

Volume No. 3: Response to Comments
Environmental Impact Report

for the

**Oakland Army Base Area
Redevelopment Plan**

State Clearinghouse Number 2001082058

prepared by the



environmental consultant:



**g. borchard &
associates**

JULY 2002

This document is an Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code, Division 13, §§ 21000-21177, and the Guidelines for CEQA, California Code of Regulations Title 14, Chapter 3, §§ 15000—15387.

Please direct questions or comments regarding this document to the attention of:

Mr. Scott Gregory, EIR Project Manager

c/o Ms. Aliza Gallo

250 Frank Ogawa Plaza, Suite 3315

Oakland, California 94612



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Services Division
250 Frank H. Ogawa Plaza, Suite 3330 ♦ Oakland, California 94612-2032

**COMBINED NOTICE OF AVAILABILITY of the FINAL ENVIRONMENTAL
IMPACT REPORT and NOTICE OF SPECIAL JOINT MEETING/PUBLIC
HEARING of the CITY PLANNING COMMISSION and OAKLAND BASE
REUSE AUTHORITY to CONSIDER CERTIFICATION OF THE FINAL EIR
for the OAKLAND ARMY BASE AREA REDEVELOPMENT PLAN and
ADOPTION OF THE FINAL REUSE PLAN**

TO: All Interested Parties

DATE: July 19, 2002

TITLE: Oakland Army Base (OARB) Area Redevelopment Plan and Reuse Plan

CASE NO: ER01-035

STATE CLEARINGHOUSE NO: 2001082058

LOCATION: The approximately 1,800-acre redevelopment area is located in West Oakland bounded by I-80, Wood Street, and the Oakland Inner, Middle, and Outer harbors.

BRIEF DESCRIPTION OF PROJECT: City Planning Commission consideration of the adequacy of the Final Oakland Army Base Area Redevelopment Plan EIR as a public information document to identify potential impacts, recommend mitigation measures and consider alternatives to the Oakland Army Base Area Redevelopment Project and OARB Reuse Plan.

The subsequent proposed action is the approval of the Final OARB Reuse Plan by the Oakland Base Reuse Authority ("OBRA"). The OARB is one of the three sub-districts of the OARB Area Redevelopment Plan. The Reuse Plan provides for property transfers, remediation of soil and groundwater contamination, installation of major infrastructure, and rehabilitation or demolition and re-construction of mixed uses, as well as industrial Port uses (maritime and rail) and ancillary maritime support uses at or near the former OARB site.

ENVIRONMENTAL REVIEW: A Final Environmental Impact Report (FEIR) was prepared for the OARB Area Redevelopment Plan pursuant to the California Environmental Quality Act (CEQA). One copy of this document is available to each interested party at no charge, or the EIR and related documents may be reviewed at the Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Planning Division, Suite 3330, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

PUBLIC HEARING: The Oakland City Planning Commission and OBRA will conduct a joint public hearing to consider certification of the FEIR and to adopt the Final Reuse Plan, respectively, **on Wednesday, July 31, 2002, at a special meeting starting at 6:30 p.m. in the City Council Chambers, City Hall, One Frank H. Ogawa Plaza, Oakland, CA.**

If you challenge the environmental document or Reuse Plan in court you may be limited to raising only those issues raised at the Joint Public hearing described above, or in written correspondence received by the Community and Economic Development Agency on or prior to July 31, 2002.


For further information please call **Scott Gregory at 510-535-6690.**

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Environmental Impact Report
for the
Oakland Army Base Redevelopment Area Plan
July 2002

prepared by



with the assistance of

g. borchard & associates

6026 Colby Street
Oakland, California 94618
a small local WBE

in conjunction with

Dowling Associates, Inc., a small local firm
GAIA Consulting, Inc., a small local WBE
Luster National, Inc., a small local MBE
URS Corporation, a local firm

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- Appendix A Feasibility Analysis of Preserving OARB Historic District Structures
- Appendix B Basis for Location of Proposed New Intermodal Rail Facility at OARB



1 Introduction and Index to Comments

1. INTRODUCTION AND INDEX TO COMMENTS

This document, the Response to Comments Volume, comprises responses to comments on the draft environmental impact report (EIR) for the Oakland Army Base Area Redevelopment Plan. This chapter includes background information regarding environmental review for the subject action; describes the organization of this document; and provides an index to comments on the draft EIR, including the location of responses in this document to each substantive comment.

