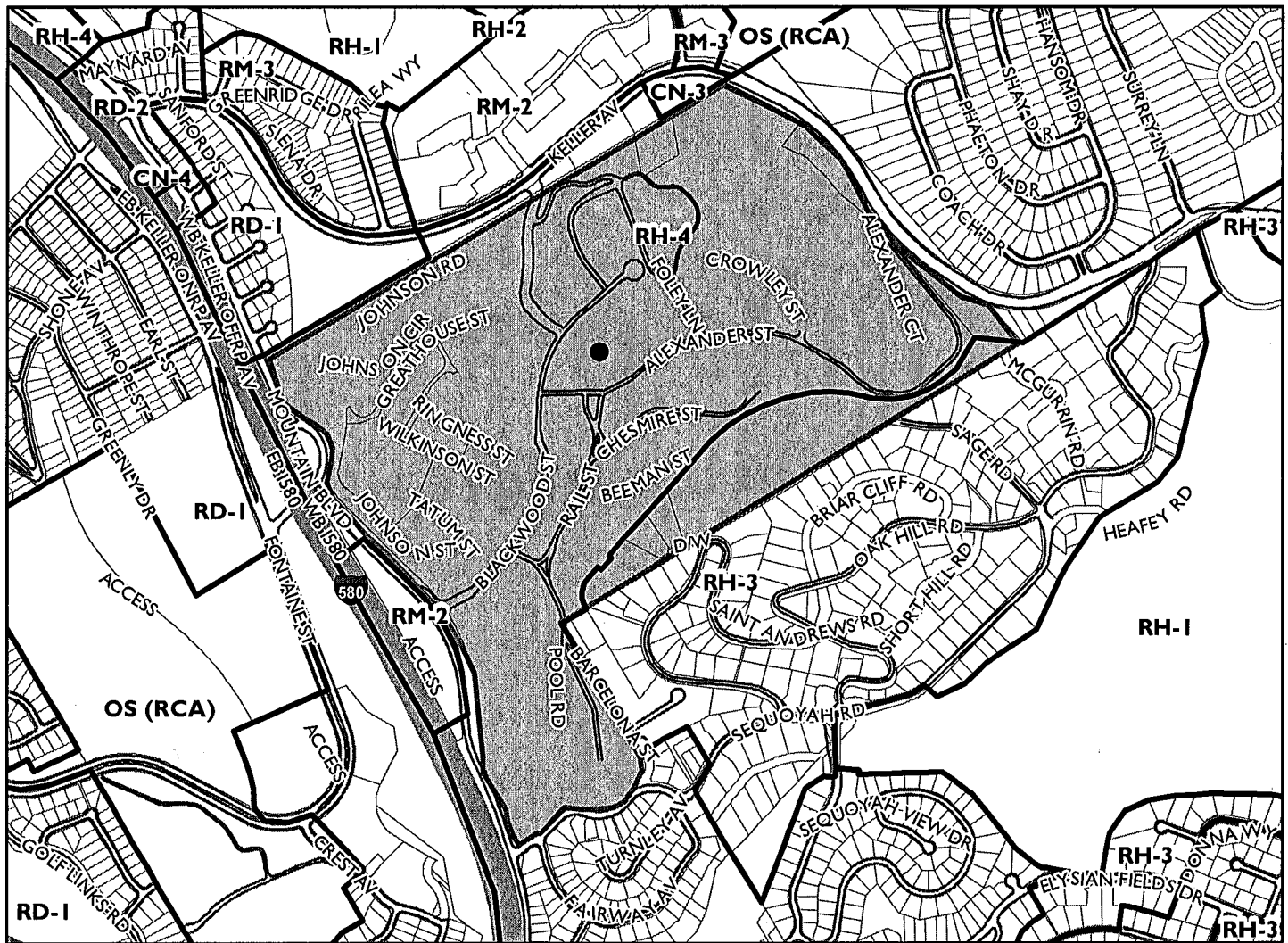


Case File Number ER15-004

April 15, 2015

<b>Location:</b>	<b>Oak Knoll Mixed Use Community Plan Project</b>  The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 (roadway easement), 043A-4675-003-30 (roadway easement) 048 -6865-002-01, and 043A-4675-74-01.
<b>Proposal:</b>	Conduct a Scoping Session for a revised Supplemental Environmental Impact Report to receive comments regarding the information, analysis and potential impacts associated with the Oak Knoll Mixed Use Community Plan Project. The Project proposes a mixed-use residential community of approximately a) 935 residential units of varying types, b) 72,000 sq. ft. of neighborhood commercial use and c) approximately 77 acres of open space and recreation areas, including an improved creek corridor. The Sea West Federal Credit Union and Seneca Center located in the middle of the Project site are not considered part of the Project.  <u>Background</u> <i>In 1996, the Naval Medical Center Oakland property was subject to a Final Reuse Plan that presented five land use alternatives for the reuse of the property. The Maximum Capacity Alternative within the Final Reuse Plan included a) 584 residential units, b) 400, 000 sq. ft. of commercial space, and c) 32 acres of open space. The Maximum Capacity Alternative was approved by the Oakland City Council as the preferred alternative</i> <i>In 2005, SunCal Oak Knoll, LLC proposed the "former Oak Knoll Project" which included a) 960 residential units, 82,000 sq. ft. of commercial space and 53 acres of open space. The "former Oak Knoll Project" was not approved. The current proposal is modified version of the 2005 "former Oak Knoll Project." Major changes from that proposal include the addition of the 15 acre abutting property to the south and the demolition of the Oak Knoll Golf and Country Club (known as Club Knoll)</i>
<b>Applicant:</b>	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), Sam Veltri
<b>Phone Number:</b>	(949)705-8786
<b>Owner:</b>	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
<b>Case File Number:</b>	ER15-004
<b>Planning Permits Required:</b>	Rezoning, Preliminary Planned Unit Development, Preliminary Development Plan, Tentative Tract Map, and possible other discretionary permits and/or approvals
<b>General Plan:</b>	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
<b>Zoning:</b>	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
<b>Environmental Determination:</b>	A revised Supplemental Environmental Impact Report (SEIR) is being prepared under the California Environmental Quality Act (CEQA).  <u>Background</u> <i>In 1998, the Oakland City Council certified the Environmental Impact Statement /Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan including the Maximum Capacity Alternative. A 2006 Initial Study and 2007 Draft SEIR was prepared and circulated for the "former Oak Knoll Project." No Final SEIR was certified. Because Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than the "former Oak Knoll Project" analyzed in 2007, the City is preparing a revised SEIR.</i>
<b>Historic Status:</b>	The Oakland Cultural Heritage Survey rates Club Knoll as a Potential Designated Historic Property (PDHP) with a rating of B+3. The Landmarks Preservation Advisory Board (LPAB) found it eligible for Landmark status with an A rating in June of 1995 and placed it on the Preservation Study List. Club Knoll is therefore considered a CEQA historic resource.
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	7
<b>Status:</b>	A Notice of Preparation for an revised SEIR was published and distributed on March 20, 2015. The comment period began March 23, 2015 and written public comments are due no later than April 21, 2015.
<b>Action to be Taken:</b>	Receive public and Planning Commission comments on what information and analysis to include in the EIR. This is not a public hearing to discuss the merits of the project.
<b>For Further Information:</b>	Contact Robert Merkamp, Development Planning Manager at (510) 238-6283 or

