ON THE DRAFT EIR:

The City of Oakland will conduct an informational workshop to inform the public of the key analyses and conclusions of the Draft EIR on **March 6, 2021 at 10:00 a.m.** The workshop will be held on-line via Zoom and you may access the meeting information at the following website: <https://www.oaklandca.gov/events/march-6-2021-oakland-waterfront-ballpark-district-project-deir-information-workshop>

The **City of Oakland Landmarks Preservation Advisory Board** will conduct a public meeting on the historic and cultural resource aspects of the Project on **March 22, 2021 at 5:00 p.m.** The meeting 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/landmarks-preservation-advisory-board>

The **City of Oakland Planning Commission** will conduct a public hearing on the DEIR for the Oakland Waterfront Ballpark District Project on **April 7, 2021 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>

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft EIR and the Project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors.

SUBMITTING COMMENTS ON THE DRAFT EIR: Comments may be made at the public hearings described above or in writing. **The City encourages comments to be submitted electronically via the following link:** <https://comment-tracker.esassoc.com/oaklandsportseir/index.html>. Comments 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, by mail. Comments should be received via the above web address or mailing address by 4:00 p.m. on **April 12, 2021**. Please reference Case File Number **ER18-016** in all correspondence.

If you challenge the EIR or Project in court, you may be limited to raising only those issues raised at the public hearings described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **April 12, 2021**.

After all comments are received, a Response to Comments/Final EIR will be prepared and the Planning Commission will consider a recommendation on certification of the Final EIR and the Project at a meeting date to be scheduled. For further information, please contact Peterson Vollmann at (510) 238-6167 or pvollmann@oaklandca.gov.

February 26, 2021
Case File Number: **ER18-016**



Ed Manasse, Bureau of Planning
Environmental Review Officer