1.1 BACKGROUND

The City of Oakland (“the City”) is the public agency with principal responsibility for approving or disapproving the Oakland Army Base (OARB) Area Redevelopment Plan (“the program” or “the project” herein). In July 2000, the City adopted and approved the Redevelopment Plan for the Oakland Base Redevelopment Project, and established an approximately 1,730-acre redevelopment project area. The City prepared a draft EIR in accordance with the California Environmental Quality Act (CEQA), including provisions permitting delayed environmental review for establishment of a redevelopment area encompassing a decommissioned military facility. The City made the draft EIR available for review and comment by agencies and by the public. Copies of the draft EIR were sent to those who provided input regarding the EIR’s scope, to responsible agencies, and to those who had requested copies; in addition, copies were placed in libraries in Oakland and made available at the planning Department of the City of Oakland. The entire text of the draft EIR, the appendices, and some supplemental materials were also placed on the City of Oakland web site. A 45-day public EIR review and comment period occurred between April 29 and June 12, 2002. The City conducted a public hearing June 5, 2002 at the Oakland Planning Commission to solicit comments.

During the public review and comment period, agencies, organizations, and individual members of the public provided comments regarding the EIR. A total of 11 persons provided verbal comments; in addition, 21 comment letters were provided by 20 different entities. The City must now respond in writing to the significant environmental points raised by comments on the draft EIR. This Response to Comments volume has been prepared to address public and agency comments on the publicly circulated draft EIR. This Response to Comments volume, combined with the draft EIR, constitutes the final EIR for the OARB Area Redevelopment Plan.

1 **1.2 ORGANIZATION OF THE RESPONSE TO COMMENTS VOLUME**

2 This Response to Comments volume is organized into five chapters. This chapter provides
3 general information relevant to the understanding and use of this document. The full transcript
4 of the public hearing and all comment letters are located in Chapter 2. Chapter 3 presents
5 responses to comments on the draft EIR. Chapter 4 includes revisions to draft EIR text and
6 figures. References are located in Chapter 5.

7 **1.3 INDEX TO COMMENTS AND RESPONSES**

8 All comment letters were assigned codes starting with the letter “W,” indicating a written
9 communication. Each of the 21 comment letters was assigned a number between 1 and 20 (19a
10 and 19b are from the same source); specific comments within each comment letter were then
11 individually numbered. For example, W4-2 represents written communication number 4,
12 comment number 2. Verbal comments provided at the public hearing were treated similarly: all
13 verbal commentors were assigned codes starting with “V,” indicating a verbal communication,
14 each was assigned a number between 1 and 11, and each comment was assigned a number.
15 For example, V10-8 represents commentor number 10, comment number 8.

16 Multiple comments were provided with respect to most key issues. In order to provide the
17 commentor a complete picture regarding her or his concern, the City prepared a master
18 response to all comments regarding a given topic. Each comment addressed by a master
19 response is identified at the beginning of the relevant master response. Some comments are
20 responded to as text or figure edits, not as master responses. Table 1-1, below, is an index to
21 assist commentors in locating responses to her or his comments in either Chapter 3, Responses
22 to Comments, or in Chapter 4, Revisions to the Draft EIR.

