

MACARTHUR TRANSIT VILLAGE PROJECT

Volume 1. Draft Environmental Impact Report
SCH No. 2006022075



Prepared for:
City of Oakland

January 2008

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CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA OAKLAND, CALIFORNIA 94612-2033

Community and Economic Development Agency
 Planning & Zoning Services Division

(510) 238-3941
 FAX (510) 238-6538
 TDD (510) 839-6451

COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE MACARTHUR TRANSIT VILLAGE PROJECT

PROJECT TITLE: MAC ARTHUR TRANSIT VILLAGE EIR
CASE NO. ER 0006-04

PROJECT SPONSOR: MacArthur Transit Community Partners, LLC

PROJECT LOCATION: The project site is approximately 8.2 acres and is comprised of 10 parcels, the existing BART Plaza, two unimproved roadway rights-of-way between Telegraph Avenue and Frontage Road, and Frontage Road between West MacArthur Boulevard and 40th Street. Project site addresses and APNs are shown in the table below:

Address	Assessor Parcel Number	Current Use
532 39 th Street	012-0969-053-03	BART Parking
516 Apgar Street	012-0968-055-01	BART Parking
515 Apgar Street	012-0967-049-01	BART Parking
3921 Telegraph Avenue	012-0969-002-00	Braids By Betty
3915 Telegraph Avenue	012-0969-003-00	Chef Yu Restaurant
3911 Telegraph Avenue	012-0969-053-02	Abyssinia Market
3901 Telegraph Avenue	012-0969-004-00	Lee's Auto
3875 Telegraph Avenue	012-0968-003-01	Medical Offices
526 W. MacArthur Boulevard	012-0967-009-00	Hotel
544 W. MacArthur Boulevard	012-0967-010-00	Hotel
BART Plaza	--	BART Plaza
39 th Street, between Telegraph Ave. and Frontage Rd.	--	BART Parking
Apgar Street, between Telegraph Ave. and Frontage Rd.	--	BART Parking

DESCRIPTION OF PROJECT: The proposed project consists of a new Transit Village at the MacArthur BART station. The General Plan designates the project site as Neighborhood Center Mixed Use and the Existing Zoning is Commercial Shopping, Mediated Design Review (C-28/S-18) and High Density Residential, Mediated Design Review (R-70/S-18). The proposed project includes a rezone from C-28/S-18 and R-70/S-18 to Transit Oriented Development (S-15). The proposed project would require a series of discretionary actions associated with approval of the proposed project including, but not limited to: Rezone, S-15 Zone Text Amendment, Planned Unit Development/Development Plans, Design Review, Owner Participation Agreement/Disposition and Development Agreement, Development Agreement, Subdivision Maps, and Tree Removal Permits. Parcels that comprise the project site are included in the Hazardous Waste and Substances Sites (Cortese) List.

The proposed project would involve the demolition of all existing buildings and parking lots on the project site to allow for the construction of a new mixed-use, transit village development project. The transit village includes five new buildings that will accommodate for-rent and for-sale residential units, neighborhood-serving commercial and commercial uses, live/work units and a community center or childcare use. New land uses in the project area would be consistent with the land uses prescribed in the S-15, Transit-Oriented Development Zone. The project also includes two new internal roadways, a parking garage, landscaping and other streetscape improvements (i.e., benches and street lighting), and improvements to the BART plaza. In summary the project includes the following elements:

- Demolition of existing structures and remediation of hazardous materials;
- Up to 675 dwelling units (562 market-rate units and 113 affordable rentals units);
- Up to 44,000 square feet of commercial space (includes up to 18 live/work units);
- 5,000 square feet of community center space or childcare facility;
- Approximately 1,000 parking spaces (structured), which includes 300 exclusive BART patrons parking spaces, and 30 to 45 on-street parking spaces would be provided.
- The development of pedestrian and bicycle friendly internal streets and walkways;
- Two new traffic signals at the intersections of Village Drive/Telegraph Avenue and West MacArthur Boulevard/Frontage Road;
- A Residential Parking Permit program option for the adjacent neighborhoods;
- Improvements to the BART Plaza and other public access improvements; and
- Sustainable development that meets the objectives of the US Green Building Council LEED Neighborhood Development (ND) Pilot Program goals.

