

3.	Location:	Oak Knoll Mixed Use Community Plan Project The Oak Knoll site is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: Multiple
	Proposal:	Public hearing on the Draft Supplemental Environmental Impact Report to obtain public and Commission comments on the adequacy, accuracy and completeness of the Draft SEIR for the proposed Project. The Project consists of a Master Planned community on approximately 188 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic use (relocated historic Club Knoll building as a community center), open space, creek restoration and trails.
	Applicant/Owner:	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
	Case File Number:	PLN15-378; ER15-004
	Planning Permits Required:	Rezoning, Planned Unit Development permit (Preliminary and Final Development Plans), Tentative Tract Map, and other permits and/or approvals
	General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
	Zoning:	RH-3 (Hillside Residential Zone -3), and RH-4 (Hillside Residential Zone -4)
	Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period beginning August 29, 2016. The review and comment period will continue through October 12, 2016
	Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
	City Council District:	District 7 - Reid
	Actions to be Taken:	No decision. The purpose of this meeting is to receive public and Commission comments on the Draft SEIR.
	For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com , or Project Planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com

SUMMARY

Suncal has filed an environmental review application to begin review and consideration of a proposal for a number of land use entitlements including Rezoning, a Planned Unit Development permit (including both a Preliminary Development Plan for the overall Project, and Final Development Plans for Project components), a Vesting Tentative Tract Map, and other permits and/or approvals. If granted, these approvals would enable development of 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses and a combination of commercial (10,000 square feet) and civic (4,000 square feet) uses within a relocated historic Club Knoll building, with the remainder of the site consisting of parks, open space and streets.

In 1998, the Oakland City Council certified an Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan. The City is preparing a Supplemental EIR (SEIR) because the currently proposed Oak Knoll Project may result in new or substantially more severe impacts than identified in the 1998 EIS/EIR. The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has the responsibility to prepare the SEIR for the Project. A Notice of Preparation (NOP) to prepare the SEIR was published on March 20, 2014, opening a 30-day comment period on the scope and content of the SEIR and announcing public scoping meetings. The NOP was sent to the State Clearinghouse (SCH No. 1995103035), and circulated by the City to responsible and trustee

agencies, as well as other public stakeholders. The City held two public scoping sessions: on April 13, 2015 the City held a public scoping session during a regular City of Oakland Landmarks Preservation Advisory Board meeting; and on April 15, 2015 the City held a public scoping session during a regular City of Oakland Planning Commission meeting. Through this process, staff received comments and direction on what types of information and analysis should be considered in the SEIR. All comments on the NOP were received by April 21, 2015.

The Notice of Availability for the Draft SEIR (**Attachment A**) was prepared and released on August 29, 2016 and the Draft SEIR was made available on the same day. The Notice of Availability for the Draft SEIR was mailed to property owners within 300 feet of the Project area, distributed to state and local agencies, posted on the Project web site, and mailed and e-mailed to interested parties. Copies of the Draft SEIR were also distributed to City officials including the Planning Commission, and are available at the offices of the Bureau of Planning at 250 Frank H. Ogawa Plaza, Suite 3315, and the City's website. The 45 day public comment period ends on to October 12, 2016.

Opportunities to provide oral comments on the Draft SEIR have already been provided at prior public hearings, including the September 12, 2016 Landmark Preservation Advisory Board hearing addressing cultural and historic resource issues, and the September 17, 2016 Bicycle and Pedestrian Advisory Commission hearing pertaining to bicycle and pedestrian safety issues. Summaries of key issues addressed at these hearings are provided below.

The purpose of this hearing is to solicit comments from the Planning Commission and the public on the adequacy of information, issues and analysis contained in the Draft SEIR. Specifically, comments on the Draft SEIR should focus on the adequacy 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. This meeting is not intended to take comments on the merits of the Project or the Project's detailed design, as there will be other opportunities to discuss these topics at future public hearings. No decisions will be made on the SEIR or proposed Project at this hearing.

Written comments on the Draft SEIR should be mailed to the **Bureau of Planning, attention Heather Klein**, Planner IV, City of Oakland, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; or faxed via (510) 238-3658; or emailed to hklein@oaklandnet.com. Comments should be received no later than 4:00 p.m. on October 12, 2016. Please reference case number ER15-004 in all correspondence.

After all comments are received, a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR, as well as consideration of the Project at a future meeting date.

BACKGROUND

The Oak Knoll Project site includes the majority of the 183-acre former U.S. Navy Medical Center, Oakland (NMCO) medical facility, which was declared surplus military property and decommissioned in 1995. Planning for the reuse and redevelopment of the NMCO site began in the mid- 1990s pursuant to federal military base reuse procedures, and a Reuse Plan for the NMCO was prepared in 1996. The U.S. Department of the Navy and the City of Oakland prepared a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Oak Knoll Naval Medical Center Oakland in 1998. The City of Oakland certified the 1998 EIS/EIR and adopted the Reuse Plan in July 1998, and the U.S. Navy used the certified environmental document in its preparation of a Final Finding of Suitability to Transfer (FOST) the property to the Oakland Base Reuse Authority in 1999.

