



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 (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, property owners

EXISTING CONDITIONS: The project site includes approximately 165 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 187 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**.¹

**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)

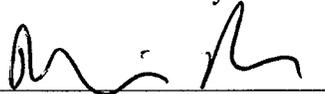
- NOTES: (1) Number of dwelling units, square feet, and acres are approximate
 (2) Includes parks, hillsides, and recreational areas
 (3) Acreage of open space for the 1998 MCA includes creek restoration area; does not include 54-acre golf course.
 (4) Includes additional property (approximately 15 acres)

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.

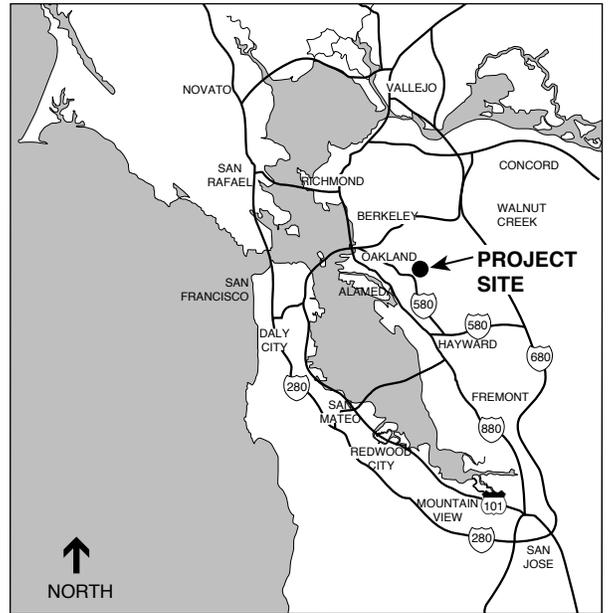
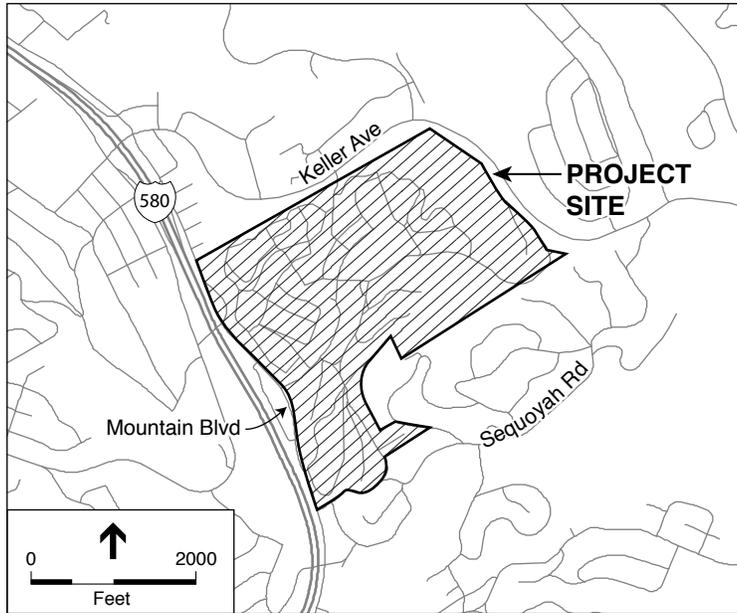
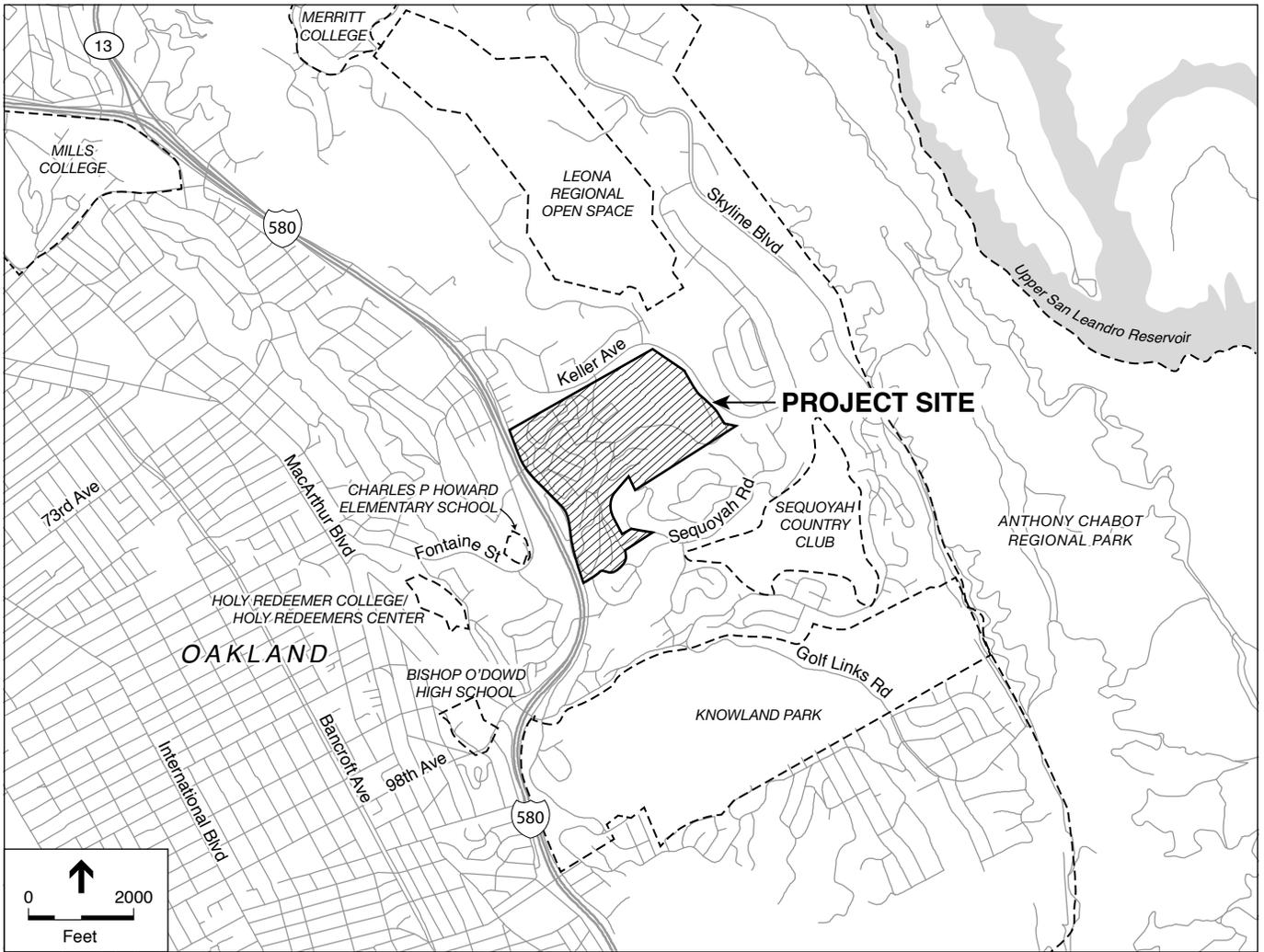