ENVIRONMENTAL REVIEW: A Draft Environmental Impact Report (DEIR) was been prepared for the project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 et. seq. The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Land Use; Public Policy; Transportation, Circulation and Parking; Air Quality; Noise and Vibration; Hydrology and Water Quality; Geology, Soils and Seismicity; Public Health and Hazards; Public Services; Utilities and Infrastructure; Cultural Resources and Paleontological Resources; and Aesthetic Resources. The Draft EIR identifies two significant unavoidable environmental impacts related to Transportation, Circulation and Parking (unacceptable Level of Service at two intersections: Broadway/MacArthur Boulevard and Market Street/MacArthur Boulevard under the Cumulative Year 2030 Baseline Plus Project condition). Copies of the DEIR are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. The Draft EIR may also be reviewed at the following website:

<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/macarthur.html>

PUBLIC HEARINGS: The City Planning Commission will conduct a public hearing on the Draft EIR and the project on **March 5, 2008 at 6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency 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. Comments may be made at the public hearing described above or in writing. Please address all written comments to Charity Wagner, Consulting Planner RE: Case No. ER 0006-04, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-6538 (fax); or e-mailed to clwagner@rrmdesign.com. Comments should be received no later than 4:00 p.m. on March 17, 2008. Please reference case number ER 000604 in all correspondence. If you challenge the environmental document 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 Community and Economic Development Agency on or prior to 4:00 p.m. on March 17, 2008. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Charity Wagner at (415) 730-6718 at clwagner@rrmdesign.com.

January 31, 2008
File Number ER 0006-04



Gary Patton
Deputy Director of Planning & Zoning
Major Development Projects

Form A
Notice of Completion & Environmental Document Transmittal

SCH # **2006022075**

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Mac Arthur Transit Village
Lead Agency: City of Oakland Contact Person: Charity Wagner, Consulting Planner
Mailing Address: 250 Frank H. Ogawa Plaza Phone: (415) 730-6718
City: Oakland Zip: 94612 County: Alameda

Project Location:
County: Alameda City/Nearest Community: Oakland Total Acres: 8.2
Cross Streets: Telegraph Avenue and 40th Street Zip Code: 94609
Assessor's Parcel No. multiple (see attached) Section: _____ Twp. _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: State Route 24/I-580 Waterways: San Francisco Bay
Airports: NA Railways: Oakland Terminal Railway Schools: multiple

Document Type:
CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement to EIR (Note prior SCH # below) EA Final Document
 Neg Dec Subsequent EIR (Note prior SCH # below) Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:
 Residential: Units 675 Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 44,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: community use (potentially day care) 5,000 Sq.ft.

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other _____

Present Land Use/Zoning/General Plan Designation:
General Plan: Neighborhood Center Mixed Use; Zoning: Commercial Shopping and High Density Residential/ Mediated Design Review (C-28/S-18 and R-70/S-18)

Project Description: (please use a separate page if necessary)
Please see attached.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry & Fire Protection | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> S Other <u>San Francisco Bay Area Rapid Transit District</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 31, 2008

Ending Date March 15, 2008

Lead Agency (Complete if applicable):

Consulting Firm: RRM Design Group
 Address: 10 Liberty Ship Way
 City/State/Zip: Sausalito, CA 94965
 Contact: Lynette Dias, Principal
 Phone: (415) 331-8282

Applicant: MacArthur Transit Community Partners, LLC
 Address: 130 Webster Street
 City/State/Zip: Oakland, CA 94607
 Phone: (510) 273-2009

Signature of Lead Agency Representative

Date 1-28-08

Assessor's Parcel Nos.