With exception of two separate private parcels now occupied by the Sea West Credit Union and Seneca School (not a part of the Project), 165 acres of the former NMCO is now owned by Suncal (the Applicant). Suncal previously proposed a Mixed Use Community Plan for Oak Knoll, pursuant to the approved NMCO Reuse Plan. That prior 2006 proposal was analyzed in a 2008 Draft Supplemental EIR (SEIR). With the collapse of major financial institutions in the late 2000s, funding support for the 2006 Plan was withdrawn. The 2008 Draft SEIR was not finalized or certified, and the Oak Knoll Community Plan was not considered for adoption.

In 2014-15, Suncal re-initiated the planning and environmental review process for the Oak Knoll site with an updated Master Plan that is similar to the prior 2006-08 Plan, but also with significant differences that now include preservation of upper portions of the highest ridgelines of the site (known as the Knoll) in open space, and preservation and relocation of the historic Club Knoll building.

PROPOSED PROJECT DESCRIPTION

Site Description

In addition to the approximately 165 acres of the former Oak Knoll NMCO, the Oak Knoll Project site now also includes approximately 15 acres of adjacent and undeveloped property, and approximately 8 acres of City-owned property, for a total of 188 acres (see **Attachment B**). All structures within the former NMCO have been demolished with the exception of the Sea West and Seneca facilities and Club Knoll, a locally-designated historic resource constructed in 1924 as a clubhouse for the original occupant of the property, the Oak Knoll Golf and Country Club.

The Oak Knoll Project site is located in a largely residential setting in the southeast Oakland hills immediately east of I-580. The site is bounded by Mountain Boulevard and I-580 to the west, Keller Avenue to the north and east, and Sequoia Road and existing neighborhoods to the south. Other immediate neighbors include the Sequoyah Community Church and the small commercial center of Ridgemont Plaza (both located between the Project site and Keller Avenue), and the Leona Regional Open Space to the northeast.

Proposed Project Entitlements/Approvals

Sections 17.140 and 17.142 of the City of Oakland Planning Code include regulations that govern Planned Unit Developments (PUDs). The purposes of these regulations are to encourage comprehensive planning of larger tracts of land, to provide flexibility in the application of certain regulations, and to promote creation of attractive, healthful, efficient and stable environments for living, shopping or working. These PUD regulations are applicable and appropriate for master planning development of this large site. Suncal intends to serve as Master Developer for the Oak Knoll Project, and intends to pursue a PUD permit that establishes a comprehensive plan for the entire site. They also intend to conduct site preparation activities necessary to ready the site for development, to construct the major “backbone” improvements necessary to serve future development.

Preliminary Development Plan

All applications for a PUD must include a Preliminary Development Plan (PDP) of the entire development showing relevant information to clearly establish the scale, character and relationship of buildings, streets, and open spaces. As indicated on Table 1 below, the Oak Knoll PDP provides for development of 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses, and approximately 14,000 square feet of a combination of commercial and civic uses within the relocated Club Knoll building. The remainder of the site will consist of parks, open space and streets serving these internal land uses.

Table 1: Land Use Program

Land Use	Density	Acres (Net)	% of Total Acres	Units / SF	Net Density
Residential					
Single Family Detached Residential	Low	22.9	12%	188	8.2
Small Lot Single Family Detached	Medium-Low	13.5	7%	175	13.0
Townhomes	Medium	<u>34.0</u>	<u>18%</u>	<u>572</u>	<u>16.8</u>
Subtotal		70.4	37%	935	13.3
Commercial					
Village Center		6.6	4%	72,000	
Open Space					
Parks / Community Center		5.6	3%	<u>14,000</u>	
Undeveloped Open Space		43.5	23%		
Revegetated Slopes		18.5	10%		
Restored Creek Corridor		17.6	9%		
Streets		<u>25.7</u>	<u>14%</u>		
Subtotal		117.6	63%	86,000 sf	
Total		188		935 units and 86,000 sf	

Other components of the proposed Oak Knoll PDP include the following:

- Approximately 85 acres of permanent open space is planned, inclusive of many of the more sensitive areas of the site such as the Rifle Range Creek corridor, visible high points (i.e., the Knoll), and heavily wooded property along the southerly border. Also included are areas for active and passive parks, creek habitat, and visual buffers providing separation between neighborhoods. Trails, paths and streets provide connections between open space and neighborhoods.
- The Project includes a system of complete streets that provides access for transit, bicycling and walking, and allows motorists to move safely within the site. The complete street network also includes trees and landscape for shade, aesthetics and stormwater treatment.
- The style of proposed residential architecture at the Project includes Arts and Crafts, Mediterranean and Californian (including California modern/mid-century modern, and California contemporary). Design Guidelines provide design principles that future builders must adhere to, and Final Development Plans submitted by future builders must demonstrate substantial consistency with these design principles.
- Design concepts for the Retail Village area are intended to provide a modestly-sized retail center for the community, inclusive of uses such as a grocery, restaurants, and banking. It is envisioned as a cluster of buildings at varying scales, fronting onto a Main Street and plaza, with an urban character.
- The Project applicants have re-considered their 2015 proposal to demolish the historic Club Knoll building, and now intend to relocate and restore the Club Knoll building as a community center for the overall project, to include approximately 4,000 square feet of clubhouse use and approximately 10,000 square feet of other as-yet un-programmed commercial space.
- An active community park is proposed at the community center (along with the relocated and restored Club Knoll), and neighborhood parks are proposed near the Project’s northern boundary along Keller and southern boundary near Mountain.