23

Table 1-1
Index to Comments and Responses

Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
Verbal Communications			
S. Lowe	West Oakland Commerce Association	V1-1	3.5.1
		V1-2	3.4.1
		V1-3	3.8.3
		V1-4	3.1.4
		V1-5	3.2.2
G. Burt	West Oakland Commerce Association	V2-1	3.5.1
		V2-2	3.5.1
		V2-3	3.5.1
		V2-4	3.5.1
		V2-5	3.2.2
		V2-6	3.2.2
		V2-7	3.1.9
		V2-8	3.5.1
		V2-9	3.2.2
M. McDonald	Oakland Heritage Alliance	V3-1	3.1.4
		V3-2	3.1.4
		V3-3	3.1.4
		V3-4	3.1.4
J. Roy	Oakland Heritage Alliance	V4-1	3.8.3
		V4-2	3.2.1
		V4-3	3.2.4
		V4-4	3.4.1
		V4-5	3.2.6
		V4-6	3.1.5
		V4-7	3.8.3
N. Schiff	Oakland Heritage Alliance	V5-1	3.1.5
		V5-2	3.8.3
		V5-3	3.8.9
		V5-4	3.8.10
		V5-5	3.8.11
		V5-6	3.8.12
		V5-7	3.8.13
		V5-8	3.8.14
		V5-9	3.8.15
		V5-10	3.8.8
		V5-11	3.8.3
		V5-12	3.1.4
		V5-13	3.4.1
		V5-14	3.8.17
		V5-15	3.1.4
S. Handa	East Bay News Service	V6-1	3.1.4
		V6-2	3.1.4
		V6-3	3.1.1
		V6-4	3.1.4
M. Lighty	Planning Commission	V7-1	3.16.4

**Table 1-1
Index to Comments and Responses**

Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
		V7-2	3.8.3
		V7-3	3.2.2
		V7-4	3.2.2
		V7-5	3.8.3
		V7-6	3.8.3
		V7-7	3.8.3
		V7-8	3.8.8
		V7-9	3.1.5
		V7-10	3.1.5
		V7-11	3.1.5; 3.8.3
C. Killian	Planning Commission	V8-1	3.2.1
		V8-2	3.2.1
C. Jang	Planning Commission	V9-1	3.2.1
G. Jarvis	Planning Commission	V10-1	3.2.2
		V10-2	3.2.2
		V10-3	3.2.2
		V10-4	3.15
		V10-5	3.15
		V10-6	3.12
		V10-7	3.8.3
		V10-8	3.8.3
N. Franklin	Planning Commission	V11-1	3.1.5
		V11-2	3.8.3
		V11-3	3.1.5
Written Communications			
B. Walukas	Alameda County Congestion Management Agency	W1-1	3.5.2
		W1-2	4
		W1-3	3.5.2
		W1-4	4
		W1-5	3.5.2
P. Eckhardt	Golden Gate Audubon Society	W2-1	3.14.1
		W2-2	3.14.1
		W2-3	3.14.1
		W2-4	3.14.1
		W2-5	3.14.1; 3.14.2
		W2-6	3.14.5
		W2-7	3.14.5
		W2-8	3.14.3
		W2-9	3.14.2
W. Kirkpatrick	East Bay Municipal Utility District	W3-1	3.11.3
		W3-2	4
		W3-3	3.11.3
		W3-4	4
		W3-5	3.11.4
		W3-6	3.11.4
		W3-7	4
		W3-8	3.11.5

**Table 1-1
Index to Comments and Responses**

Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
N. Schiff	Oakland Heritage Alliance	W3-9	3.11.5
		W4-1	3.16.2
		W4-2	3.2.1
		W4-3	3.2.4
		W4-4	3.2.1
		W4-5	3.1.4
		W4-6	3.1.8
		W4-7	3.6.1
		W4-8	3.6.2
		W4-9	3.9.1
		W4-10	3.15
		W4-11	3.8.3
		W4-12	3.8.3
		W4-13	3.1.4
		W4-14	3.8.18
		W4-15	3.8.3
		W4-16	3.8.3
		W4-17	3.8.7
		W4-18	3.8.7
		W4-19	3.8.7
		W4-20	3.8.3
		W4-21	3.8.5
		W4-22	3.8.9
		W4-23	3.8.10
		W4-24	3.8.7; 3.8.11
		W4-25	3.8.12
		W4-26	3.8.13
		W4-27	3.8.14
		W4-28	3.8.15
		W4-29	3.8.16
		W4-30	3.8.6
		W4-31	3.8.4
W4-32	3.8.3; 3.8.18		
W4-33	3.8.4		
W4-34	3.8.4		
W4-35	3.8.9		
W4-36	3.8.8		
W4-37	3.8.3		
W4-38	3.8.17		
W4-39	3.8.4		
W4-40	3.8.4		
W4-41	3.8.18		
W4-42	3.8.3		
G. Fuz	City of Alameda	W5-1	3.1.1
		W5-2	3.1.2
		W5-3	3.5.3
		W5-4	3.16.1
		W5-5	3.5.4