012-0969-053-03; 012-0968-055-01; 012-0967-049-01; 012-0969-002-00; 012-0969-003-00;
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The proposed project would involve the demolition of all existing buildings and parking lots on the project site to allow for the construction of a new mixed-use, transit village development project. The transit village includes five new buildings that will accommodate for-rent and for-sale residential units, neighborhood-serving commercial and commercial uses, live/work units and a community center or childcare use. New land uses in the project area would be consistent with the land uses prescribed in the S-15, Transit-Oriented Development Zone. The project also includes two new internal roadways, a parking garage, landscaping and other streetscape improvements (i.e., benches and street lighting), and improvements to the BART plaza. In summary the project includes the following elements:

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TABLE OF CONTENTS

VOLUME 1. DRAFT EIR

I. INTRODUCTION	1
A. PURPOSE OF EIR	1
B. PROPOSED PROJECT	1
C. EIR SCOPE.....	3
D. REPORT ORGANIZATION	4
II. SUMMARY	7
A. PROJECT UNDER REVIEW	7
B. SUMMARY OF IMPACTS AND MITIGATION MEASURES	7
C. SUMMARY TABLE	10
III. PROJECT DESCRIPTION	47
A. PROJECT SITE.....	47
B. PROJECT BACKGROUND	52
C. PROJECT OBJECTIVES.....	53
D. PROPOSED PROJECT	54
E. DISCRETIONARY ACTIONS.....	71
IV. SETTING, IMPACTS, STANDARD CONDITIONS OF APPROVAL, AND MITIGATION MEASURES	75
A. LAND USE	81
B. PUBLIC POLICY.....	91
C. TRANSPORTATION, CIRCULATION AND PARKING.....	123
D. AIR QUALITY.....	227
E. NOISE AND VIBRATION.....	281
F. HYDROLOGY AND WATER QUALITY	311
G. GEOLOGY, SOILS AND SEISMICITY	329
H. PUBLIC HEALTH AND HAZARDS	347
I. PUBLIC SERVICES.....	365
J. UTILITIES AND INFRASTRUCTURE	381
K. CULTURAL AND PALEONTOLOGICAL RESOURCES.....	397
L. AESTHETIC RESOURCES.....	425
V. ALTERNATIVES	455
A. PROJECT OBJECTIVES AND IMPACTS	456
B. CEQA PROJECT ALTERNATIVES	461
C. PLANNING PROJECT ALTERNATIVES.....	483
D. ENVIRONMENTALLY SUPERIOR ALTERNATIVE.....	526

VI. CEQA REQUIRED ASSESSMENT CONCLUSIONS	555
A. GROWTH-INDUCING IMPACTS	555
B. SIGNIFICANT IRREVERSIBLE CHANGES.....	556
C. SIGNIFICANT UNAVOIDABLE AND CUMULATIVE IMPACTS.....	557
D. EFFECTS FOUND NOT TO BE SIGNIFICANT	558
VII. REPORT PREPARATION	561
A. REPORT PREPARERS	561
B. REFERENCES	563
C. CONTACTS.....	571