 Darin Ranelletti
 Deputy Director, Bureau of Planning
 Environmental Review Officer

March 20, 2015
 Case File Number: ER15-004

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

¹ 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

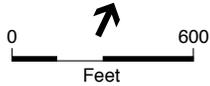
Figure 1
Project Location



DEVELOPMENT SUMMARY			
#	Area	Unit Type	Unit Count
1	Town Center	Multifamily	134
2	Creekside North	Townhomes	140
3	Uplands North	Townhomes	60
4	Creekside Village 1	Townhomes	87
		Single Family 1	26
		Single Family 2	93
5	Creekside Village 2	Townhomes	70
6	Creekside South	Townhomes	76
		Single Family	53
7	Uplands South	Single Family	49
8	Uplands East	Single Family	147
TOTAL			935

LAND USE SUMMARY (APPROX.)	
Use	Area (ac.)
Developed Area	92.98
Major Streets (approx)	17.00
Parks and Open Space	77.08
TOTAL	187.06

- Trails & Paths +/- 4.3 miles
- Site Entrance
- Pedestrian Bike Access



SOURCE: Hart - Howerton

Oak Knoll Project . 120645
Figure 2
 Oak Knoll Project Illustrative Master Plan



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

March 23, 2015

To: Reviewing Agencies

Re: Oak Knoll Community Development Plan
SCH# 1995103035

Attached for your review and comment is the Notice of Preparation (NOP) for the Oak Knoll Community Development Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Robert Merkamp
City of Oakland
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, CA 94612

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 1995103035
Project Title Oak Knoll Community Development Plan
Lead Agency Oakland, City of

Type NOP Notice of Preparation
Description Mixed-use residential community of a) approximately 935 residential units of varying types, b) approx. 72,000 sq. ft. of neighborhood commercial use, and c) approx. 77 acres of open space and recreational areas, including an improved creek corridor. The project includes the proposed demolition of Club Knoll, a locally historic resource under CEQA.

Lead Agency Contact

Name Robert Merkamp
Agency City of Oakland
Phone 510-238-6283 **Fax**
email
Address 250 Frank H. Ogawa Plaza, Suite 2214
City Oakland **State** CA **Zip** 94612

Project Location

County Alameda
City Oakland
Region
Cross Streets Mountain Blvd. and Sequoyah Rd (8750 Mountain Blvd)
Lat / Long 37° 46' 04.5" N / 122° 08' 53.29" W
Parcel No. 043A-4675-003-21
Township **Range** **Section** **Base**

Proximity to:

Highways I-580
Airports
Railways
Waterways Upper San Leandro Reservoir
Schools Charles Howard Elem.
Land Use General Plan: Hillside Residential, Community Commercial, Institutional, Resource Conservation, Urban Open Space

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Regional Water Quality Control Board, Region 1; Office of Historic Preservation; Department of Parks and Recreation; San Francisco Bay Conservation and Development Commission; Department of Water Resources; Department of Fish and Wildlife, Region 3; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2; Statewide Health Planning

Date Received 03/23/2015 **Start of Review** 03/23/2015 **End of Review** 04/21/2015

Notice of Completion & Environmental Document Transmittal

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

SCH # 1995103035

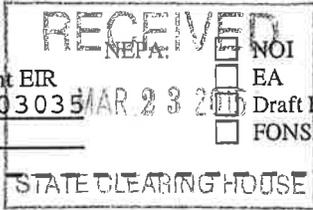
Project Title: Oak Knoll Mixed Use Community Plan Project

Lead Agency: City of Oakland Contact Person: Robert Merkamp
Mailing Address: 250 Frank H. Ogawa Plaza #2214 Phone: (510) 238-6283 rmerkamp@oaklandnet.com
City: Oakland Zip: 94612 County: Alameda

Project Location: County: Alameda City/Nearest Community: City of Oakland
Cross Streets: Mountain Blvd and Sequoyah Rd (8750 Mountain Blvd) Zip Code: 94605
Longitude/Latitude (degrees, minutes and seconds): 37°46'04.51N/122°08'53.29W Total Acres: 187
Assessor's Parcel No.: 043A-4675-003-21 et al Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: Interstate 580 Waterways: Upper San Leandro Reservoir
Airports: _____ Railways: _____ Schools: Charles Howard Elem.

