

NOTICE OF PREPARATION
TO PREPARE A SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT (SEIR)
FOR THE OAK KNOLL COMMUNITY DEVELOPMENT PLAN

Date: February 8, 2007

Subject: Notice of Intent to Prepare a Supplement to a Previously Certified Environmental Impact Report (SEIR)

Project Title: Oak Knoll Community Development Plan (former Oak Knoll Naval Medical Center Property); City File No. ER 06-014; PUD 06-446; TTM 7820; TTM 7860
State Clearinghouse Number: 95103035

Project Location:

8750 Mountain Boulevard; Bordered and accessed by Mountain Boulevard and Keller Avenue in East Oakland. APNs: 043A-4675-003-21, 043A-4712-001 (portion) and 048-6865-002-01.

Project Sponsor/Applicants:

SunCal Oak Knoll, LLC and City of Oakland Redevelopment Agency, property owners

Background and Project Description

The City of Oakland has received planning applications for the Oak Knoll Community Development Plan. The planned development is proposed for approximately 172+ acres of the 183-acre Oak Knoll Naval Medical Center (NMCO) property located off of Mountain Boulevard and Keller Avenue. 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 this Reuse Plan, an Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was prepared to assess the potential environmental effects of Final Reuse Plan. On July 14, 1998, the Oakland City Council certified the EIS/EIR and adopted the Final Reuse Plan.

SunCal Oak Knoll LLC (SunCal) has purchased 167 acres of the 183-acre NMCO property. This purchase did not include 14.64 acres of the NMCO site that are owned by the Seneca Center, the Sea West Coast Guard Credit Union and the City of Oakland Redevelopment Agency. However, the planned development and the planning applications include 5.45 acres of the NMCO area that is owned by the City of Oakland Redevelopment Agency. The parcels containing the Seneca Center and the Sea West Coast Guard Credit Union have not been included in the proposed development plan; however, the environmental review referenced in this notice will cover the environmental issues and potential impacts of development of the entire 183-acre NMCO site.

The planned development proposes a mixed-use community of: a) up to 960 residential units (detached single-family residential dwellings, cluster single-family dwellings, town homes and condominiums); b) up to 82,000 square feet of local serving commercial use; c) restoration and reuse of the Club Knoll facility;

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and d) preservation of hillside as well as restoration and preservation of Rifle Range Creek for permanent open space and resource conservation. The project is similar to the scope and scale of the 'Maximum Capacity Alternative' – Preferred Alternative assessed in the certified 1998 EIS/EIR. A detailed description of the development project and land use plan area is provided in the attached Initial Study Checklist Form.

Recommendation to Prepare Supplement to Previously Certified EIS/EIR (SEIR)

In accordance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations 15000 et seq. (CEQA Guidelines), the City of Oakland will be preparing a Supplemental Environmental Impact Report (SEIR) for this project. Since the EIS/EIR for the Reuse Project has been certified, the City has to determine whether further CEQA environmental review is required for the proposed project in accordance with PRC Section 21666 and CEQA Guidelines Section 15162. 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 EIS/EIR.

The City has prepared an Environmental Checklist Form (Initial Study Checklist Form) to determine if the proposed project would result in: a) any new, significant environmental effects; b) a substantial increase in the severity of significant effects identified in the certified EIS/EIR due to substantial changes to the project or substantial changes to circumstances; or c) new information of substantial importance which require major revisions to the 1998 EIS/EIR. Environmental impacts of the project that do not meet these thresholds and have been previously analyzed in the certified EIS/EIR are not included in the SEIR scope as explained in the attached Initial Study Checklist Form. The Initial Study Checklist Form concludes that the project has potential new and significant or potential for substantially more severe impacts than those analyzed in the certified EIS/EIR, or could result in impacts that were not previously analyzed in the following categories. It is recommended that the following categories be studied and addressed in the SEIR:

- Aesthetics/Visual Impacts (scenic vistas, scenic resources, tree removal; visual quality/character)*
- Air Quality*
- Cultural Resources (historic resources)*
- Noise (cumulative ambient noise)*
- Transportation/Traffic*

Availability and Review of Initial Study

The scope of study that is recommended for each topic is discussed in the attached Initial Study Checklist Form. The SEIR will address impacts for all phases of the development approvals for the Oak Knoll planned development. A copy of the certified 1998 EIS/EIR and site-specific technical studies and reports referenced in the Initial Study Checklist Form are provided in a computer disc (CD), which is included in the attached document. A hard copy of these reports and studies is available for review at the City of Oakland Planning and Zoning Division, 250 Frank H. Owaga Plaza, second floor public counter.

This Notice of Preparation is intended to provide you with an opportunity to review the Initial Study

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Checklist Form and comment on the recommended scope of issues to be studied in the SEIR. Due to the time limits mandated by California Environmental Quality Act (CEQA) Guidelines, your response must be received by the City, in writing, within 30 days of the date of this notice or by Monday, March 12, 2007.

All written comments must be submitted to the City of Oakland Community Environment and Development Agency, Planning and Zoning Division, 250 Frank H. Owaga Plaza, Suite 2114, Oakland, CA 94612-2031.

Public Scoping Meeting

As part of the Notice of Preparation process, the City of Oakland Planning Commission will hold a public scoping session. The purpose of the scoping session is to explain the environmental review process and to solicit comments from the Planning Commission and public on what information should be included in the SEIR. The scoping session will be held on Wednesday, February 28, 2007, 6:30pm, in Hearing Room 1, City Hall, One Frank H. Owaga Plaza, Oakland.

If you have any questions or need additional information, please feel free to contact Paul Jensen, Contract Planner at 415.479.9438 (or e-mail at jensenaicp@aol.com).

Sincerely,

Gary Patton
Deputy Director of Planning and Zoning

Attachment: Project Description
Initial Study/Environmental Checklist Form

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