APPENDICES

VOLUME 2

Appendix A: Notice of Preparation and Comment Letters

 A1. 2006 NOP and Comment Letters

 A2. 2007 NOP and Comment Letters

Appendix B: Air Quality

 B1. Health Risk Assessment

 B2. URBEMIS Modeling

 B3. CA Line Source Dispersion Model

Appendix C: FHWA Roadway Noise Level Analysis

Appendix D: Water Supply Assessment

Appendix E: Land Use Database and Cumulative Growth Scenario Memorandum

VOLUME 3

Appendix F: Transportation, Circulation and Parking

List of Figures

Figure I-1 Project Location and Regional Vicinity Map 2

Figure III-1 Project Location and Regional Vicinity Map 48

Figure III-2 Parcels within Project Site 49

Figure III-3 Conceptual Site Plan 56

Figure III-4 Conceptual Garage Level Plan 57

Figure III-5 Conceptual Street Level Plan 58

Figure III-6 Conceptual Upper Level Plan 59

Figure III-7 Conceptual 40th Street Elevation 60

Figure III-8 Conceptual Telegraph Avenue Elevation 61

Figure III-9 Conceptual Internal Street Elevation 62

Figure III-10 Proposed Circulation Plan 66

Figure III-11 Conceptual Landscape Master Plan 69

Figure IV.A-1 Existing Land Uses in the Project Area 83

Figure IV.B-1 General Plan Land Use Designation Map 94

Figure IV.B-2 Zoning Designations Map 101

Figure IV.C-1 Project Location 124

Figure IV.C-2 Study Intersections 127

Figure IV.C-3 Existing Site Access and Circulation 128

Figure IV.C-4 Transit Service 132

Figure IV.C-5 Transit and Shuttle Facilities 133

Figure IV.C-6 MacArthur BART Station Layout 141

Figure IV.C-7 Existing Bicycle and Pedestrian Facilities 144

Figure IV.C-8 On-Site Parking Facilities 147

Figure IV.C-9 Existing Pedestrian Volumes and Designated Routes 148

Figure IV.C-10 Existing Bicycle Volumes and Designated Routes 150

Figure IV.C-11 Surrounding On-Street Parking 153

Figure IV.C-12a Study Intersections (1-19) Existing Geometry 156

Figure IV.C-12b Study Intersections (20-24) Existing Geometry 157

Figure IV.C-13a Study Intersections (1-19) Existing Traffic Volumes 158

Figure IV.C-13b Study Intersections (20-24) Existing Traffic Volumes 159

Figure IV.C-14a Inbound Travel Routes and Project Trip Distribution (Residential) 174

Figure IV.C-14b Outbound Travel Routes and Project Trip Distribution (Residential) 175

Figure IV.C-15a Inbound Travel Routes and Project Trip Distribution (Non-Residential) 176

Figure IV.C-15b Outbound Travel Routes and Project Trip Distribution (Non-Residential) 177

Figure IV.C-16a Study Intersections (1-19) Existing Plus Project Conditions 182

Figure IV.C-16b Study Intersections (20-25) Existing Plus Project Conditions 183

Figure IV.C-17a Study Intersections (1-19) Cumulative Year 2015 Baseline No Project Conditions 184