# CITY OF OAKLAND PLANNING COMMISSION



Case File: ER15-004

Applicant: Oak Knoll Venture Acquisitions, LLC and the City of Oakland

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

Zone: RH-3, RH-4

rmerkamp@oaklandnet.com
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## **SUMMARY**

Oak Knoll Venture Acquisitions, LLC has filed an environmental review application to begin review and consideration of a proposal to create a new planned community consisting of approximately 935 dwellings, 72,000 square feet of commercial space and approximately 77 acres of open space and recreation areas. In 2005, SunCal Oak Knoll, LLC proposed a similar project which included 960 units, 82,000 square feet of commercial and 53 acres of open space. This project was reviewed by Planning Commission twice, both a scoping session and a Draft EIR hearing. However, the project stopped prior to the Final EIR and project approval hearing due to the financial crisis that developed in the Fall of 2008, causing the prior proposal to lose its financial backing.

The City has determined that project impacts may be significant and an Environmental Impact Report (EIR) is required under the California Environmental Quality Act (CEQA). According to CEQA Guidelines Section 15060(d), staff will not prepare an Initial Study for the project. The City will be the Lead Agency pursuant to CEQA for the land use and project approvals. As such, the City has the responsibility to prepare an EIR for the project. The EIR will address all environmental topics identified in City of Oakland's CEQA Thresholds of Significance at a level of detail warranted by each topic. The Notice of Preparation (NOP) of an EIR was published on July 26, 2013 (See Attachment A).

The purpose of this scoping session is to solicit public and Planning Commission comments on what information and analysis should be contained in the EIR and is not intended to debate the merits of the project. In addition to these oral comments, written comments will be accepted up until the close of business, April 21, 2015. Written comments are encouraged in order to provide an accurate record of public comments.

## **BACKGROUND**

### **History and Existing Conditions**

In 1942, the War Department acquired the property, previously occupied by a golf course, and constructed the Naval Hospital Oakland (also known as Oak Knoll Naval Hospital) for the purposes of treating wounded servicemen in the Pacific Theater. The facility remained active after the war as a Naval Hospital and saw extensive use during both the war in Korea and Vietnam. At the end of the Cold War, the Federal Government began reducing the defense budget and looked closely at all its facilities in order to determine which could be closed and still efficiently serve the armed forces. The 1993 Commission decided that the Oak Knoll hospital was no longer needed and in 1996 the property was formally closed.

The approximately 196.6-acre site is generally bounded by I-580 and Mountain Boulevard to the west, Keller Avenue to the North and East and the Sequoyah neighborhood to the south and east. The site contains a good deal of remaining infrastructure from the base including roads, street lights, parking lots and the foundations of buildings that have since been reviewed. Major demolition of primary structures (including the implosion of the main hospital building) occurred between 2011-2012. The site contains a variety of terrains but generally rises in the northwest, near the interchange between Keller Ave and Mountain Blvd, dips back down into a low saddle created by Rifle Range Creek (which is both exposed and in a culvert at various segments of the site) and then grows quite hilly and rugged to the east and south east. The creek enters the property along the northern edge, emerging from a culvert under Keller Ave and trending southwest until it exits the property near the southwestern corner, intersecting with I-580. The creek is flanked by Oak-Bay riparian woodland typical of streams in the region.

Another prominent feature is Oak Knoll, a high hill on the property that looms over Keller along the eastern boundary of the property. This is a very prominent point and affords good views to visitors of the project site, Oakland and the Bay beyond as well as the surrounding hills.

### **Surrounding Area**

The Oak Knoll campus is surrounded predominantly by residential uses with some neighborhood serving commercial and civic uses to the north along Keller Avenue. The surrounding residential is mixed and includes single and multi-family dwelling types. Open space also has a significant edge to the property to the north, east and south. The Leona Canyon Regional Open Space connects to the north by northeast corner of the property across Keller Avenue.

The Oak Knoll project itself surrounds the Sea West Federal Credit Union and the Seneca Center sites, which sit on approximately 9.25 acres of lands near the western edge of the project site (just to the north of the proposed Town Center). These are located within the bounds of the former naval hospital (indeed, they occupy former structures constructed by the military) and they are not part of the project although they do gain access to the surrounding road grid through the Oak Knoll property via access easements.

### **General Plan and Zoning Analysis**

There are several General Plan Designations for the site. The General Plan designations are Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conversation Area. These designations were applied to the site during the last comprehensive update to the General Plan and they were done with an eye towards creating a community there with low-density housing, retail, civic and recreational amenities for both the residents as well as the rest of the city. In 2006, during the review of the prior Oak Knoll project, the City made a General Plan consistency determination that the project was consistent with the General Plan as it was found to be consistent with the densities and policies as described in the General Plan.

The property site is zoned RH-3 and RH-4, both of which are hillside zoning districts designed to create large-lot single family developments, suitable for the Oakland hills where lower density is generally appropriate. The applicant is proposing rezoning parts of the site to higher density residential and commercial zoning as neither multi-family (which is conceptually proposed in portions of the plan) nor commercial are allowed in either the RH-3 or RH-4 zones.

### **Past Permits**

In 1996, the Final Re-Use Plan was adopted by the Oakland City Council, pursuant to federal military base reuse procedures. An EIR was prepared and certified as a part of the plan. This plan also envisioned a more intensive commercial development, with up to 400,000 square feet of commercial space, 585 dwellings, recreation such as golf and 32 acres set aside for open space.

In 2005, SunCal Oak Knoll acquired most the property from the Federal Government (the Seneca Center and Credit Union were not a part of the application) and began the entitlement process shortly thereafter. Their plan was much more focused on residential, increasing the number of proposed units from 585 to 960 and reducing the amount of commercial square footage from 400,000 to approximately 82,000 square feet. The Club Knoll structure was to be retained, Rifle Range Creek was to be restored and the amount of usable open space increased from 32 to approximately 50 acres.

This project moved forward through several public hearings until coming to an end in the fall of 2008. The project ended due to the financial collapse in September 2008 and with the loss of funding for the project. Therefore, no new plan was adopted nor was any new CEQA document certified.

## **PROJECT DESCRIPTION**

The proposed Masterplan would be constructed in multiple phases. The number of phases, as well as the order of any construction, has yet to be determined. The plan includes a commercial "town center" to the west, consisting of approximately 72,000 square feet of commercial space. It also includes 935 dwellings, including single family homes, townhomes and multi-family units. The plan indicates the higher density residential units, such as townhome and multi-family, will be located near the town center as well as in the north and western areas of the plan. Single family homes will predominate as one moves east, into the steeper terrain of the property. A map showing the development at the proposed full build out is provided in Attachment C.