Document Type:

- | | | | |
|---|---|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u>1995103035</u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |



Local Action Type:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input checked="" type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>935</u> Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>72,000</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Open Space: 77 acres</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: General Plan: Hillside Residential, Community Commercial, Institutional, Urban Open Space, Resource Conservation Area/
Project Description: (please use a separate page if necessary) Zoning: Hillside Residential-3 and RH-4

Mixed-use residential community of a) approximately 935 residential units of varying types, b) approx. 72,000 square feet of neighborhood commercial use, and c) approx. 77 acres of open space and recreational areas, including an improved creek corridor. The project includes the proposed demolition of Club Knoll, a locally historic resource under CEQA.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Denise Peterson

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Lisa Johansen

Dept. of Conservation
Elizabeth Carpenter

California Energy Commission
Eric Knight

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Patsons

Dept of Parks & Recreation Environmental Stewardship Section

California Department of Resources, Recycling & Recovery
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

Dept. of Fish & Wildlife
Scott Flint

Environmental Services Division

Fish & Wildlife Region 1
Curt Babcock

Fish & Wildlife Region 1E
Laurie Hamsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Charles Armor

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed

Fish & Wildlife Region 6
Tiffany Ellis

Fish & Wildlife Region 6 I/M
Heidi Calvert

Dept. of Fish & Wildlife Marine Region
George Isaac

Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife Marine Region

Food & Agriculture
Sandra Schubert

Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff

Environmental Services Section

Delta Stewardship Council
Kevan Samsam

Housing & Comm. Dev. CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards
Delta Protection Commission
Michael Machado

OES (Office of Emergency Services)
Marcia Scully

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning
HQ LD-IGR
Terri Pencovic

California Highway Patrol
Suzann Ikeuchi

Office of Special Projects

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

Caltrans, District 4
Patricia Maurice

Caltrans, District 5
Larry Newland

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board
All Other Projects
Cathi Slaminski

Transportation Projects
Nesamani Kalandiyyur

Industrial/Energy Projects
Mike Tollstrup

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Jeffery Werth
Division of Drinking Water

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other Office of Statewide Water Planning & Development

Conservancy

Klein, Heather

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 | Website: www.oaklandnet.com/planning

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,

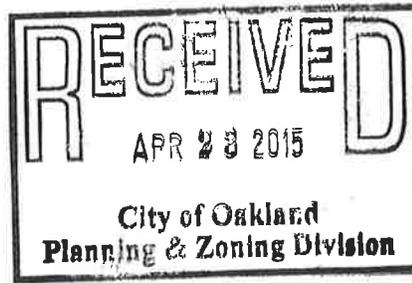
Angela

Angela Robinson Pifon
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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DEPARTMENT OF TRANSPORTATION
DISTRICT 4
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov



*Serious Drought.
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April 21, 2015

ALA580838
ALA-580-PM 37.8
SCH# 1995103035

Mr. Robert Merkamp
Planning Division
City of Oakland
250 Frank K. Ogawa Plaza, Suite 2214
Oakland, CA 94612

Dear Mr. Merkamp:

Oak Knoll Community Development Plan – Notice of Preparation

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of infill, conservation, and efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multi-modal transportation network.

The following comments are based on the Notice of Preparation for the Revised Draft Supplemental Environmental Impact Report (SEIR). We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

Project Understanding

The modified Oak Knoll Project, located at 8750 Mountain Boulevard, proposes to develop a mixed-use residential community comprising of approximately 935 varying residential units, approximately 72,000 square feet (sf) of commercial use, and approximately 77 acres of open space and recreational areas, including an improved creek corridor. In addition to connecting to the surrounding development, the project aims to improve traffic and transit connections to the site. The project includes the proposed demolition of Club Knoll, a locally historic resource under CEQA. The Interstate (I-) 580 interchanges at Keller Avenue and Mountain Boulevard are the nearest on- and off-ramp intersections to the project site. Access may also be provided from the I-580 / 98th Avenue / Golf Link Road interchange, which is approximately 1.5 mile south from the project site.

Mr. Robert Merkamp, City of Oakland
April 21, 2015
Page 2

Lead Agency

As the lead agency, the City of Oakland (City) is responsible for all project mitigation. The project's fair share contribution, financing, scheduling, implementation responsibilities, as well as the identified lead agency contact and monitoring, should be fully discussed for all proposed mitigation measures.

This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the State right-of-way (ROW), and Caltrans will not issue a permit until our concerns are adequately addressed, we strongly recommend that the City work with both the applicant and Caltrans to ensure that our concerns are resolved during the environmental process, and in any case prior to submittal of an encroachment permit application. Further comments will be provided during the encroachment permit process; see end of this letter for more information regarding encroachment permits.

Traffic Impact Study

The Metropolitan Transportation Commission (MTC) Regional Transportation Plan (RTP)/Sustainable Community Strategy (SCS) identifies transportation system performance targets including the increase of non-auto mode share by 10 percentage points and a decrease auto vehicle miles traveled (VMT) per capita by 10 percent.

The environmental document should include an updated analysis of the travel demand expected from the proposed project. Early collaboration, such as submitting the traffic study scope of work prior to the environmental document, leads to better outcomes for all stakeholders. We are in the process of updating our *Guide for the Preparation of Traffic Impact Studies* (TIS Guide) for consistency with SB 743, but meanwhile we recommend using the Caltrans TIS Guide for determining which scenarios and methodologies to use in the analysis, available at <http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf>. Please ensure that a Traffic Impact Study is prepared providing the information detailed below:

1. Vicinity map, regional location map, and a site plan clearly showing project access in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. Clearly identify the State ROW. Project driveways, local roads and intersections, car/bike parking, and transit facilities should be mapped.
2. Project-related trip generation, distribution, and assignment including per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, utilize the latest place-based research, and be supported with appropriate documentation.

3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The updated analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS. Caltrans' LOS threshold, which is the transition between LOS C and D, and is explained in detail in the TIS Guide, should be applied to all State facilities.
4. Schematic illustration of walking, biking and auto conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Potential safety issues for all road users should be identified and fully mitigated.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated. In addition, please consider the project's consistency with Plan Bay Area, the MTC Sustainable Community Strategy, and opportunities to contribute to the transportation system performance targets described above.
6. Mitigation for any roadway sections or intersection with increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.
7. Impacts on pedestrians and bicyclists resulting from any projected VMT increases, or secondary impacts from traffic mitigation, should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips.