**Table 1-1
Index to Comments and Responses**

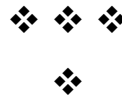
Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
		W5-6	3.5.4
		W5-7	3.5.4
		W5-8	3.5.4; 3.5.5
		W5-9	3.5.6
		W5-10	3.5.7
		W5-11	3.3.1
D. Plummer	State Lands Commission	W6-1	3.2.5; 4
		W6-2	3.2.5; 4
N. Landau	AC Transit	W7-1	3.5.8; 4
		W7-2	3.5.8
		W7-3	3.5.8
		W7-4	3.5.8
		W7-5	3.2.3
		W7-6	3.1.11
J. Finney	Caltrans	W8-1	3.1.9
		W8-2	3.1.9
		W8-3	3.1.9
		W8-4	3.1.9
		W8-5	4
		W8-6	4
		W8-7	4
		W8-8	4
		W8-9	4
		W8-10	4
		W8-11	4
		W8-12	3.5.3
		W8-13	3.7.1
		W8-14	3.6.2
A. Allen	Oakland Landmarks Preservation Advisory Board	W9-1	3.8.1
		W9-2	3.8.1
		W9-3	3.3.1
		W9-4	3.1.10
		W9-5	3.8.1; 3.8.4
		W9-6	3.8.3
		W9-7	3.8.3
		W9-8	3.8.3
		W9-9	3.8.8
		W9-10	3.1.5
		W9-11	3.8.2
		W9-12	3.8.3
		W9-13	3.8.3
		W9-14	3.8.5
		W9-15	3.8.8; 3.8.10
		W9-16	3.8.11
		W9-17	3.8.12
		W9-18	3.8.13
		W9-19	3.8.14

Table 1-1
Index to Comments and Responses

Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
		W9-20	3.8.6
		W9-21	3.8.4
		W9-22	3.8.1; 4
N. Auker	Oakland Resident	W10-1	3.8.3
N. Nadel	Oakland City Council District 3	W11-1	3.1.4; 3.1.6
		W11-2	3.5.3; 3.5.8
		W11-3	3.6.1
		W11-4	3.6.1; 3.6.3
		W11-5	3.6.1
		W11-6	3.6.2
		W11-7	3.7.2
		W11-8	3.8.3
		W11-9	3.8.4
		W11-10	3.10.1
		W11-11	3.11.1
		W11-12	3.13
		W11-13	3.1.4; 3.1.6
		W11-14	3.16.2
G. Bolton	West Oakland Citizens Advisory Group	W12-1	3.1.12
		W12-2	3.2.1
		W12-3	3.4.1
		W12-4	3.9.1
		W12-5	3.16.2
L.J. Belle	Berkeley Resident	W13-1	3.8.3
G. Burt	West Oakland Commerce Association	W14-1	3.16.3
		W14-2	3.16.4
		W14-3	3.8.3
M. Buhler	National Trust for Historic Preservation	W15-1	3.1.5; 3.8.3
J. Roy	Sierra Club San Francisco Bay Chapter	W16-1	3.8.1; 4
		W16-2	3.1.7
		W16-3	3.1.8
		W16-4	3.2.2
		W16-5	3.10.2
		W16-6	3.8.3
		W16-7	3.8.3
		W16-8	3.8.3
J. Blanchfield	Bay Conservation and Development Commission	W17-1	4
		W17-2	3.3.1
B. Weise	East Bay Regional Park District	W18-1	3.8.3
		W18-2	3.9.3; 4
		W18-3	3.9.3; 4
		W18-4	3.9.3; 4
		W18-5	3.9.3; 4
		W18-6	3.14.1
J. Amdur	Port of Oakland	W19a-1	4
		W19a-2	3.14.4; 4