Figure IV.C-17b	Study Intersections (20-25) Cumulative Year 2015 Baseline No Project Conditions.....	185
Figure IV.C-18a	Study Intersections (1-19) Cumulative Year 2015 Baseline Plus Project Conditions.....	190
Figure IV.C-18b	Study Intersections (20-25) Cumulative Year 2015 Baseline Plus Project Conditions.....	191
Figure IV.C-19a	Study Intersections (1-19) Cumulative Year 2030 Baseline No Project Intersection Volumes.....	195
Figure IV.C-19b	Study Intersections (20-25) Cumulative Year 2030 Baseline No Project Intersection Volumes.....	196
Figure IV.C-20a	Study Intersections (1-19) Cumulative Year 2030 Baseline Plus Project Intersection Volumes.....	198
Figure IV.C-20b	Study Intersections (20-25) Cumulative Year 2030 Baseline Plus Project Intersection Volumes.....	199
Figure IV.E-1	Noise Monitoring Locations.....	295
Figure IV.G-1	Regional Faults.....	332
Figure IV.K-1	OCHS Properties Within and Adjacent To the Project Site.....	411
Figure IV.L-1	MacArthur BART Parking Lot and Frontage Road.....	427
Figure IV.L-2	MacArthur BART Plaza.....	428
Figure IV.L-3	Existing Buildings on the Project Site.....	429
Figure IV.L-4	Views of Surrounding Areas.....	431
Figure IV.L-5	Photo Viewpoint Locations.....	436
Figure IV.L-6	Conceptual Visual Simulation from Viewpoint 4.....	437
Figure IV.L-7	Conceptual Visual Simulation from Viewpoint 6.....	438
Figure IV.L-8	Conceptual Visual Simulation from Viewpoint 5.....	439
Figure IV.L-9	Conceptual Visual Simulation from Viewpoint 1.....	440
Figure IV.L-10	Conceptual Visual Simulation from Viewpoint 2.....	441
Figure IV.L-11	Conceptual Visual Simulation from Viewpoint 3.....	442
Figure IV.L-12	Project Shadow Patterns.....	448
Figure IV.L-13	Project Shadow Patterns.....	449
Figure IV.L-14	Project Shadow Patterns.....	450
Figure IV.L-15	Project Shadow Patterns.....	451
Figure IV.L-16	Project Shadow Patterns.....	452
Figure IV.L-17	Project Shadow Patterns.....	453
Figure V-1A	Conceptual Plan, Existing Zoning Alternative.....	468
Figure V-1B	Conceptual Cross-Section, Existing Zoning Alternative.....	469
Figure V-2A	Conceptual Site Plan, Mitigated Reduced Building/Site Alternative.....	476
Figure V-2B	Conceptual Cross-Section, Mitigated Reduced Building/Site Alternative.....	477
Figure V-3A	Conceptual Plan, Full BART Replacement Parking Alternative.....	485
Figure V-3B	Conceptual Cross-Section, full BART Replacement Parking Alternative.....	486
Figure V-4A	Conceptual Plan, Tower Alternative.....	493
Figure V-4B	Conceptual Cross-Section, Tower Alternative.....	494