Traffic Impact Fees

Please identify the Transportation Impact Fees associated with this proposed project. Mitigation should include contributions to the regional fee program as applicable and should support the use of transit and active transportation modes. This will also help implement the project goal of improving traffic and transit connections to the site. Please include any transportation infrastructure improvement projects listed in the adopted Southeast Oakland Area Traffic Impact

Mr. Robert Merkamp, City of Oakland
April 21, 2015
Page 4

Fee Program and discussed in the 2007 Draft SEIR, if applicable. The scheduling and costs associated with planned improvements on Caltrans right-of-way (ROW) should be listed, in addition to identifying viable funding sources per General Plan Guidelines.

Vehicle Trip Reduction

Caltrans encourages the City to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways. Consider improving the multimodal connections to existing transit and designated bikeways. AC Transit Route 46 is the nearest transit line providing service to the Coliseum BART station. The Eastmont Transit Center is located approximately 2 miles from the project site. Designated bike routes along Skyline Boulevard, Golf Links Road, Mountain Boulevard, and a proposed bikeway on Keller Avenue, surround the project's boundary.

A Transportation Demand Management (TDM) Plan should include policies to encourage the usage of nearby public transit lines and reducing vehicle trips on the State Highway System. These policies could include lower parking ratios, car-sharing programs, park and ride facilities, bicycle parking and showers for employees in commercial use areas, and providing transit passes to residents and employees, among others. For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming Parking Policies to Support Smart Growth* or visit the MTC parking webpage:
http://www.mtc.ca.gov/planning/smart_growth/parking.

A TDM Plan should consider an appropriate documentation methodology for monitoring vehicle trip reduction measures, such as annual reports to demonstrate the ongoing reduction of vehicle trips while continuing to survey the travel patterns of residents within the project area.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. Where construction-related traffic restrictions and detours affect State highways, a Transportation Management Plan or construction TIS may be required. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to the following address: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. See the following website for more information:
<http://www.dot.ca.gov/hq/traffops/developserv/permits>

Mr. Robert Merkamp, City of Oakland
April 21, 2015
Page 5

Should you have any questions regarding this letter, please contact Sherie George at 510-286-5535 or sherie.george@dot.ca.gov.

Sincerely,

Handwritten signature of Patricia Maurice in black ink, consisting of the letters 'Pat' followed by a stylized 'C'.

PATRICIA MAURICE
Acting District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse



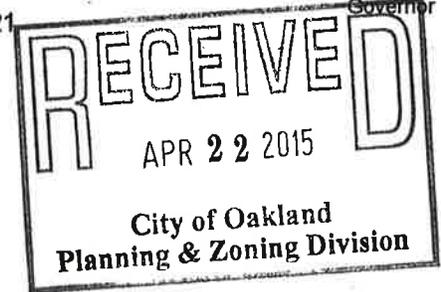
Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Edmund G. Brown Jr.
Governor

April 17, 2015



Mr. Robert Merkamp
Development Planning Manager
Department of Planning and Building
City of Oakland
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, California 94612
rmerkamp@oaklandnet.com

Dear Mr. Merkamp:

Thank you for the opportunity to comment on the proposed *Notice of Preparation (NOP) of a Revised Supplemental Environmental Impact Report (SEIR) for the Oak Knoll Mixed Use Community Plan Project*. The project involves development of 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 recreational areas, including an improved creek corridor. The project includes the proposed demolition of Club Knoll, a locally historic resource under the California Environmental Quality Act (CEQA). The Case File Number is ER15-004 and the State Clearinghouse Number is 1995103035.

As you may be aware, the Department of Toxic Substances Control (DTSC) oversees the cleanup of sites where hazardous substances have been released pursuant to the California Health and Safety Code, division 20, chapter 6.8. As a Responsible Agency, DTSC is submitting comments to ensure that the environmental documentation prepared for this project under CEQA adequately address activities pertaining to releases of hazardous substances.

DTSC is working with SunCal in continuing with remedial investigation for lead-impacted soils adjacent to structures painted with lead-based paint. Therefore, CEQA documents for this project should discuss that cleanup remedies, including but not limited to removal actions, consolidation, capping, and institutional controls, will be required if lead concentrations in soil are at levels not suitable for unrestricted land use.

If previously unidentified hazardous substances are encountered, they will need to be addressed as part of the project. For example, if hazardous substances were encountered, the project should include: (1) an assessment of air impacts and health

Mr. Robert Merkamp

April 17, 2015

Page 2

impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation activities, including dust levels and noise; (3) transportation impacts from the removal or remedial activities; and (4) risk of public upset should be there an accident at the site.

If you have any questions or would like to schedule a meeting, please contact Henry Wong of my staff at (510) 540-3770. Thank you in advance for your cooperation in this matter.

Sincerely,

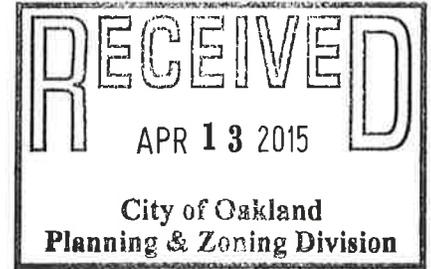


Janet Naito
Branch Chief
Brownfields and Environmental Restoration Program
Berkeley Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P. O. Box 3044
Sacramento, California 95812-3044

Mr. Mike Turner, P.E.
Corporate Vice President
Director of Land development
Argent Management
2392 Morse Avenue
Irvine, California 92614

Ms. Jackie Buttle
Staff Services Analyst
Office of Planning and Environmental Analysis
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806



April 10, 2015

Robert Merkamp, Development Planning Manager
City of Oakland Department of Planning and Building
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, CA 94612

Re: Notice of Preparation of a Revised Supplemental Environmental Impact
Report for the Oak Knoll Mixed Use Community Plan Project (Case File
Number ER15-004)

Dear Mr. Merkamp:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of a Revised Supplemental Environmental Impact Report for the Oak Knoll Mixed Use Community Plan Project located in the City of Oakland (City). EBMUD has the following comments.