Final Development Plans

Suncal has submitted a Final Development Plan (FDP) that depicts the Master Developer's proposed improvements for the Oak Knoll Project. This set of FDP materials provides schematic designs for site-wide grading and retaining walls, installation of backbone streets and major utilities (water, sewer, and storm drainage), entry monuments, design of streets and parks (including landscape planting, street lighting, street furniture, and play structures), and the Rifle Range Creek restoration.

As Master Developer of the Project, Suncal intends to sell large parcels of entitled properties within the project site to future home and commercial builders, who will then build the residential and commercial uses of the Project. These future home and commercial builders will need to submit Final Development Plans (FDPs) for their individual commercial and residential projects, and for phase-specific streets and utilities. The subsequent FDPs must demonstrate consistency with the overall PDP.

Rezoning

Staff anticipates that the Oak Knoll site will be re-zoned with unique, Oak Knoll-specific zoning districts consistent with the Project's proposed land use plan. These unique zoning districts will provide an accurate reflection of the Oak Knoll PDP and will codify the specific development standards for new development under the Oak Knoll PUD permit. These new zoning districts and regulations would permit neighborhood and community-serving assembly uses in the relocated and rehabilitated Club Knoll building.

ENVIRONMENTAL REVIEW

The Oak Knoll Master Plan Project Draft SEIR was prepared to evaluate all potential environmental impacts of the proposed Project. The Draft SEIR addresses each of the environmental topics identified in City of Oakland's CEQA Thresholds of Significance at a substantial level of detail. The Draft SEIR is intended to inform City of Oakland decision makers, other responsible agencies and the general public of the potential environmental consequences associated with the Project, and to identify mitigation measures that would reduce or eliminate those impacts. The Draft SEIR evaluates the Project at a program level, with as much detail as possible based on the level of detail known about the Project.

Significant and Unavoidable Environmental Effects

A significant, unavoidable impact results if the Project reaches or exceeds the City's defined threshold of significance and no feasible mitigation measure is available to reduce the significant impact to a less-than-significant level. The proposed Project would result in significant unavoidable impacts to air quality, and transportation and traffic, as summarized below.

Air Quality

- *Impact AIR-2*: Operation of the Project would result in operational average daily emissions of more than 54 pounds per day of ROG, NOX, or PM_{2.5} or 82 pounds per day of PM₁₀; or result in maximum annual emissions of 10 tons per year of ROG, NOX, or PM_{2.5} or 15 tons per year of PM₁₀.

This significant air quality impact is classified as unavoidable because implementation of the identified feasible mitigation measures would reduce this impact, but not to a less-than-significant level.

Transportation and Circulation

Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the following unsignalized intersections, and these intersections would satisfy MUTCD peak hour volume traffic signal warrants (i.e., signalization of the intersection would be warranted) under Existing + Project conditions. Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at these same intersections, which would also satisfy signal warrants under Cumulative (i.e., year 2040 + Project) conditions.

- Impact TRANS-1 and -8: At the unsignalized I-580 eastbound on-ramp at the Seminary/Kuhnle intersection (this intersection already meets the peak hour signal warrant during the PM peak hour under Existing conditions);
- Impact TRANS-2 and -9: At the unsignalized I-580 westbound off-ramp at the Mountain/Kuhnle intersection (this intersection already operates at LOS F during the AM and PM peaks, and meets the peak hour signal warrant during the PM peak hour under Existing conditions);
- Impact TRANS-3 and -10: At the unsignalized I-580 eastbound off-ramp at the Fontaine/Keller intersection (which would meet the peak hour signal warrant during the AM and PM peak hours under Existing + Project conditions);
- Impact TRANS-5 and -12: At the unsignalized I-580 westbound off-ramp at the Mountain/Shone intersection (which would meet the peak hour signal warrant during the AM and PM peak hours under Existing + Project conditions); and
- Impact TRANS-6 and -15: At the unsignalized Mountain/Golf Links Road intersection (which would meet the peak hour signal warrant during the AM peak hour under Existing + Project conditions).

These significant transportation impacts are classified as unavoidable because Caltrans' approval is required to implement the identified mitigation measures, and the City of Oakland cannot guarantee any actions by Caltrans and cannot guarantee that any actions would occur within any specific time frame. As such, even though the respective mitigation measures identified for each of these impacts would reduce the impact to less than significant, implementation may be delayed indefinitely due to actions or non-actions by Caltrans, which are beyond the City's authority to control. Additionally, the mitigation measure for the Mountain/Golf Links Road intersection may result in significant secondary impacts on pedestrian circulation and/or bus operations and the City's policy is to avoid such secondary impacts.

Traffic generated by the Oak Knoll Project would also contribute to cumulative (year 2040 + Project) impacts at the following two signalized intersections, which would result in level of service (LOS) E or worse conditions.

- Impact TRANS-14: At the signalized I-580 eastbound off-ramp at Golf Links/98th intersection (cumulative LOS E conditions); and
- Impact TRANS-13: at the signalized International Blvd/98th Ave intersection (which would operate at LOS E during the PM peak hour).

These significant transportation impacts are classified as unavoidable because Caltrans' approval is required to implement the identified mitigation measures, and/or the mitigation measures identified would not reduce the impact to less than significant.