## **Project Review Process and Entitlements**

At this time, the project applicant is still in the Pre-Application phase. However, it is anticipated that the project will need a Rezoning to allow commercial and multi-family development over some of the plan area, a Tentative Tract Map to combine and re-split parcels, a Preliminary Planned Unit Development and possibly other discretionary City permits and/or approvals. Ultimately, Final PUD's would also be applied for to construct the various phases of the project.

## **ENVIRONMENTAL REVIEW PROCESS & PURPOSE OF THIS SCOPING SESSION**

In 1998, the City of Oakland certified the Oak Knoll Environmental Impact Statement/Environmental Impact Report (EIS/EIR). This EIS/EIR was prepared for the purposes of: A) satisfying NEPA requirements affecting disposal of the property by the US Navy; and B) satisfying CEQA requirements affecting the City's adoption of the Redevelopment Plan and land use regulations and decisions affecting the property. The EIS/EIR assessed five land use alternatives. These alternatives include a "Maximum Capacity Alternative," which presented potential site development of the NMCO site with up to 400,000 square feet of mixed-use commercial, office and civic use, 584 residential units, a 54 acre golf course, 44,000 square feet of active recreation uses, improvements to Rifle Range Creek and preservation of 32 acres of open space. The Maximum Capacity Alternative was identified as the "Preferred Alternative" by the Oakland Base Reuse Authority (OBRA).

As mentioned above, in 2005 SunCal purchased the property and began preparing a project for submittal to the City. An Initial Study was conducted to determine if the proposal would result in: a) any new, significant environmental effects not previously identified in the 1998 EIS/EIR; b) a substantial increase in the severity of significant effects identified in the 1998 EIS/EIR; or c) new information of substantial importance which requires major revisions to the 1998 EIS/EIR. Based on the review of the 1998 EIS/EIR and the technical studies prepared, the Initial Study concluded that the project would result in potentially significant impacts and a Supplemental EIR (SEIR) was prepared. Unfortunately the project terminated prior to the Final EIR being released.

Ultimately, the project applicants found new backers for the project and approached the City about restarting the process. In the meantime, the project description changed. The number of dwelling units dropped from 2006 to 2015 by 25, the commercial floor area dropped by 10,000 square feet and the amount of open space increased by 24 acres. The new proposal removes homes from the Oak Knoll peak but also proposes the removal of the Club Knoll building, which has a rating of B+3 and is considered to

be a CEQA resource. This is a new change as under the former project the applicant proposed to retain the building as a community center/offices for non-profits and other community groups. The applicant has stated that since the last proposal ended, the building has been the frequent target of vandals and thieves and has suffered much damage as a result and that it would be too costly for them to repair.

The NOP was published on March 20, 2015. Staff expects the Draft EIR will be available later in 2015 or early in 2016. Once the Draft EIR is published, there will be hearings on the Draft EIR before the Landmarks Preservation and Advisory Board and the City Planning Commission. In addition, planning staff will continue to work with the project applicant to refine their project, respond to the information and analysis contained in the Draft EIR, and move ahead toward the final consideration of the project once the Final EIR is completed. As with previous projects, and as permitted by CEQA (Guidelines Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated to run concurrently. The EIR will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions/approvals required by the City of Oakland and other governmental agencies.

The Landmarks Preservation and Advisory Board will hold a scoping session on the proposed project on April 13, 2015. As it is too late to provide a written synopsis of the comments given by the Landmark's Board in this report, staff will present this orally.

### **Issues to be Addressed in the EIR**

Staff had previously identified the following preliminary list of potential environmental and project issues that will be analyzed in the EIR both at the project and cumulative level (many of which were under review during the former project):

#### Aesthetics/Visual Impacts

- Scenic vistas and scenic resources
- Aesthetic impacts related to the project that result in changes to visual quality and character of the site resulting from grading, tree removal and development

#### Air Quality

- Potential to result in significant and unavoidable air quality impacts as identified in the 1998 EIS/EIR.
- Greenhouse Gas Emissions\*

#### Cultural Resources

- Demolition of a CEQA Resource (Club Knoll)\*\*

#### Noise

- Potential to result in ambient noise levels under cumulative (build-out) conditions, which could be significant.

#### Hazardous Materials

- Addressing soils impacted with lead from structures painted with lead-based paint.

**Traffic and Transportation**

- Potential to result in a substantial increase in traffic that could impact the operation and capacity of the local street system.
- Potential to individually or cumulatively exceed the level of service standard established by the Alameda County Congestion Management Agency.
- Potential to result in inadequate emergency access.
- Potential to increase hazards as a result of site access and circulation.
- Potential to conflict with adopted policies and plans supporting alternative transportation.
- Potential to substantially increase demand for AC Transit ridership.

\* This was not studied in the 2006-8 SEIR but is now a requirement for study

\*\* This is a new impact, not studied under the planned SEIR in 2006-8 as the prior project description preserved the Club Knoll structure.

It is not anticipated that the proposed project will have a significant effect on Agricultural, Biological and Mineral Resources, Cultural (archaeological) Resources, Geology/Soils, Hazards/hazardous Materials, Hydrology/Drainage/Water Quality and Public, Population and Housing, Public Services and Recreation. However, to ensure a comprehensive analysis of all the project's potential environmental effects is provided, these environmental factors will also be discussed in the EIR. Staff anticipates that impacts related to these topics can be reduced to less than significant impact with incorporation of Standard Conditions of Approval or mitigation measures.

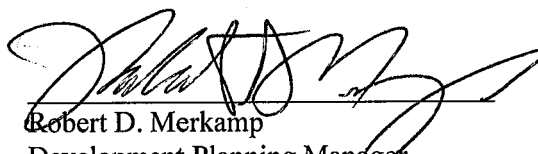
The main purpose of this Scoping Session is to solicit comments from both the Planning Commission and the public on what types of information and analysis should be considered in the EIR. Comments about the issues that should be considered, the types of information that should be included and the range of alternatives to the project that should be assessed are all appropriate comments. This Scoping Session is not a review or consideration of the merits of the project. Public hearings will be scheduled in the future to discuss the merits of the project.

As required by CEQA, 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.

**STAFF RECOMMENDATION**

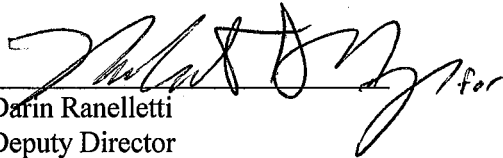
Staff recommends that the Planning Commission take public testimony and provide comments to staff regarding issues to be addressed in the Draft EIR.

Prepared and Approved by:



Robert D. Merkamp  
Development Planning Manager  
Bureau of Planning  
Department of Planning and Building

Approved for forwarding to the  
City Planning Commission:

A handwritten signature in black ink, appearing to read "Darin Ranelletti", is written over a horizontal line.