WATER SERVICE

EBMUD approved a Water Supply Assessment (WSA) pursuant to Section 15155 of the California Environmental Quality Act Guidelines and Sections 10910-10915 of the California Water Code on November 14, 2006. The estimated demand for the Oak Knoll Mixed Use Community Plan in the approved WSA was about 220,000 gpd. EBMUD's estimate of water demand for the revised project of 935 dwelling units and 72,000 square feet of commercial is about 234,000 gpd. The project demand is accounted for in our projections, which include minor variations in demand-attributed changes in development patterns. Therefore, EBMUD concludes that the WSA approved by EBMUD is still valid, and a second WSA is not required.

EBMUD's Piedmont Pressure Zone, with a service elevation between 325 and 500 feet, and Country Club Pressure Zone, with a service elevation between 500 and 700 feet, will serve the proposed development. Water main extensions, at the project sponsor's expense, will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water mains and services require substantial lead time, which should be provided for in the project sponsor's development schedule.

The project sponsor should be aware that EBMUD will not inspect, install or maintain pipeline in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may pose a health and safety risk to construction or maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping in areas where groundwater contaminant concentrations exceed specified limits for discharge to sanitary sewer systems or sewage treatment plants. Applicants for EBMUD services requiring excavation in contaminated areas must submit copies of existing information regarding soil and groundwater quality within or adjacent to the project boundary. In addition, the applicant must provide a legally sufficient, complete and specific written remedial plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of all identified contaminated soil and/or groundwater.

EBMUD will not design the installation of pipelines until such time as soil and groundwater quality data and remediation plans are received and reviewed and will not install pipelines until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists or the information supplied by the applicant is insufficient, EBMUD may require the applicant to perform sampling and analysis to characterize the soil being excavated and groundwater that may be encountered during excavation or perform such sampling and analysis itself at the applicant's expense.

RIGHTS-OF-WAY AND EASEMENTS

EBMUD owns and operates water supply tunnels and pipelines along the northern edge of the development in EBMUD rights-of-way (R/W 206 and R/W 1634) and property (Property Numbers 217-A and 506). The integrity of these tunnels and pipelines needs to be maintained at all times. Any proposed construction activity in EBMUD rights-of-way and property would be subject to the terms and conditions determined by EBMUD including relocation of water mains and/or rights-of-way at the project sponsor's expense. EBMUD is interested in renewing its surface rights along the pipeline alignment. In addition, EBMUD would like to request a meeting with the project sponsor to discuss the types of landscaping that are compatible with the pipelines and tunnels.

WASTEWATER

EBMUD's Main Wastewater Treatment Plant (MWWTP) and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from this project and to treat such flows provided that the wastewater generated by the project meets the requirements of the EBMUD Wastewater Control Ordinance. However, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to

excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed project: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

Robert Merkamp, Development Planning Manager

April 10, 2015

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WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD would request that the City include in its conditions of approval a requirement that the project sponsor comply with the Landscape Water Conservation Section, Article 10 of Chapter 7 of the Oakland Municipal Code. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Timothy R. McGowan, Associate Civil Engineer, Water Service Planning at (510) 287-1981.

Sincerely,

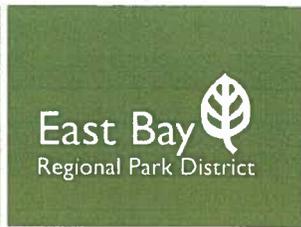


David J. Rehnstrom

Manager of Water Distribution Planning

DJR:TRM:dks

sb15_053



2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T. 1 888 EBPARKS F. 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

December 19, 2012

Port of Oakland
Board of Port Commissioners
ATTN: John Betterton, Secretary of the Board
530 Water Street
Oakland, CA 94607

RE: Approval of a Second Amendment to the Agreement for Purchase and Sale and Ground Lease of Real Property and Escrow Instructions for the Oak to Ninth District Project (Remaining Action Item 6.3)

Dear Commissioners,

The East Bay Regional Park District appreciates the opportunity to comment on the above referenced item that will amend the Purchase and Sale Agreement for the Oak to Ninth District Project that extends the close of escrow for 90 days and extends the Promissory Note payoff date by 4 months. The District is concerned about the ongoing delay of this project and the completion of a 1.6 mile segment of the San Francisco Bay Trail through the site.

The 1.6 mile segment of the Bay Trail planned along the waterfront of the Oak to Ninth District Project is part of the 6.6 miles of continuous Bay Trail planned along the Oakland Waterfront that stretches from Jack London Square to the Martin Luther King Regional Shoreline. The segment through the Oak to Ninth project site is a critical piece to fulfilling the vision of a continuous Bay Trail along the Oakland Estuary and is a gap between the completed sections to the north and south of the site.

The District requests that as a condition of the extension of escrow of the Purchase and Sale Agreement Amendments that the project proponent be required to work with the District and other stakeholders in completing an interim Bay Trail along the entire shoreline length of the project site within 18 months of approval of the amendment.



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2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T. 1 888 EBPARKS F 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

The District looks forward to continuing to work with the project proponent and other stakeholders towards realizing the vision of a completed Bay Trail along the Oakland Waterfront. Thank you for consideration of our request and please feel free to contact me should you have any questions at (510) 544-2621 or ltong@ebparks.org should you have any questions.