**Table 1-1
Index to Comments and Responses**

Commentor	Agency/Affiliation	Comment	Section(s) where Response Located
		W19a-3	4
		W19a-4	3.2.5
		W19a-5	4
		W19a-6	4
		W19a-7	4
		W19a-8	3.4.2; 4
		W19a-9	3.5.9; 3.6.2; 4
		W19a-10	4
		W19a-11	4
		W19a-12	3.5.3
		W19a-13	3.9.2
		W19a-14	3.11.2; 4
		W19a-15	3.14.3
J. Zaitlin	Port of Oakland	W19b-1	3.14.4
		W19b-2	3.14.4
		W19b-3	3.14.4
		W19b-4	3.14.4
		W19b-5	3.14.4
T. Roberts	Office of Planning and Research, State Clearinghouse	W20-1	3.1.3



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2 CEQA Hearing Transcript and Written Comments

1 2. CEQA HEARING TRANSCRIPT AND WRITTEN COMMENTS

2 This chapter presents a list of those who commented on the draft EIR, the full transcript of the
 3 public hearing, and copies of the 21 written communications received on the draft EIR. As
 4 explained in Chapter 1, all comments (verbal and written) have been coded, and the unique
 5 code assigned to each comment is indicated on the transcript and written communications that
 6 follow.

7 2.1 LIST OF COMMENTERS

Name	Agency/Affiliation	Verbal Communication
S. Lowe	West Oakland Commerce Association	1
G. Burt	West Oakland Commerce Association	2
M. McDonald	Oakland Heritage Alliance	3
J. Roy	Oakland Heritage Alliance	4
N. Schiff	Oakland Heritage Alliance	5
S. Handa	East Bay News Service	6
M. Lighty	Planning Commission	7
C. Killian	Planning Commission	8
C. Jang	Planning Commission	9
G. Jarvis	Planning Commission	10
N. Franklin	Planning Commission	11

Name	Agency/Affiliation	Written Communication
B. Walukas	Alameda County Congestion Management Agency	1
P. Eckhardt	Golden Gate Audubon Society	2
W. Kirkpatrick	East Bay Municipal Utility District	3
N. Schiff	Oakland Heritage Alliance	4
G. Fuz	City of Alameda	5
D. Plummer	State Lands Commission	6
N. Landau	AC Transit	7
J. Finney	Caltrans	8
A. Allen	Oakland Landmarks Preservation Advisory Board	9
N. Aufer	Oakland resident	10
N. Nadel	Oakland City Council District 3	11

Name	Agency/Affiliation	Written Communication
G. Bolton	West Oakland Citizens Advisory Group	12
L.J. Belle	Berkeley Resident	13
G. Burt	West Oakland Commerce Association	14
M. Buhler	National Trust for Historic Preservation	15
J. Roy	Sierra Club, San Francisco Bay Chapter	16
J. Blanchfield	Bay Conservation and Development Commission	17
B. Weise	East Bay Regional Park District	18
J. Amdur	Port of Oakland	19a
J. Zaitlin	Port of Oakland	19b
T. Roberts	Office of Planning and Research, State Clearinghouse	20
R. Elliott	Department of Toxic Substances Control	Unnumbered

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1 **2.2 VERBAL COMMENTS: HEARING TRANSCRIPT**

2 On June 5, 2002, the Oakland Planning Commission conducted a hearing to elicit substantive
3 comments on the draft EIR. The transcript of that hearing follows. Eleven people provided
4 comments at the hearing. Each comment is uniquely coded via a system described in Section
5 1.3 of this document.

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1 **2.3 WRITTEN COMMENTS**

2 During the 45-day public review period of the draft EIR (April 29 to June 12, 2002), the City
3 elicited substantive comments on the document. Twenty-one comment letters were provided
4 from 20 different entities. Each comment is uniquely coded via a system described in Section
5 1.3 of this document.

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