Darin Ranelletti  
Deputy Director  
Bureau of Planning  
Department of Planning and Building

**ATTACHMENTS:**

- A. Notice of Preparation and Figures
- B. Public Comment Letters (Received through April 9, 2015)
- C. Conceptual Site Plan for Project





# CITY OF OAKLAND

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

## NOTICE OF PREPARATION (NOP) OF A REVISED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT

The City of Oakland's Bureau of Planning is preparing a Revised Draft Supplemental Environmental Impact Report ("SEIR") for the modified **Oak Knoll Project Mixed Use Community Plan Project** ("Oak Knoll Project" or "modified project") as described below, and is requesting comments on the scope and content of the Revised Draft SEIR. This project is a modification of the previous Oak Knoll Mixed Use Community Plan Project analyzed in a 2006 Initial Study and 2007 Draft SEIR prepared and published by the City of Oakland (City). The City has not prepared a revised Initial Study. The Revised Draft SEIR and Final SEIR will address the potential environmental effects of the modified 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. Responsible Agencies are those public agencies, besides the City of Oakland, that have a role in considering approval and/or carrying out the project. When the Revised Draft SEIR 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 that address the scope of the Revised Draft SEIR and any related questions or comments should be directed in writing to: **Robert Merkamp, Development Planning Manager, City of Oakland Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612**; (510)238-6283 (phone); (510) 238-4730 (fax); or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com) (e-mail). Responses to the NOP must be received at the above mailing or e-mail address by **5:00 p.m. on April 21, 2015**. Please reference **Case File Number ER15-004** in all correspondence. In addition, comments on the scope of the Revised Draft SEIR may be provided at the EIR Scoping Meetings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission, as noticed below. Comments should focus on potential impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the Revised SEIR's purpose to provide useful and accurate information about such factors.

As discussed in greater detail below, the Revised Draft SEIR will address specific modifications to the Oak Knoll Project. To the extent that public comments received on the scope and adequacy of the 2007 Draft SEIR apply to the modified project, the City will continue to consider such comments during the preparation of the Revised Draft SEIR.

### EIR SCOPING MEETINGS:

The City of Oakland Landmarks Preservation Advisory Board will conduct a public scoping meeting on the Revised Draft SEIR for the modified Oak Knoll Mixed Use Community Plan Project on **April 13, 2015 at 6:00 p.m.** in the **Sgt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

The City of Oakland Planning Commission will conduct a public scoping meeting on the Revised Draft SEIR for the modified Oak Knoll Mixed Use Community Plan Project on **April 15, 2015 at 6:00 p.m.** in the **Sgt. Mark Dunakin Hearing Room (Hearing Room 1), Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

**PROJECT TITLE:** Oak Knoll Mixed Use Community Plan Project. (City File No. ER15-004; State Clearinghouse Number: 1995103035)

**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, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A-4678-003-17 (roadway easement), 043A-4675-003-30 (roadway easement), 048-6865-002-01, and 043A-4675-74-1. See **Figure 1**.

**PROJECT SPONSOR:** Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll LLC) and City of Oakland, project owners

**EXISTING CONDITIONS:** The project site includes approximately 167 acres of the 183-acre Oak Knoll Naval Medical Center (NMCO) property, approximately 15 acres of an adjacent property, and approximately 7 acres of City-owned property for a site with a total size of approximately 189 acres. The project site is bounded by Mountain Boulevard/Interstate 580 (I-580) to the west, Keller Avenue to the north and east, and Sequoyah Road to the south. Highway access to the site is via the Keller Avenue off-ramp and Mountain Boulevard on- and off-ramps to I-580. The NMCO facility was closed in 1996 and has been unoccupied since, except for operations at the Sea West Federal Coast Guard Credit Union and the Seneca Center for Children and Families (Seneca Center). The Credit Union and Seneca Center remain operational and are not part of the Oak Knoll Project.

All buildings on the project site have been demolished except for the deteriorated 1925 former Oak Knoll Golf and Country Club clubhouse building (known as Club Knoll), which has been determined to be a locally historic resource under CEQA. The site currently has City of Oakland General Plan designations of Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area. The zoning districts are RH-3 ("Hillside Residential Zone - 3," minimum 12,000 square-foot lot size) and RH-4 ("Hillside Residential Zone - 4," 6,500 to 8,000 square-foot lot size). The topography of the site is downsloping toward the west, from a prominent ridge at the eastern side of the property. Much of the property consists of hilly terrain with oak, eucalyptus, Monterey pine, riparian, and annual grassland habitats. The partially-culverted Rifle Range Creek flows across the project site from north to southwest. Surrounding uses are primarily residential development, small local commercial centers, and regional open space. As of the date of this NOP, the project site is included in the list of Hazardous Waste and Substances sites as shown 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/>). The "Oakland Naval Hospital" EnviroStor listing indicates remedial activities (addressing soils impacted with lead from structures painted with lead-based paint) are inactive.

Notable changes to existing site conditions since publication of the 2007 Draft SEIR for the former project include the addition of the adjacent 15-acre property abutting the project site to the south, and demolition of the Oak Knoll naval hospital building. The City also changed the zoning designation on the project site from "R-30 One Family Residential" to RH-3 and RH-4 as part of its 2011 zoning update. The City applied these zoning districts to the property as part of the zoning update process as an interim measure, and acknowledged at that time that the property would likely be rezoned.

**PROJECT PURPOSE:** The main purpose of the modified project continues to be to develop a new master planned residential community that would be compatible with and connected to surrounding development. Other goals of the modified project continue to include developing a village retail center to support the community on the site; developing open space, trails, and recreational opportunities on the site; improving traffic and transit connections to the site; and restoring native and riparian habitat.

**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 2005, SunCal Oak Knoll LLC proposed the former Oak Knoll Project on the current project site, excluding the 15-acre parcel to the south. The former project (as summarized in Table 1 below) was analyzed in a 2006 Initial Study and 2007 Draft SEIR prepared and published by the City. The 2006 Initial Study and 2007 Draft SEIR were circulated by the City for public review and comment. No Final SEIR was published.

Because the 1998 EIS/EIR for the Final Reuse Plan for the property has been certified, the City is required to determine whether further CEQA environmental review is required for the proposed project 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 modified project may result in new and potentially substantially more severe impacts than the former project analyzed in the 2007 Draft SEIR, the City of Oakland is resuming the CEQA analysis by preparing a Revised SEIR for the modified project.