Respectfully,

Larry Tong
Interagency Planning Manager

Cc: John Sutter, Director (EBRPD)
Jim Townsend, Trails Development (EBRPD)
Brad McCrea, Regulatory Program Director (BCDC)



Board of Directors

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April 13, 2015

City of Oakland Planning Commission
City of Oakland Landmarks Preservation Advisory Board

EIR Scoping Comments – Oak Knoll Mixed Use Community Plan Project

Dear Planning Commissioners and LPAB Board Members,

Oakland Heritage Alliance (OHA) finds that the former Oak Knoll EIS/EIR is inadequate in its study and analysis of Cultural Resources. Further research, impact analysis and mitigation are required under the current proposal to demolish the Oak Knoll Naval Officer's Club/Oak Knoll Country Club (Club) historic resource.

Retain and Re-use the 'Club' Historic Resource

OHA recommends that the Club be retained and re-used, and that any potential impacts to the Club be avoided. Various adaptive re-use possibilities and project design strategies outlined below shall be studied for economic feasibility, with an estimate of the costs, using historic/cultural financial incentives and the California Historical Building Code, for a full adaptive re-use and for a phased adaptive re-use/stabilization plan. Certified professionals with extensive experience in historic preservation financing and technical areas shall conduct the studies.

OHA believes that following this investigation, an economically feasible adaptive re-use will emerge, utilizing strategies outlined below, and the retention of the Club will be a win/win situation, providing the Project Sponsors with a distinct development and a positive cultural image, that would act as a marketing draw, attracting buyers in contrast with typical Bay area 'status quo' solely new construction designs.

OHA suggests that the Project Sponsors post an RFP for the most economically feasible adaptive reuse, following the above studies, and integrate the historic resource into the development plan.

Level of Historic Significance

The Club is an Oakland Potential Designated Historic Resource with a rating of 'A' and 'B'. These local ratings indicate that the Club may be eligible for the National Register. The Club may qualify under the following National Register criteria. Research and documentation is required in the following areas to determine its significance.

- a. association with events that have made a significant contribution to the broad patterns of our history; or
- b. association with the lives of significant persons in the past; or
- c. embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may

Include information on how the building has been maintained and secured by the Project Sponsors.

Demolition Findings

Several years ago, the LPAB developed Demolition Findings for historic resources. These were adopted by City Council in 2010, as amendments to the Planning Code. They include submittal requirements for each finding (Attached). These findings are intended to provide additional information, not yet required in other regulations, to decision-makers for their consideration in reviewing any proposed demolition of a historic resource.

Address and include these findings (excluding any that relate specifically to the new design), concurrently with the SEIR, for decision-makers' consideration and deliberation at the time when demolition is first being reviewed.

Cost Estimates utilizing Historic Resource Financial Incentives

OHA recognizes that historic building re-use often pencils out at a higher cost than demolition and new construction. Therefore, financial incentives along with alternate building code standards have been adopted to address this issue and incentivize adaptive re-use.

Revisit the re-use estimate, incorporating available Historic Preservation financial incentives including Federal Tax Credits, City of Oakland Mills Act, and the California State Historical Building Code, which provides more flexible standards, into the financial analysis.

Recognize Unquantifiable Intrinsic Project Sponsor Benefits of Historic Resource Retention

Numerous intrinsic project benefits, unquantifiable financially, are attained in retention and reuse of a historical/cultural resource. These intrinsic benefits must be recognized by the Project Sponsors as benefits to both the future residents of the project, to the City, and to the Project Sponsors. Although not quantifiable, they are beneficial to the project financially, as they increase market draw, distinguish a development from other Bay Area developments, and thus *escalate buyer interest in a unique development, increasing value and raising market-selling prices*. These intrinsic benefits include:

- Benefits to the City's tourism identity (WWII resources/history);
- Civic, community and neighborhood identity;
- Raises the local neighborhood and City of Oakland image;
- Provides educational opportunities regarding architectural and local history; and
- Provides unique marketing opportunities to the Project Sponsors.

Historic Preservation Recommendation/Alternative #1 – Site Plan Redesign

Not all residential support functions, the retail center, are designed in a location central to a development. Perhaps a well-designed park could act as the central feature, with the busier, noisier, and active auto-oriented uses such as retail, indoor athletics, and restaurants, better located at the entry or an edge of the development. An entry or edge location could also gain additional market support from nearby existing residences and if a destination use is incorporated, from the larger general public.