Traffic generated by the Oak Knoll Project would also contribute to Existing + Project and Cumulative (year 2040 + Project) impacts along freeway segments which would operate at LOS F under Existing + Project conditions, and where the Project would increase the volume-to-capacity ratio by 0.03 or more along freeway segments which would operate at LOS F under 2040 + Project conditions (Impacts TRANS-7 and TRANS-16). These significant

transportation impacts are classified as unavoidable because no feasible mitigation measures are available that would reduce the impacts to less than significant. Widening of the I-580 freeway is not currently planned and it is beyond the scope of this Project or the City's authority to undertake capacity-enhancing freeway improvements.

Effects Reduced to Less than Significant with Identified Mitigation Measures

The proposed Project could also result in potentially significant impacts related to aesthetics, biological resources, historical resources, and geology. However, mitigation measures are recommended that, if implemented would reduce such impacts to less than significant levels, as summarized below.

Aesthetics

- *Impact AES-1*: The proposed Project could adversely affect an existing scenic vista or substantially damage scenic resources.

Replacement Mitigation Measure AES-1 modifies and expands on mitigation included in the 1998 EIS/EIR to require that new single family homes on the Eastern Ridge that are silhouetted against the sky from public viewing points shall be custom-designed, utilizing appropriate techniques to minimize the appearance of a monotonous row of skylined development visible from off-site vantage points.

Biological Resources

- *Impact BIO-1*: The Project could have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal species identified as a candidate, sensitive, or special-status

In addition to City Standard Conditions of Approval (SCAs), the Draft SEIR recommends (Recommendation BIO-1) certain measures be implemented prior to construction to avoid or minimize impacts to the Oakland star-tulip within the Project site. Mitigation Measure BIO-1.1 requires a preconstruction habitat assessment for special status bats to characterize potential bat habitat, identify potentially active roost sites, and to implement avoidance and minimization measures should potential roosting habitat or active bat roosts be found. Mitigation Measure BIO-1.2 requires a preconstruction survey for San Francisco dusky-footed woodrat middens, with any midden identified during surveys to be flagged and avoided during construction (if feasible), or dismantling the midden by hand for relocation outside of the Project site under consult with CDFW.

- *Impact BIO-2*: The Project could have a substantial adverse effect on riparian habitat or other sensitive natural community.

In addition to City-required SCA, the Draft SEIR recommends SCA Implementation Measure BIO-3.1, whereby any new buildings adjacent to Powerhouse Creek must be constructed at least 15 feet from the parcel line that is adjacent to the creek or at least 20 feet from the established top of creek bank, or alternatively establishing a "Building-free Powerhouse Creek Corridor" that is least 80 feet wide for the total length of Powerhouse Creek, such that the final total length of the altered Rifle Range Creek channel is equal to or greater than the existing length of creek channel. Additionally, New Mitigation Measure BIO-2 requires the Project sponsor to mitigate for temporary disturbance of riparian habitat and oak woodland through restoration or preservation/enhancement of riparian habitat or oak woodland at a ratio of 2:1.

Cultural / Historic Resources

- *Impact CUL-1*: Relocation and rehabilitation of Club Knoll could result in a substantial adverse change in the significance of a historical resource by adversely affecting character-defining features.

To address this potential impact, the Applicant has prepared an “Oak Knoll Relocation and Rehabilitation of Club Knoll” work plan (Carey & Co., April 2016), which includes a number of measures that can serve to avoid or reduce potential adverse impacts. The EIR consultant reviewed this work plan and determined that implementation of additional mitigation measures are necessary to ensure that the proposed relocation would comply with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These mitigation measures include New Mitigation Measure CUL-1.1: HABS Documentation, requiring the Project sponsor to document Club Knoll according to the Historic American Building Survey (HABS) standards; New Mitigation Measure CUL-1.2 Baseline Building Conditions Study (Structural), requiring the Project sponsor to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building; New Mitigation Measure CUL-1.3: Relocation Travel Route, requiring the Project sponsor to prepare a Relocation Travel Route Plan; New Mitigation Measure CUL-1.4: Building Features Inventory and Plan, requiring the Project sponsor to prepare a Building Features Inventory and Plan; and New Mitigation Measures CUL-1.5: Specific Relocation/Rehabilitation Measures, requiring the Project sponsor to incorporate a number of specific measures into a Final Club Knoll Relocation Work Plan.

Geology and Soils

- *Impact GEO-6:* The Project could be located above a well, pit, swamp, mound, tank vault, unmarked sewer line, a landfill for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property.

In addition to City-required SCAs, the Draft SEIR recommends New Mitigation Measure GEO-3, which requires that if any such previously unidentified conditions are encountered, construction in the immediate area shall cease until the City of Oakland Fire Department Hazardous Materials Unit or other applicable oversight agency has been notified. If there is any indication that the condition includes hazardous materials or waste or otherwise creates a substantial risk to life or property, then the lead agency shall direct any appropriate remediation measures, consistent with any and all applicable laws and regulations. Construction can resume at the discretion of the oversight agency.

Other Less than Significant Effects

The Draft SEIR indicates that all environmental effects, other than those effects summarized above, will either be less than significant, or will be mitigated through required implementation of City of Oakland SCAs.