**PROJECT DESCRIPTION:** The modified Oak Knoll Project proposes a mixed-use residential community of: a) approximately 935 residential units of varying types; b) approximately 72,000 square feet of neighborhood commercial

use; and c) approximately 77 acres of open space and recreation areas, including an improved creek corridor. See Figure 2. As with the former Oak Knoll Project analyzed in the 2007 Draft SEIR, the overall land uses and development plan characteristics of the modified Oak Knoll Project are similar to the scope and scale of the conceptual "Maximum Capacity Alternative" (MCA) assessed in the certified 1998 EIS/EIR as the preferred alternative. Unlike the MCA, or the former Oak Knoll Project analyzed in the 2007 Draft SEIR, the modified Oak Knoll Project includes the demolition of Club Knoll. A comparison of the proposed modified project, the 2007 former project, and the 1998 MCA are presented in Table 1.<sup>1</sup>

**TABLE 1.**  
**KEY OAK KNOLL PROJECT CHARACTERISTICS: 2015 MODIFIED PROJECT,**  
**2007 FORMER PROJECT AND 1998 MCA**

Use (1)	2015 Modified Project (Proposed)	2007 Former Project	1998 MCA
Residential	935 dwelling units	960 dwelling units	584 dwelling units
Commercial	72,000 square feet	82,000 square feet	400,000 square feet
Open Space (2)	61 acres	53 acres	32 acres (3)
Total Site Acreage	187(4)	181	183
Creek Crossings (auto/pedestrian)	1/1	2/1	Not Available
Trails	4 miles	2 miles	Not Available
Creek Restoration	16 acres	14 acres	(See note 3)

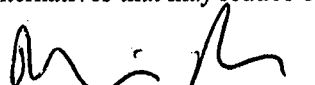
NOTES: (1) Number of dwelling units, square feet, and acres are approximate  
(2) Includes parks, hillsides, and recreational areas  
(3) Acreage of open space for the 1998 MCA includes creek restoration area; does not include 54-acre golf course.  
(4) Includes additional property (approximately 15 acres)

SOURCES: Oak Knoll Venture Acquisitions, LLC, 2007 Draft SEIR, 1998 EIS/EIR

As with the former project, the project sponsor seeks City approval of a Planned Unit Development/ Preliminary Development Plan (PUD/PDP) among other discretionary approvals for the modified project. The modified project may also require a rezoning to accommodate the proposed residential as well as neighborhood commercial uses.

**PROBABLE ENVIRONMENTAL EFFECTS:** Based on existing information and the analysis completed for the 2006 Initial Study and 2007 Draft SEIR, the modified project may involve new or substantially more severe impacts than those analyzed in the certified 1998 EIS/EIR, or could result in impacts for topics not previously analyzed. The following topics will be addressed in the Revised Draft SEIR: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise and vibration, population and housing, public services and recreation, transportation and traffic, and utilities and service systems.

The Revised Draft SEIR will also examine a reasonable range of alternatives to the modified project. As in the 2007 Draft SEIR, the analysis will consider each of the reuse alternatives analyzed in the 1998 EIS/EIR, as well as the CEQA-mandated No Project Alternative and other potential alternatives that may reduce or avoid potential environmental effects.

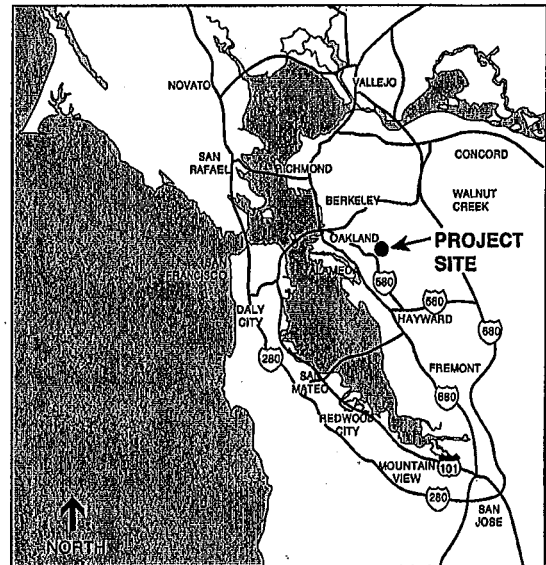
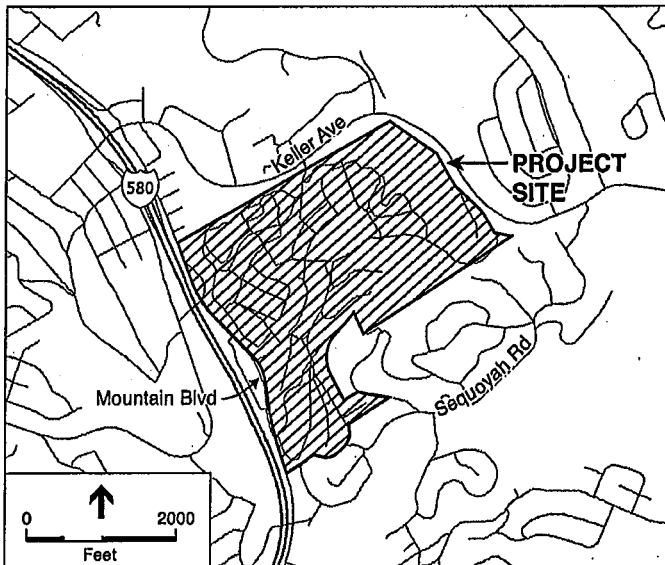
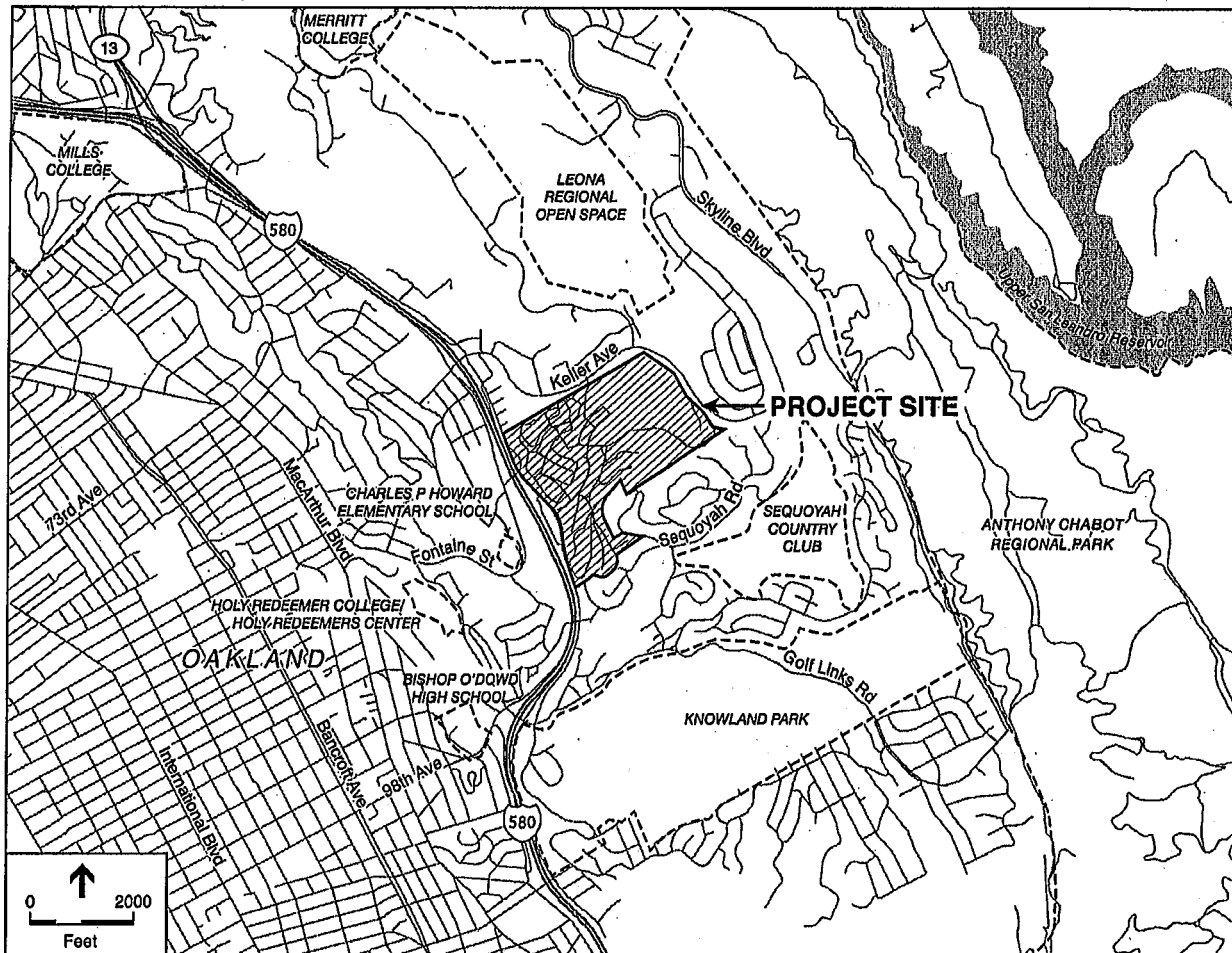