Conclusion

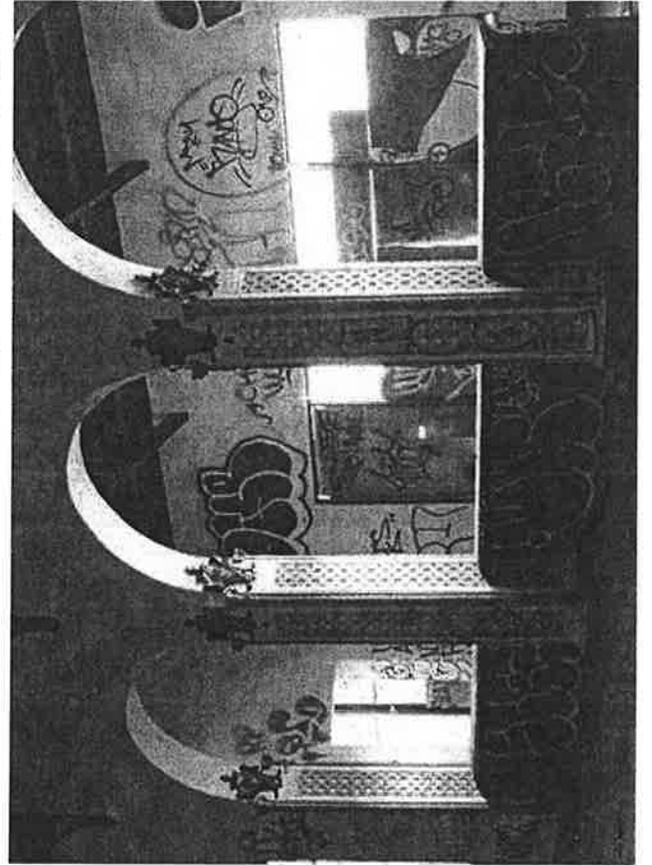
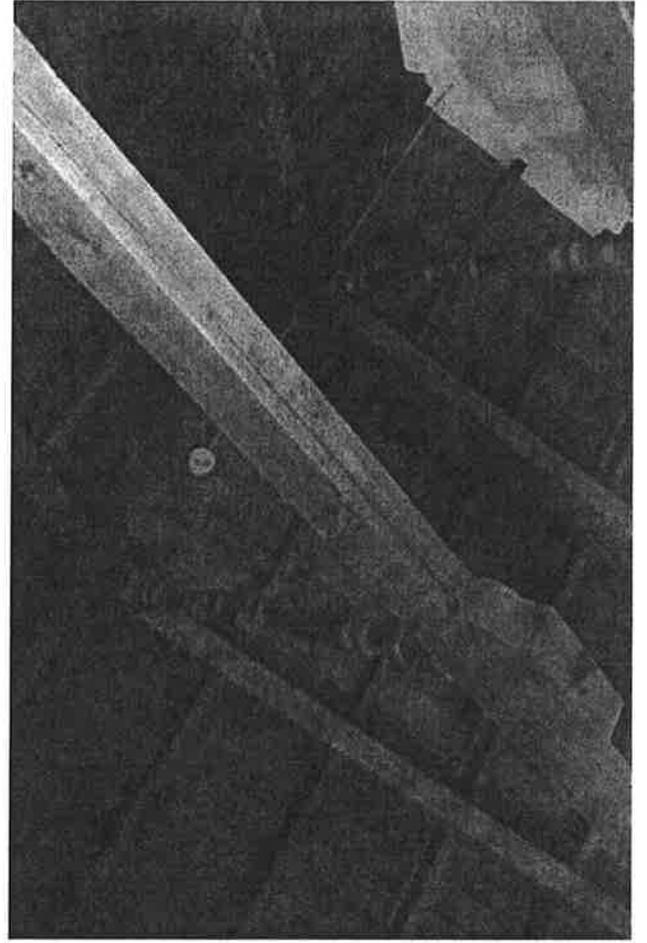
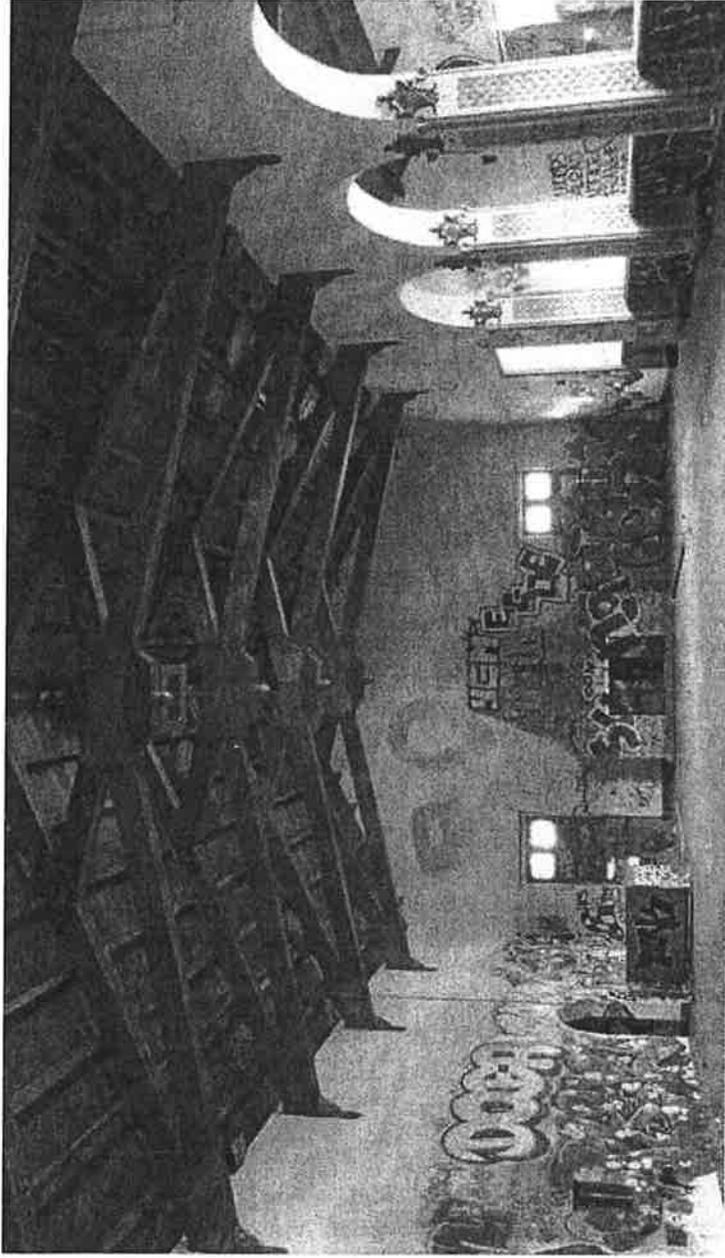
The Club is a well-known and recognized historic resource in the neighborhood, and perhaps of regional importance to World War II history in Oakland and the Bay area. We recommend that the Project Sponsors and the SEIR first look to adaptive re-use, and site re-design, in a well-integrated project site design that works with the current location of the Club as the Village/destination mixed-use development. We recommend that the Project Sponsors and SEIR use existing historic preservation financial incentives and the California State Historical Building Code to reduce costs from current estimated numbers. We also request that the Project Sponsor consider and include the intrinsic benefits, including non-quantifiable financial project benefits of retaining the resource in their reconsideration of adaptive re-use. *