Figure V-5A Conceptual Plan, Increased Commercial Alternative 510

Figure V-5B Conceptual Cross-Section, Increased Commercial Alternative 511

Figure V-6A Full BART Parking Replacement Alternative Visual Simulation 531

Figure V-6B Full BART Parking Replacement Alternative Visual Simulation 532

Figure V-6C Full BART Parking Replacement Alternative Visual Simulation 533

Figure V-6D Full BART Parking Replacement Alternative Visual Simulation 534

Figure V-6E Full BART Parking Replacement Alternative Visual Simulation 535

Figure V-6F Full BART Parking Replacement Alternative Visual Simulation 536

Figure V-7A Tower Alternative Visual Simulation 537

Figure V-7B Tower Alternative Visual Simulation 538

Figure V-7C Tower Alternative Visual Simulation 539

Figure V-7D Tower Alternative Visual Simulation 540

Figure V-7E Tower Alternative Visual Simulation 541

Figure V-7F Tower Alternative Visual Simulation 542

Figure V-8A Tower Alternative Shadow Patterns 543

Figure V-8B Tower Alternative Shadow Patterns 544

Figure V-8C Tower Alternative Shadow Patterns 545

Figure V-8D Tower Alternative Shadow Patterns 546

Figure V-8E Tower Alternative Shadow Patterns 547

Figure V-8F Tower Alternative Shadow Patterns 548

Figure V-9A Increased Commercial Alternative Visual Simulation..... 549

Figure V-9B Increased Commercial Alternative Visual Simulation..... 550

Figure V-9C Increased Commercial Alternative Visual Simulation..... 551

Figure V-9D Increased Commercial Alternative Visual Simulation..... 552

Figure V-9E Increased Commercial Alternative Visual Simulation..... 553

Figure V-9F Increased Commercial Alternative Visual Simulation..... 554

List of Tables

Table II-1	Summary of Impacts, Conditions of Approval (COA) and Mitigation Measures (MM).....	11
Table II-2	Recommendations.....	45
Table III-1	Project Site Parcels and BART Plaza.....	50
Table III-2	Summary of Proposed Development	63
Table III-3	Phasing Schedule	68
Table III-4	Required Permits and Approvals.....	73
Table IV.B-1	Relationship of Project to Relevant Plans and Policies	108
Table IV.C-1	AC Transit Service Summary	135
Table IV.C-2	AC Transit Loads, Boardings and Alightings (Average Weekday).....	136
Table IV.C-3	MacArthur BART Station Train Schedule.....	142
Table IV.C-4	Peak Hour Load Factors by Line at MacArthur BART Station.....	142
Table IV.C-6	MacArthur BART Station and Systemwide All Day Access Mode Shares.....	143
Table IV.C-5	MacArthur BART Station Fare Gate Queues (AM and PM Peak Periods) ...	143
Table IV.C-7	Level of Service Criteria for Unsignalized Intersections	160
Table IV.C-8	Level of Service Criteria for Signalized Intersections	161
Table IV.C-9	Existing Conditions Intersection Level of Service Summary	162
Table IV.C-10	Vehicle Collision Data Summary by Type (2000-2006)	165
Table IV.C-11	Pedestrian/Bicycle Collision Data Summary by Type (2000-2006).....	165
Table IV.C-12	Project Vehicle Trip Generation	172
Table IV.C-13	Existing Plus Project Intersection Level of Service Summary	186
Table IV.C-14	Cumulative Year 2015 Baseline Intersection Level of Service Summary.....	188
Table IV.C-15	Cumulative Year 2015 Baseline Plus Project Mitigated Intersection Level of Service Summary	193
Table IV.C-16	Cumulative Year 2030 Baseline Intersection Level of Service Summary.....	200
Table IV.C-17	Cumulative Year 2030 Baseline Plus Project Mitigated Intersection Level of Service Summary	202
Table IV.C-18	Project Effects on AC Transit Ridership.....	214
Table IV.C-19	Project Effects on BART Ridership.....	216
Table IV.C-20	AC Transit Average Weekday Loads (With and Without Project)	217
Table IV.C-21	AC Transit Travel Times (With and Without Project).....	218
Table IV.C-22	BART Average Weekday Loads (With and Without Project)	219
Table IV.C-23	Estimated Peak Parking Demand.....	223
Table IV.D-1	Federal and State Ambient Air Quality Standards	228
Table IV.D-2	Health Effects of Air Pollutants	230
Table IV.D-3	San Francisco Bay Area Attainment Status.....	234
Table IV.D-4	Ambient Air Quality Monitoring Data.....	239
Table IV.D-5	Project Regional Emissions in Pounds Per Day	245