Darin Ranelletti  
Deputy Director, Bureau of Planning  
Environmental Review Officer

March 20, 2015  
Case File Number: ER15-004

Attachments:  
Figure 1 – Project Location  
Figure 2 – Oak Knoll Project Illustrative Master Plan

<sup>1</sup> The Revised Draft SEIR will continue to be prepared in accordance with Public Resources Code Section 21166 and CEQA Guidelines sections 15162 and 15168, and assess the effects of the modified project in comparison to the findings of the 1998 EIS/EIR.



SOURCE: ESA

Oak Knoll Project . 120645

**Figure 1**  
Project Location

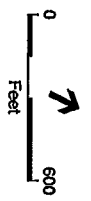


DEVELOPMENT SUMMARY			
#	Area	Unit Type	Unit Count
1	Open Center	Medium Density	134
2	Open Center North	Townhomes	140
3	Uplands North	Townhomes	60
4	Open Center Village 1	Single Family 1	87
5	Open Center Village 2	Single Family 2	93
6	Open Center South	Townhomes	70
7	Uplands South	Single Family	53
8	Uplands East	Single Family	40
TOTAL			595

LAND USE SUMMARY (APPROX)		
Use	Area (Ac)	
Developed Area	92.88	
Major Streets (Expend)	17.00	
Parks and Open Space	77.08	
TOTAL	187.96	

--- Trails & Paths: 4.3 miles  
 \* Site Entrance  
 Pedestrian Blue Access



Oak Knoll Project, 120645  
**Figure 2**  
 Oak Knoll Project Illustrative Master Plan

SOURCE: Hart - Howerton

**Klein, Heather**

---

**From:** gvpattton@comcast.net  
**Sent:** Wednesday, January 28, 2015 3:21 AM  
**To:** Klein, Heather  
**Subject:** Oaknoll

Heather,

I hope you are well. I have tried calling you a dozen or more times over the last few years to say hi, but you never answer your phone, so I am going to try an email. Actually, this time I have some questions for you. I hear that SunCal and Oaknoll are alive. Robert tells me that you are managing a consultant on the project. The site is in my old neighborhood and mom still lives nearby, so I am interested in what is going on. Also, I may have some insight to share with you that you may not have found in the file. Please call me at your convenience at 510-537-5989. I promise not to take up too much of your time!

Thanks  
Gary Patton

**Klein, Heather**

---

**From:** Ken Berrick <ken\_berrick@senecacenter.org>  
**Sent:** Thursday, April 02, 2015 4:52 PM  
**To:** Merkamp, Robert  
**Cc:** Geoffrey R. Le Plastrier; Steve Riter; Klein, Heather; Eric A. Handler  
**Subject:** Re: Oak Knoll

Mr. Merkamp,

Thank you for prompt response to my message. In the future, I hope Seneca, as one of only three owners at Oak Knoll, will be involved in discussion and actively engaged in the planning process. Seneca is a significant stakeholder in this process and I am both surprised and disappointed that we are moving to a scoping session scheduled without any consideration for Seneca's project and/or process. I am also concerned that the current plan changes easements which are owned by Seneca and the Credit Union without any regard to that ownership. I'm hoping that a meeting we have scheduled with Suncal next week will help clear up some concerns.

I'm not surprised at your reluctance to postpone the hearing. I am, however, surprised that Seneca has not been included in any of these discussions as a significant stakeholder in this process. I wanted to make sure that we were on record as having asked for this postponement so that it doesn't appear that we are being obstructionist in this process. I am also making a formal request to you that I be notified and informed as this planning process goes forward. I don't see Seneca as simply a member of the broader community as it relates to Oak Knoll. We are an integral part and have been since the base re-use process concluded.

Thanks for your time.  
Ken

Ken Berrick • President/CEO  
**SENECA FAMILY OF AGENCIES**  
6925 Chabot Road • Oakland, CA 94618  
Office: 510.654.4004 x 2222 • Fax: 510.317.1426  
Web: [www.senecafoa.org](http://www.senecafoa.org)

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**From:** Merkamp, Robert <[RMerkamp@oaklandnet.com](mailto:RMerkamp@oaklandnet.com)>  
**Sent:** Thursday, April 2, 2015 2:09 PM  
**To:** Ken Berrick  
**Cc:** Geoffrey R. Le Plastrier; Steve Riter; Klein, Heather  
**Subject:** RE: Oak Knoll

Hello Mr. Berrick,

Thanks for your email. Unfortunately we aren't going to postpone the hearing date. The City has already published (as of March 23<sup>rd</sup>) the Notice of Preparation to solicit comments on what a future EIR should study. Technically the City is obligated by state law to hold a separate scoping session before the Planning Commission but Oakland chooses to take it a step further and hold a meeting during the comment period (which is running until April 21<sup>st</sup>).

I would like to point out that a scoping session does not make any decisions. It doesn't study the merits of the project, its design, its site planning or any other factors. It does not analyze the impact of this project on the neighbors. It is meant to take feedback on what should be later studied in the Environmental Review document. This is the first step of many months of study, meetings and process. At this point, we don't have plans from the applicant (beyond the conceptual sketches). That will have to change between now and any final decision dates but what we have is adequate for this part of the process.

Therefore, it's an ideal time for you to raise your issues as topics of study and, since I would suspect SunCal would be in the room, to also talk with them directly about your concerns as they have the responsibility to demonstrate how they're going to maintain access to your property.

Respectfully,

**Robert D. Merkamp**, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: (510)238-6283 | Fax: (510) 238-4730 | Email: [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

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**From:** Ken Berrick [[mailto:ken\\_berrick@senecacenter.org](mailto:ken_berrick@senecacenter.org)]  
**Sent:** Thursday, April 02, 2015 1:39 PM  
**To:** Merkamp, Robert  
**Cc:** Geoffrey R. Le Plastrier; Steve Riter  
**Subject:** Oak Knoll

Dear Mr. Merkamp,

Thank you for your time on the phone on Monday. Per our conversation, I would like to ask that the scoping session for Oak Knoll be postponed, so that we might better understand the project and how it might impact our development. We are planning to submit our plans to you sometime in the next few weeks through Ratcliff architects.