Alternatives

Chapter 5 of the Draft SEIR presents the comparative assessment of a reasonable range of CEQA alternatives to the Project. These alternatives include the CEQA-required No Project alternative. Other alternatives analyzed in detail and discussed in the Draft SEIR are listed below:

- *Alternative A - Reduced Footprint Residential Mix:* This alternative reduces the total number of residential units from 935 to 601 (334 units) and would cluster all residential development, roads and infrastructure in the flatter areas of the site, preserving the steeper and ridgeline areas in open space. Alternative A would also reduce the commercial/retail component of the project from approximately 82,000 square feet to approximately 36,000 square feet. This alternative proposes leaving Club Knoll in its current location and reusing it for 15 multi-family residential units.
- *Alternative B - Reduced Footprint, Low Density Small Lot:* This alternative reduces the total number of residential units from 935 to 551 (384 units) and, like Alternative A, would cluster all residential development, roads and infrastructure in the flatter areas of the site. Alternative B also would retain Club

Knoll in its existing location and reuse it for 15 multi-family residential units. This alternative has no retail/commercial component.

- *Alternative C - Hillside Low Density, Large Lot:* This alternative would develop approximately the same site footprint as the proposed Project, but would reduce the total number of residential units from 935 to 349 (-586 units), creating single family detached units on large lots. It also proposes affordable housing in stacked flats that would be developed on the City-owned parcel (which are not proposed in the other Alternatives or the proposed Project). This alternative would contain no retail/commercial component. Club Knoll would be retained in its current location and reused for 5 multi-family residential units (as opposed to 15 units envisioned for the other Alternatives).

While not required for the CEQA analysis, this Draft SEIR also discusses non-CEQA alternatives to the treatment of Club Knoll: a Club Knoll Demolition scenario and a Reduced Club Knoll Relocation scenario.

- The Demolition Alternative would directly conflict with the LUTE and the HPE policies that are relevant to historic resources under CEQA, and would be required to demonstrate compliance with findings and regulations for the demolition of historic properties pursuant to Oakland Planning Code, section 17.136.075. The Demolition alternative would result in a significant and unavoidable impact that would not occur with the proposed Project. Demolition of the historic resource is not consistent with numerous key City policies intended for the preservation and/or appropriate documentation of such resources when preservation is not viable. The Demolition Alternative would include a smaller, newly constructed community center, which would generate fewer daily vehicle trips than would adaptive reuse of Club Knoll, but this reduction in vehicle trips is not expected to substantially reduce significant traffic impacts of the Project.
- The Reduced Relocation Alternative would relocate and rehabilitate less of the existing Club Knoll structure than proposed by the Project, and is partially intended to demonstrate a different balance between the City's historic preservation goals and minimizing the Project's traffic effects. It would reduce the community commercial uses area within the relocated Club Knoll from 10,000 square feet to 5,900 square feet, resulting in fewer daily trips than would occur under the Project; but would also increase the extent of alteration to those physical characteristics of Club Knoll that convey its historical significance. Among the character-defining features that would not be retained under this alternative are the two (north and south) building wings, the covered arcade around courtyard, and the enclosed courtyard with its fireplace and fountain. It is reasonable to determine that relocation of Club Knoll without the north and south wings would materially impair the significance of the historic resource, would not comply with the Secretary of the Interior's Standards, and would be a significant and unavoidable CEQA impact.

Environmentally Superior Specific Plan Alternative

The Draft SEIR identifies Alternative C (the Hillside Low Density, Large Lot Alternative) as the CEQA-required environmentally superior alternative to the Project, after considering the No Project Alternative as CEQA requires. It is superior because, when compared to the proposed Project and all other alternatives, it would avoid more of the significant impacts identified for the Project. Specifically, Alternative C would avoid nine of the 16 significant and unavoidable traffic intersection impacts identified with the Project.

PUBLIC OUTREACH AND PRIOR CITY PUBLIC PROCESS

Since the mid-1990s planning efforts for reuse and redevelopment of the NMCO, Suncal has been actively involved in conversations, workshops and discussions with surrounding Homeowner's Associations, private neighborhood groups and individual neighbors. Suncal's outreach efforts and the involvement of neighbors and neighborhood groups have been substantial and on-going for over 20 years. It is Staff's perception that Suncal's

outreach efforts and the engaged involvement of neighbors and neighborhood groups have kept the public well aware of the Project and its processes to date.

More current City-sponsored public efforts pertaining to this Project have included:

2015 EIR Scoping Hearings

The City held two public scoping sessions to receive comments and direction on the types of information and analysis that should be considered in the SEIR. These scoping sessions were held on 4/13/15 during a regular LPAB meeting, and on 4/15/15 during a regular City of Oakland Planning Commission meeting.

5/16/16 Landmarks Preservation Advisory Board Briefing

Staff and the applicant presented the LPAB with the applicant's proposal to relocate and rehabilitate the Club Knoll building so it can be used as a community center and commercial space for the Project. The LPAB gave this proposal a qualified endorsement, subject to greater detail on the proposed relocation and rehabilitation methodology.

6/27/16 Design Review Committee Briefing

Staff and the applicants presented the DRC with certain preliminary information about Oak Knoll's draft PDP and draft FDPs; briefed the DRC on Planning staff's thoughts regarding these design-related materials; and solicited recommendations, suggestions and opinions of the Committee on design-related issues. Generally, the DRC expressed support of the current Oak Knoll Project, but desired follow-up detailed information regarding the proposed Creek Restoration Plan; a comparison of other retail centers; more detailed information on grading and aesthetics (inclusive of a 3D computer model or potentially an actual physical model); and specific recommendations pertaining to landscape and architecture.

9/07/16 Planning Commission Director's Report

At the DRC's request, staff presented a brief informational Director's Report to inform the full Planning Commission to provide information on progress to date, and to prepare the Commission for upcoming documents and hearings of importance regarding the Project.

