

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
CITY OF OAKLAND GENERAL PLAN – HOUSING ELEMENT UPDATE 2007-2014**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the City of Oakland General Plan – Housing Element Update 2007-2014 as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA).

The City has prepared an Initial Study that identified areas of probable environmental effects. The Initial Study is available at the Planning Division office, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. The Initial Study may also be reviewed at the following website: <http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>.

The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for approving the Project 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 also have a role in approving or carrying out the Project. When the Draft EIR 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 and any questions or comments should be directed in writing to: Devan Reiff, Project Manager, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; (510) 238-3550 (phone); (510) 238-6538 (fax); or e-mailed to DReiff@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. on October 21, 2009**. Please reference file number ER08-0009 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on 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.

PUBLIC HEARINGS:

- 1) The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on October 7, 2009, at 6 p.m. in Hearing Room One, City Hall, 1 Frank H. Ogawa Plaza.
- 2) The Landmarks Preservation Advisory Board will conduct a public scoping hearing on the historic resources issues identified in the Initial Study for the project on October 19, 2009, at 6 p.m. in Hearing Room One, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: City of Oakland General Plan – Housing Element Update 2007-2014

PROJECT LOCATION: The City of Oakland (City) is located in northern Alameda County (County) on the east side of the San Francisco Bay (Bay). The City is bounded by the Cities of Berkeley and Emeryville to the north, the City of San Leandro to the south, the East Bay Regional Park District to the east, and the City of Alameda to the west. The City is approximately 15 miles east of the City of San Francisco and 90 miles southwest of the City of Sacramento. Interstate 80 (I-80) provides access to the City from the northwest, while Interstates 580 (I-580) and 980 (I-980) provide access from the southeast.

PROJECT SPONSOR: City of Oakland, Community and Economic Development Agency

EXISTING CONDITIONS: The City encompasses 56 square miles of land and 24 square miles of water, and is mostly urbanized. The City contains a wide range of residential, commercial, industrial, public, and open space land uses. Residential areas vary from very dense neighborhoods, exceeding 25,000 persons per square mile, to semi-rural neighborhoods with one-acre lots. The City has an estimated population of 420,183.

The 1998 LUTE EIR identified over 100 sites in the City of Oakland as being on the State's "Cortese List" of hazardous waste sites. The California State Regional Water Quality Control Board "GeoTracker" database identifies underground hazardous substance storage tanks on 23 of the 224 opportunity sites listed under *2007-2014 Housing Element*. Of the 23, there are three sites with a status of "remediation" and 20 sites with a status of "site assessment."

PROJECT DESCRIPTION: In accordance with State law, the City of Oakland proposes to adopt a General Plan Amendment (GPA) for the City of Oakland General Plan - Housing Element Update 2007-2014 (proposed project or *2007-2014 Housing Element*) as a part of the City's *General Plan*. According to the ABAG RHNA numbers, the City must accommodate 14,629 new housing units between January 2007 and June 2014 to meet its "fair share" of the State's housing need. Since January 1, 2007, 1,128 units have been constructed. In addition to the units built or under construction, the *2007-2014 Housing Element* identifies that between January 2007, and August 2008, 4,442 market-rate units had planning approvals (entitlements) and 563 affordable units were funded, but neither group has started construction. During the same time period, there were 7,022 market rate units and 48 affordable units in pre-development.

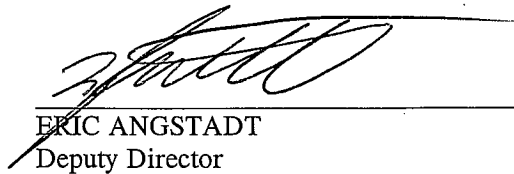
Based on housing unit construction and approvals since January 1, 2007, the City has already committed to developing 90 percent of the units needed to satisfy the RHNA requirement in the planning period. The remaining 1,426 units required to meet the RHNA allocation of 14,629 units could be accommodated on City-identified housing opportunity sites. Approximately 225 housing opportunity sites are located throughout the City, divided into the 12 Planning Areas.

PROBABLE ENVIRONMENTAL EFFECTS:

The Initial Study screened out environmental factors that will not be further studied in the Draft EIR. These factors include: aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water, land use and planning, mineral resources, population and housing, public services, recreation, and utilities. However, the Draft EIR will address the potential environmental effects for air quality, climate change, noise, and transportation. All other impacts would be mitigated to less-than-significant levels.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

9/21, 2009
File No.: ER08-0009


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Deputy Director
Community and Economic Development Agency
Environmental Review Officer