The current site plan does not indicate entrance and exit to our campus and has a number of structures over sites that are currently easements to our property. It would be impossible for us to evaluate the efficacy of the plan or to give meaningful input given its current nature. As you know, we have asked on numerous occasions to be involved both with your planning on the site, as well as Suncal's planning. We hope we can create a more collaborative process going forward.

Thanks for your time and attention. You can contact me directly at 510-507-4488.

**Ken Berrick • President/CEO**  
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## Klein, Heather

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**From:** Merkamp, Robert  
**Sent:** Wednesday, April 08, 2015 1:53 PM  
**To:** Klein, Heather  
**Subject:** FW: Case File Number ER15-004, Oak Knoll Mixed Use Community Plan Project

**Robert D. Merkamp**, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: (510)238-6283 | Fax: (510) 238-4730 | Email: [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

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**From:** Robinson-Pinon, Angela, CDA [<mailto:Angela.Robinson-Pinon@acgov.org>]  
**Sent:** Tuesday, April 07, 2015 3:43 PM  
**To:** Merkamp, Robert  
**Subject:** Case File Number ER15-004, Oak Knoll Mixed Use Community Plan Project

Mr. Merkamp,

I am staff to the Alameda County Parks, Recreational and Historical Commission (PRHC). At their April meeting, the PRHC requested that I send you the Commission's initial comments on the scoping of the proposed Revised Draft Supplemental Environmental Impact Report (SEIR) for ER15-004, the Oak Knoll Mixed Use Community Plan Project. They request that the Revised Draft SEIR include:

- an evaluation of the feasibility of restoring Club Knoll that would include an existing conditions assessment conducted by a qualified consultant, and an estimate of the costs to renovate/restore the structure;
- an analysis that includes consultation with local Native American Tribes which considers the likelihood of uncovering Native American remains and artifacts at the site; and
- a consideration of active recreational opportunities that will be contained within the project area, and the anticipated impacts on the demand on existing parks and recreational facilities.

Regards,

Angela

Angela Robinson Piñon  
Alameda County Community Development Agency  
224 W. Winton Avenue, Suite 111  
Hayward, CA 94544

Phone: (510) 670-6504  
Fax: (510) 785-8793

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## Klein, Heather

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**From:** Vollmann, Peterson  
**Sent:** Thursday, April 02, 2015 9:26 AM  
**To:** Natasha Mader  
**Cc:** Merkamp, Robert; Klein, Heather  
**Subject:** RE: Oak Knoll Redevelopment Project

Natasha-

Heather Klein is the case planner that is managing the Oak Knoll project. You may contact her at 510-238-3659 or by e-mail at [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com).

**Peterson Z. Vollmann**, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** Natasha Mader [<mailto:nmader40@gmail.com>]  
**Sent:** Thursday, April 02, 2015 9:14 AM  
**To:** Vollmann, Peterson  
**Cc:** Merkamp, Robert  
**Subject:** Oak Knoll Redevelopment Project

Hi Peterson,

I left you a voicemail yesterday and I thought I would follow up with an email. I am a resident and homeowner at 4123 St Andrews Road (near the corner of Sequoyah and St. Andrews). I was reviewing the Oak Knoll project and had a few concerns regarding the lots that are proposed along St Andrews Road.

I would like to request details about the first lot from Sequoyah on St. Andrews Road. This is one of the 5 single family home lots proposed to be directly on St Andrews. We have been clearing debris, pruning and mulching this creek space for years to keep fire hazard and erosion to a minimum. Building on this lot presents water drainage concerns during heavy rain and seepage issues. Also, building on this very steep space would require height that would block our view and significantly impact our life. I have a deep concern about this sacred green space and creek area.

Could you please forward to me detailed plans for this lot? Are there any restrictions regarding the creek protection and height of the home?

Thank you for your time and response to this email. If there is any form to be submitted more formally requesting this detail plan information please let me know and I would be happy to comply. I am a little nervous about the timeline, as I was just made aware the public notices have already been posted. I have yet to run into one of them.

Thanks again and I look forward to talking with you.

-Natasha Mader  
4123 St Andrews Road  
Oakland CA 94605  
415 722.3431

## Klein, Heather

---

**From:** Merkamp, Robert  
**Sent:** Thursday, April 02, 2015 2:09 PM  
**To:** Ken Berrick  
**Cc:** Geoffrey R. Le Plastrier; Steve Riter; Klein, Heather  
**Subject:** RE: Oak Knoll

Hello Mr. Berrick,

Thanks for your email. Unfortunately we aren't going to postpone the hearing date. The City has already published (as of March 23<sup>rd</sup>) the Notice of Preparation to solicit comments on what a future EIR should study. Technically the City is obligated by state law to hold a separate scoping session before the Planning Commission but Oakland chooses to take it a step further and hold a meeting during the comment period (which is running until April 21<sup>st</sup>).

I would like to point out that a scoping session does not make any decisions. It doesn't study the merits of the project, it's design, its site planning or any other factors. It does not analyze the impact of this project on the neighbors. It is meant to take feedback on what should be later studied in the Environmental Review document. This is the first step of many months of study, meetings and process. At this point, we don't have plans from the applicant (beyond the conceptual sketches). That will have to change between now and any final decision dates but what we have is adequate for this part of the process.

Therefore, it's an ideal time for you to raise your issues as topics of study and, since I would suspect SunCal would be in the room, to also talk with them directly about your concerns as they have the responsibility to demonstrate how they're going to maintain access to your property.

Respectfully,

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**From:** Ken Berrick [[mailto:ken\\_berrick@senecacenter.org](mailto:ken_berrick@senecacenter.org)]  
**Sent:** Thursday, April 02, 2015 1:39 PM  
**To:** Merkamp, Robert  
**Cc:** Geoffrey R. Le Plastrier; Steve Riter  
**Subject:** Oak Knoll

Dear Mr. Merkamp,

Thank you for your time on the phone on Monday. Per our conversation, I would like to ask that the scoping session for Oak Knoll be postponed, so that we might better understand the project and how it might impact our development. We are planning to submit our plans to you sometime in the next few weeks through Ratcliff architects.

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to be involved both with your planning on the site, as well as Suncal's planning. We hope we can create a more collaborative process going forward.