9/12/16 LPAB Draft SEIR Hearing

Staff made a brief presentation on historical and cultural resource issues, and requested that the LPAB take public testimony and provide comments to staff on the cultural resource-related analysis in the Draft SEIR. Comments on the Draft SEIR pertained to the following key issues:

- Clarification of Club Knoll's OCHS's "B" rating, and the Landmark/Preservation Study List "A" rating as a Designated Historic Property;
- Concerns regarding the long-term feasibility of Club Knoll's reuse, with no currently identified reuse program for the space other than the smaller clubhouse portion;
- That Club Knoll is too large for simply a clubhouse, that it will generate additional traffic and emissions, will not fit in with the overall project, and will be a potential hazard and burden on the future HOA to maintain;
- There should be an additional alternative of keeping and restoring Club Knoll in its present location, as well as a rationale of why relocation is being proposed;

- There should be guarantees put in place to ensure the success of the relocation effort, such as bonding;
- After relocation and restoration, Club Knoll should be officially designated as a City Landmark building;
- Questions related to the proper orientation of the relocated Club Knoll (i.e., should the entrance be off of the courtyard or main building? and could the building front onto Mountain Boulevard rather than Creekside Parkway?)
- Questions related to whether relocation includes interior finishes and elements (i.e., the fireplace and beams)

9/15/16 Bicycle and Pedestrian Commission Draft SEIR Hearing

Staff made a brief presentation on bicycle and pedestrian issues, and requested that the BPAC take public testimony and provide comments to staff on the transportation-related analysis in the Draft SEIR. Comments on the Project and the Draft SEIR pertained to the following key issues/opinions:

- The identified vehicle mode split of 92% vehicles and only 8% alternative modes indicates a lack of necessary transit to serve the Project, and will result in local traffic congestion;
- There should be greater pedestrian (and potentially bicycle) connections between the uplands areas and the lower portions of the site (perhaps staircases?);
- Weekend traffic counts should be conducted and presented to better assess cumulative traffic impacts with the nearby Zoo;
- Plans for bikeways along Mountain Boulevard may prove to be infeasible or irregular, especially at the existing pedestrian overcrossing where the roadway right-of-way narrows to a 'pinch-point' under the bridge;
- Why is there no plan for improved bicycle facilities on Keller as part of the Project?
- The Project should provide for improved signage and connections to off-site open space and trails.

BPAC members and the public also provided staff with numerous suggestions regarding specific measures to improve upon the details of the Project's design plans.

CONCLUSION / STAFF RECOMMENDATION

Staff recommends that the Commission take public testimony and provide comments to staff on the analysis in the Draft SEIR. All comments received at this and prior Draft SEIR hearings, as well as all written comments pertaining to the Draft SEIR will be considered by the City prior to finalizing the SEIR and making a decision on the Project. Comments on the Draft SEIR should focus on the adequacy of the SEIR 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.

This meeting is not intended for public comments on the merits of the Project or the Project's detailed design. Staff does intend to return to the LPAB, the DRC and the full Planning Commission for additional design-related comments, and to follow-up on issues previously raised. Dates for these subsequent meetings are not yet set, but will be scheduled prior to consideration of certification of the Final EIR/Response to Comments and making a decision on the Project.

Prepared by:

Scott Gregory

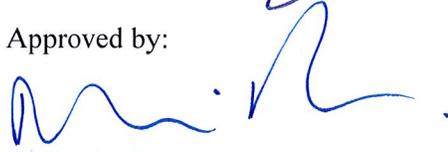
Scott Gregory, Contract Planner

Reviewed by:



ROBERT MERKAMP
Development Permits Manager

Approved by:



DARIN RANELLETTI
Deputy Director

Approved for forwarding to the Planning Commission:



RACHEL FLYNN
Director

ATTACHMENTS

- A: Notice of Availability
- B: Project Location Map



CITY OF OAKLAND

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

COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT (SEIR) AND NOTICE OF PUBLIC HEARINGS ON THE DRAFT SEIR FOR THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT

TO: All Interested Parties

PROJECT NAME: Oak Knoll Mixed Use Community Plan Project

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; 048-6865-002-03; 043A-4712-001; 048-6870-001; 048-6870-002; and 043A-4675-074-01

PROJECT SPONSOR: Oak Knoll Venture Acquisition LLC (OKVA)

CASE FILE NO: City File No. ER15-004; PLN-15-378; State Clearinghouse No. 1995103035

REVIEW PERIOD: August 29, 2016 through October 12, 2016

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 2015, Oak Knoll Venture Acquisition LLC (OKVA) proposed a new Oak Knoll Project on the Project Site that is addressed by the Draft Supplemental Environmental Impact Report ("SEIR") addressed by this NOA.¹ Because the 1998 EIS/EIR for the Final Reuse Plan for the property has been certified, the City was required to determine whether further CEQA environmental review is required for the current 2015 Oak Knoll Project proposal, 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 current 2015 Oak Knoll Project could result in new and potentially substantially more severe impacts than disclosed in the 1998 EIS/EIR, the City of Oakland has prepared a new Draft SEIR.