Table IV.D-6	Construction Emission Estimates	247
Table IV.D-7	CO Concentrations for Existing and Existing Plus Project Conditions	249
Table IV.D-8	CO Concentrations for Cumulative Year 2015 Baseline With and Without the Project.....	250
Table IV.D-9	CO Concentrations for Cumulative Year Baseline 2030 With and Without the Project.....	252
Table IV.D-10	Oakland Community-wide GHG Emissions Summary - 2005 (tons/year)	258
Table IV.D-11	Estimated CO ₂ e Emissions from the Proposed Project (Tons/Year).....	276
Table IV.E-1	Definitions of Acoustical Terms	282
Table IV.E-2	Typical A-Weighted Sound Levels	284
Table IV.E-3	Summary of EPA Noise Levels	285
Table IV.E-5	Construction Vibration Damage Criteria.....	286
Table IV.E-4	Summary of Human Effects in Areas Exposed to 55 dBA Ldn.....	286
Table IV.E-6	Noise Land Use Compatibility Matrix.....	288
Table IV.E-7	City of Oakland Construction Noise Standards at Receiving Property Line, dBA.....	289
Table IV.E-8	City of Oakland Operational Noise Standards at Receiving Property Line, dBA.....	290
Table IV.E-9	Short-Term Ambient Noise Monitoring Results, dBA.....	294
Table IV.E-10	Meteorological Conditions During Ambient Noise Monitoring.....	294
Table IV.E-11	Existing Traffic Noise Levels, dBA	296
Table IV.E-12	Typical Construction Equipment Maximum Noise Levels, L _{max}	299
Table IV.E-13	Existing with Project Traffic Noise Levels, dBA	302
Table IV.E-14	Cumulative 2015 Baseline ^a Without Project Traffic Noise Levels, dBA....	302
Table IV.E-15	Cumulative 2015 Baseline Plus Project Traffic Noise Levels, dBA	303
Table IV.E-16	Cumulative 2030 Baseline Without Project Traffic Noise Levels, dBA.....	303
Table IV.E-17	Cumulative 2030 Baseline Plus Project Traffic Noise Levels, dBA	304
Table IV.G-1	Modified Mercalli Scale	334
Table IV.I-1	Neighborhood Schools.....	368
Table IV.J-1	Projected Wastewater Generation.....	391
Table IV.K-1	Oakland Cultural Heritage Survey Significance Ratings	400
Table IV.K-2	Property Ratings/Historical Resource Status for Buildings Within Project Site	410
Table IV.K-3	Property Ratings/Historical Resource Status for Buildings Adjacent to Project.....	412
Table V-1	Project and Alternatives	457
Table V-2	No Project/No Build Alternative Scenario Compared to the Proposed Project.....	463
Table V-3	Existing Zoning Alternative Scenario Compared to the Proposed Project.....	466
Table V-4	Existing Zoning Alternative Scenario Trip Generation	470

Table V-5	Mitigated Reduced Building/Site Alternative Scenario Compared to the Proposed Project	475
Table V-6	Mitigated Reduced Building/Site Alternative Trip Generation.....	479
Table V-7	Full BART Replacement Parking Alternative Scenario Compared to the Proposed Project	487
Table V-8	Tower Alternative Scenario Compared to the Proposed Project.....	492
Table V-9	Tower Alternative Vehicle Trip Generation	496
Table V-10	Existing Plus Tower Alternative Intersection Level of Service Summary.....	497
Table V-11	Cumulative Year 2015 Baseline Intersection Level of Service Summary (Tower Alternative).....	499
Table V-12	Cumulative Year 2030 Baseline Intersection Level of Service Summary (Tower Alternative).....	501
Table V-13	CO Concentrations for Tower Alternative Conditions	503
Table V-14	Tower Alternative Regional Emissions in Pounds Per Day	504
Table V-15	Existing with Tower Alternative Traffic Noise Levels, dBA.....	504
Table V-16	Cumulative Year 2015 Baseline with Tower Alternative Traffic Noise Levels, dBA	505
Table V-17	Cumulative Year 2030 Baseline with Tower Alternative Traffic Noise Levels, dBA	505
Table V-18	Increased Commercial Alternative Scenario Compared to the Proposed Project	509
Table V-19	Increased Commercial Alternative Vehicle Trip Generation.....	513
Table V-20	Existing Plus Increased Commercial Alternative Intersection Level of Service Summary	514
Table V-21	Cumulative Year 2015 Baseline Intersection Level of Service Summary (Increased Commercial Alternative)	516
Table V-22	Cumulative Year 2030 Baseline Intersection Level of Service Summary (Increased Commercial Alternative)	518
Table V-23	CO Concentrations for Increase Commercial Alternative Conditions	520
Table V-24	Increased Commercial Alternative Regional Emissions in Pounds Per Day	521
Table V-25	Existing with Increased Commercial Alternative Traffic Noise Levels, dBA.....	521
Table V-26	Cumulative Year 2015 Baseline Plus Increased Commercial Alternative Traffic Noise Levels, dBA.....	522
Table V-27	Cumulative Year 2030 Baseline with Increased Commercial Alternative Traffic Noise Levels, dBA.....	523
Table V-28	Increased Commercial Alternative Projected Wastewater Generation	524
Table V-29	Summary of Project and Alternative Impacts	527