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**Ken Berrick • President/CEO**

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## Klein, Heather

---

**From:** Don and Jeannette <earthstravelers@sbcglobal.net>  
**Sent:** Thursday, March 19, 2015 2:44 PM  
**To:** Reid, Larry; Mossburg, Pat  
**Cc:** Office of the Mayor; Kalb, Dan; Pkernighan@oaklandnet.com; McElhaney, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; At Large; Flynn, Rachel; Merkamp, Robert; Klein, Heather; tpkeliher@gmail.com; sveltri@suncal.com  
**Subject:** Oak Knoll Coalition—Conditional letter of support for the former Oak Knoll Naval Base  
**Attachments:** OKC-LetterOfConditionalSupport\_3-19-2015.pdf

Dear Mr. Reid:

Please find attached Oak Knoll Coalition's letter of conditional support for SunCal's proposed development at Oak Knoll. Oak Knoll Coalition (OKC) looks forward to working with you and SunCal in finally realizing development at Oak Knoll that is both complementary and appropriate for the surrounding neighborhood as well as beneficial for Oakland. As you know OKC represents thousands of nearby neighbors who have, along with you, worked tirelessly for more than 15 years to arrive at this point. As you probably recall, OKC was instrumental in filing claims totaling \$115 million against Lehman Bros. (the property's last developer) in federal bankruptcy court in New York and played a pivotal role working with Oakland's former city attorney in forcing Lehman, while they hid behind a shroud of bankruptcy, to return to Oak Knoll and spend nearly \$10 million cleaning up illegal blight they dumped upon our community. OKC has been steadfast and will continue to be so in our endeavor to realize successful development at Oak Knoll and look forward to working closely with you toward this well-earned goal.

Sincerely,  
Donald Mitchell

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## Oak Knoll Coalition

- Associated Residents of Sequoyah Highlands
  - Oak Knoll Neighborhood Improvement Association
  - Sequoyah Heights
  - Sequoyah Hills
  - Sequoyah Hills/Oak Knoll Neighborhood Association
- 

March 18, 2015

To: Council District 7—Larry Reid

CC: Mayor—Libby Shaaf  
Council District 1—Dan Kalb  
Council District 2—Abel J. Guillen  
Council District 3—Lynette Gibson McElhaney  
Council District 4—Annie Campbell Washington  
Council District 5—Noel Gallo  
Council District 6—Desley Brooks  
Councilmember At Large—Rebecca Kaplan  
SunCal—Pat Keliher, Sam Veltri  
City of Oakland Planning—Rachel Flynn, Robert Merkamp, Heather Klein

Dear Council Member Larry Reid,

The Oak Knoll Coalition (OKC) was created in the 1990s to bring long-term public benefits at the closed Oak Knoll Naval Hospital in Oakland. Members have been involved in all aspects of the long planning process. We have spoken at public meetings, hired lawyers, educated neighbors, prepared official comments regarding environmental reports, and met with city staff as well as council members and prospective site developers. Collectively, the Coalition represents more than 2,400 homes and gives voice to five residential associations in neighborhoods surrounding the Oak Knoll site.

The Oak Knoll Coalition conditionally supports SunCal's "Illustrative Masterplan" for the former Oakland Naval Medical Center at Oak Knoll, dated February 26, 2015, providing that the following points of concern be codified in the Conditions of Agreement between the City of Oakland and SunCal:

1. No more than 935 housing units as provided in the above-referenced plan.
2. No more than 70,000 square feet of commercial development with deed restrictions acceptable to the community regarding delivery hours, odors, lighting, noise, and use.
3. Entrances and exits to the development must be restricted to Mountain Blvd. and Keller Ave. Access to Barcelona St. and Sage Rd. will be locked EVAs.
4. No residential lots shall load onto St. Andrews Rd.
5. The project must include no less than 83 acres of open space, as specified in the Land Use Summary, page one.
6. The knoll and adjacent oak woodland must be preserved as undeveloped open space. The proposed memorial pavilion must be relocated off the knoll and replaced by a commemorative public art project located elsewhere on the site.  
(See public art recommendations below regarding the Oak Knoll commemorative.)
7. No less than 12.84 acres of the adjacent 14-acre parcel, if acquired, must be included in the development's open space in accordance with page one of Open Space Comparisons dated February 26, 2015.
8. All of Rifle Range Creek that is located on SunCal property must be day-lighted, restored, and maintained as a public amenity.

## Oak Knoll Coalition

- Associated Residents of Sequoyah Highlands
- Oak Knoll Neighborhood Improvement Association
- Sequoyah Heights
- Sequoyah Hills
- Sequoyah Hills/Oak Knoll Neighborhood Association

9. All of the open space and trails outlined in the above-referenced plan must remain open to the public, free of charge, including parking.
10. The proposed mix of housing types—multifamily, townhouses, and single family—leads OKC to conclude that all housing at the site should be market rate. That designation must be stipulated in the Conditions of Agreement.

Because the Navy, General Services Administration, and Lehman/SunCal failed to protect Club Knoll from decades of vandalism and weather damage, restoration cost would be significant. Historically, the City of Oakland has been unwilling to assume responsibility for maintaining any public amenities at the site, including Club Knoll.

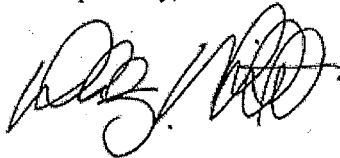
Therefore, OKC reluctantly supports the development of a centrally located community center as an alternative to restoring Club Knoll, with the following conditions (to be included in the Conditions of Agreement):

1. Architectural guidelines for the new community center must be influenced by the original Club Knoll design.
2. Where possible, architecturally valuable elements, such as the interior wood trusses, should be salvaged from Club Knoll and utilized in the new community center.
3. The community center should be made available to the surrounding community for meetings and community functions at rates comparable to nearby venues.

Finally, all funds generated by this project in accordance with the city's public art ordinance must be used on site. A public art professional or team of professionals, selected by a panel composed of design professionals and stakeholders, must be commissioned under the City of Oakland Public Art Ordinance to design, fabricate, and install a public art project that commemorates the medical professionals that provided valuable services to World War II, Korean, and Vietnam-era military personnel. The location (specifically excluding the knoll and adjacent oak woodland) will be determined by the public art professional in collaboration with SunCal design staff, the selection panel, and community representatives.

Although this letter is intended as a public statement of OKC's general support for the above-referenced plan, the Coalition's continued support is wholly dependent on the codification of the issues outlined above.

Respectfully,



- Donald Mitchell, Oak Knoll Coalition Contact,  
*Sequoyah Hills/Oak Knoll Neighborhood Association* ([earthstravelers@sbcglobal.net](mailto:earthstravelers@sbcglobal.net))
- Sandra Marburg, *Associated Residents of Sequoyah Highlands*
- Philip Dow, *Oak Knoll Neighborhood Improvement Association*
- Tamara Thompson, *Oak Knoll Neighborhood Improvement Association*
- Lee Ann Smith, *Sequoyah Heights*
- Robert Clark, *Sequoyah Hills*
- Gaile Hofmann, *Sequoyah Hills/Oak Knoll Neighborhood Association*



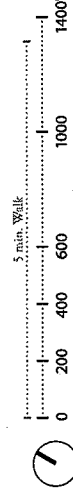
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LAND USE SUMMARY (APPROX.)	
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Parks and Open Space	77.08
TOTAL	187.06

Trails & Paths +/- 4.3 miles

Site Entrance

Pedestrian Bike Access



**Illustrative Masterplan**  
March 5, 2015

**OAK KNOLL**  
*Oakland, California*

HART HOWERTON

1/4" = 100' - 1/8" = 10' - 1/16" = 1'