PROJECT DESCRIPTION

The Oak Knoll Project proposes a Planned Unit Development and Preliminary Development Plan (PUD/PDP) for development of a new mixed use community of up to 935 residential units and a total of 82,000 square feet of neighborhood commercial uses in a new Village Center. The Project would establish approximately 67.6 square feet of parks and open spaces for active and passive recreation, and approximately 3.5 miles of community-wide trails that will link the site to the existing East Bay Regional Park District (EBRPD) trail system. The Project also involves the restoration and enhancement of approximately 16.7 acres of riparian areas along Rifle Range Creek and onsite tributaries, (Hospital Creek and Powerhouse Creek). A new bridge crossing of the creek is proposed. The Project proposes to relocate and rehabilitate the key historical portions of Club Knoll, a locally-designated historic resource for reuse as a community clubhouse (4,000 sq.ft) and approximately 10,000 square feet of limited commercial uses (part of the 82,000 square feet cited above). **Table 1** below summarizes the Project. The proposed Master Plan is included as **Figure 1** to this NOA.

¹ The City considered a previous Oak Knoll Project proposal (2007) for it prepared and published for public review and comment and Draft SEIR. No Final SEIR was prepared for the previous 2007 Oak Knoll Project.

TABLE 1 - KEY OAK KNOLL PROJECT CHARACTERISTICS

Use	Characteristics
Residential	935 dwelling units
Commercial / Village Center	72,000 square feet
Open Space ¹	62.0 acres
Parks and Community Facilities ²	5.6 acres
Restored Creek Corridor	16.7 acres
Total Site Acreage	188 acres
Creek Crossings (combined auto and pedestrian/bicycle)	1
Creek Crossings (pedestrian only)	1
Trails	3.5 miles

Development of the site would involve up to 3 million cubic yards of grading (including corrective grading required for existing unstable areas and grading associated with the proposed creek improvements). The overall intent of the grading plan is to balance the amount of cut and fill throughout the Project site so that no soil will need to be imported or exported. There are approximately 7,170 trees on the Project site, and the Project also includes the removal of approximately 4,000 trees (some of which are invasive and/or non-native), and would replant approximately 2,500 trees based on the City of Oakland Tree Ordinance.

The Project would be developed in multiple phases over approximately five to ten years, with the initial phase of work anticipated to commence in 2017, with full buildout and operation in 2024. The project includes a number of permits/approvals from the City, including but not limited

¹ Undisturbed Open Space and Revegetated Slope Banks; excludes Creek Corridor and Parks
² Includes new Community Clubhouse with 10,000 s.f. of community commercial use in the proposed relocated and rehabilitated Club Knoll building.

to a: Rezoning, Planned Unit Development (PUD) Permit, Final Development Permit, Tree Removal Permit, Creek Protection Permit, and Vesting Tentative Map and Final Map(s).

The Project site totals 188 acres, most of which is the former 183-acre Oak Knoll Naval Medical Center Oakland (NMCO) property. Two privately-owned inholdings, the Sea West Coast Guard Federal Credit Union (Sea West) and the Seneca Center for Children and Families (Seneca), are also located on the former NMCO property but are not included within the Oak Knoll Project site.

DRAFT SEIR OVERVIEW

The Draft SEIR is intended to inform City of Oakland decision makers, other responsible agencies and the general public of the potential environmental consequences associated with the Project and identify mitigation measures that would reduce or eliminate those impacts. The Draft SEIR evaluated the program-level impacts of the proposed Project and identifies that the Project may have significant and unavoidable impacts in the following areas:

- Air Quality (operational emissions)
- Transportation and Circulation (traffic local intersections and freeway segments)

The Draft SEIR analyzes a CEQA-required No-Project Alternative and three CEQA alternatives to the Project (listed below)²:

- Reduced Footprint – Residential Mix
- Reduced Footprint – Low Density Small-Lot
- Hillside Low Density – Large Lot

COMPLETION AND AVAILABILITY OF THE DRAFT SEIR

The City of Oakland’s Bureau of Planning issued a Notice of Preparation (NOP) for a *Revised* Draft SEIR on March 20, 2015. The City has prepared a Draft SEIR for the Oak Knoll Project Mixed Use Community Plan Project (“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, including persons who responded to the NOP.

Starting **Monday, August 29, 2016**, copies of the Draft SEIR may be obtained or reviewed at the City of Oakland Planning Bureau, 250 Frank H. Ogawa Plaza, Suite 2114 (second floor permit counter), Monday through Friday, 8:00 a.m. to 4:00 p.m. except Wednesdays 9:30 a.m. to 4:00 p.m. The Draft SEIR is also available for viewing or download from the City of

² While not required, the Draft SEIR also discusses two non-CEQA alternative scenarios: (1) Club Knoll Demolition and (2) Reduced Club Knoll Relocation.

Oakland's website: <http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK052335> or at <http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>, item 30. The appendices to the Draft SEIR (which includes information supporting the analysis in the Draft SEIR) are voluminous and are provided on a compact disc with each printed copy of the document, the City's website, and a printed copy is available for viewing at the public counter of the Oakland Planning Bureau.

PUBLIC HEARINGS ON DRAFT SEIR:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resource aspects of the Draft SEIR on **September 12, 2016, at 6:00 p.m.** in Sgnt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland.
2. The Oakland Bicyclist and Pedestrian Advisory Commission will conduct a public hearing on the bicycle and pedestrian aspects of the Draft SEIR on **September 15, 2016, at 6:00 p.m.** in Hearing Room 3, City Hall, 1 Frank H. Ogawa Plaza.
3. The Oakland City Planning Commission will conduct a public hearing on the Draft SEIR on **October 5, 2016, at 6:00 p.m.** in Sgnt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland.

The City of Oakland is hereby releasing this Draft SEIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft SEIR. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the SEIR and making a decision on the project. In light of the SEIR's purpose to provide useful and accurate information about such factors, comments on the Draft SEIR should focus on the sufficiency of the Draft SEIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project. Comments may be made at the public hearing described above or in writing. Please address all written comments to: Heather Klein, Planner IV, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-3658 (fax); or emailed to hklein@oaklandnet.com. Comments should be received no later than **4:00 p.m. on October 12, 2016**. Please reference case number ER15-004 in all correspondence.

If you challenge the EIR or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **October 12, 2016**.

After all comments are received, a Response to Comments/Final SEIR will be prepared and the Planning Commission will consider a recommendation on certification of the Final SEIR and the project at a meeting date to be scheduled. For further information, please contact Heather Klein at (510) 238-3659 or at hklein@oaklandnet.com or Scott Gregory, Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com.



Robert Merkamp for Darin Ranellotti
Deputy Director, Bureau of Planning
Environmental Review Officer

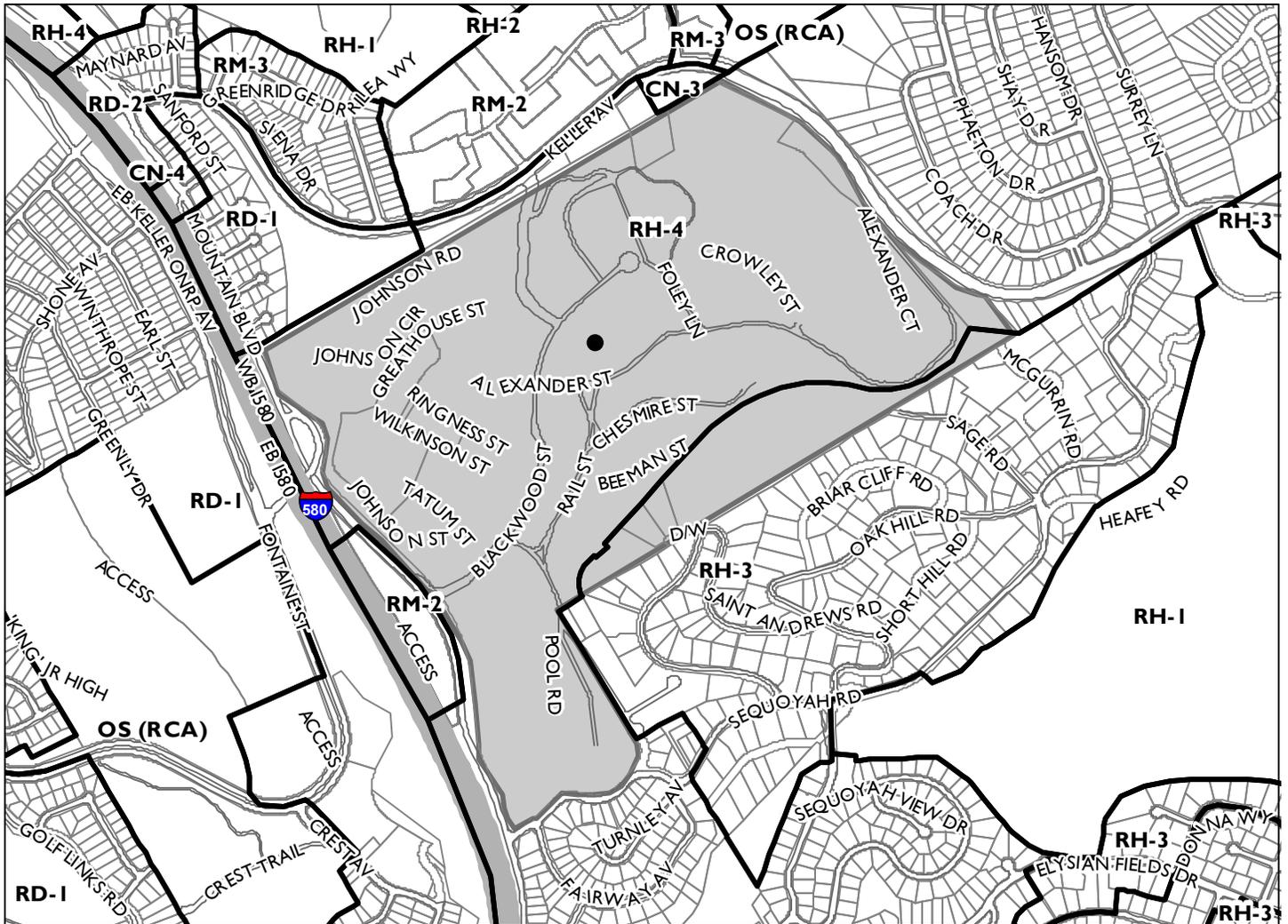
August 26, 2016
Case File No.: ER15-004

LEGEND	
	Property Line
	NIP
	Not in Project



FIGURE - 1

CITY OF OAKLAND PLANNING COMMISSION



0 500 1,000 2,000 3,000 4,000 Feet



Case File: ERI5004

Applicant: Oak Knoll Venture Acquisitions, LLC ; Sam Veltri

Address: 8750 Mountain Boulevard (bounded by Mountain Blvd and Keller Avenue)

Zone: RH-3, RH-4