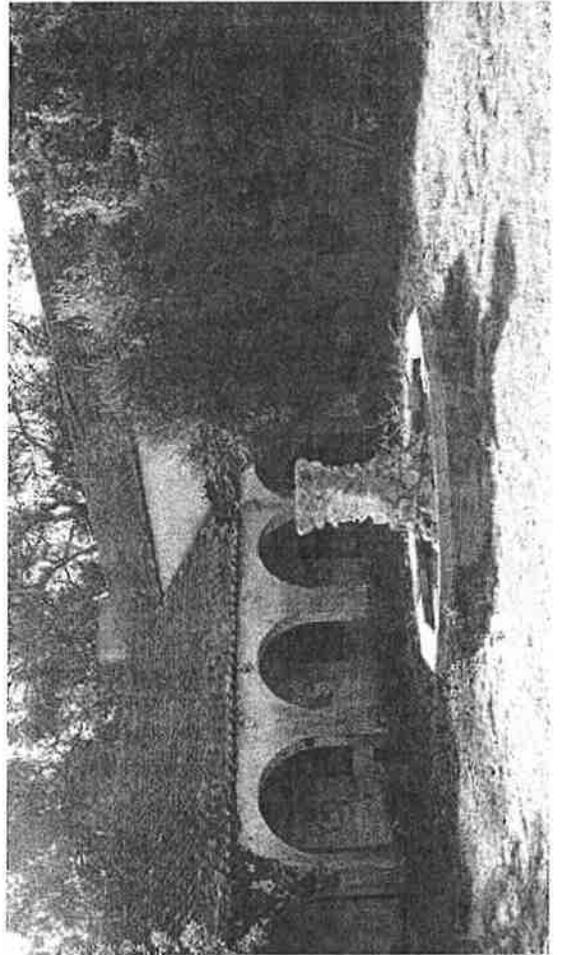
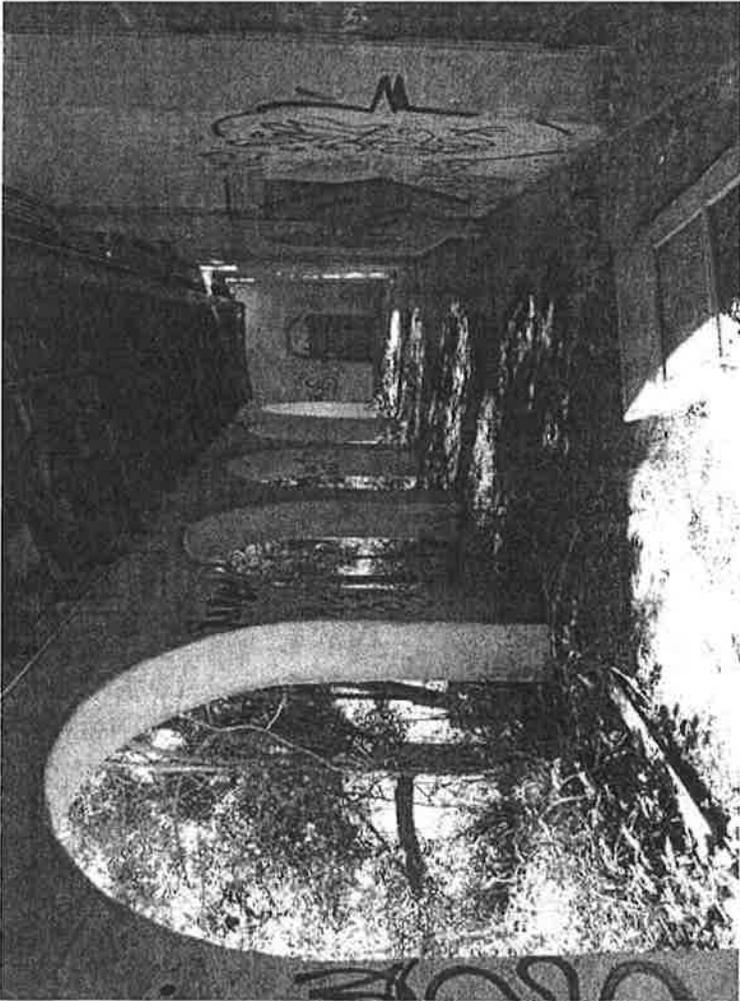
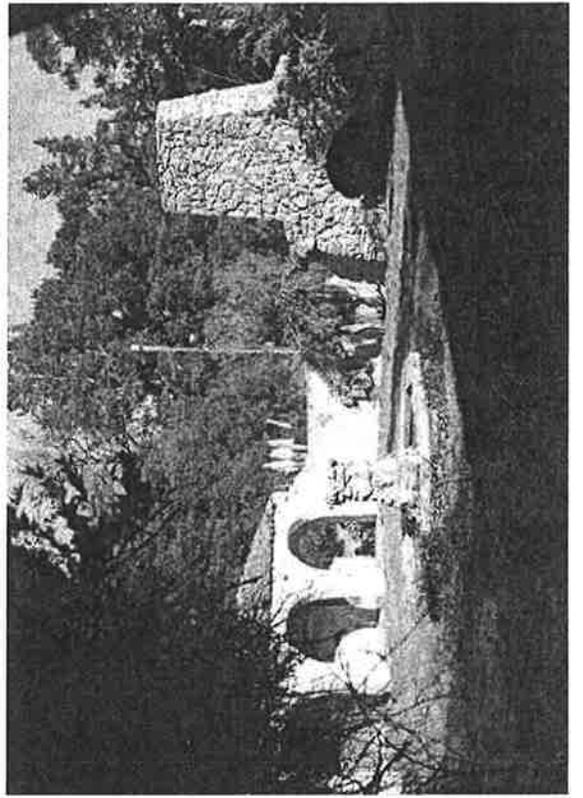
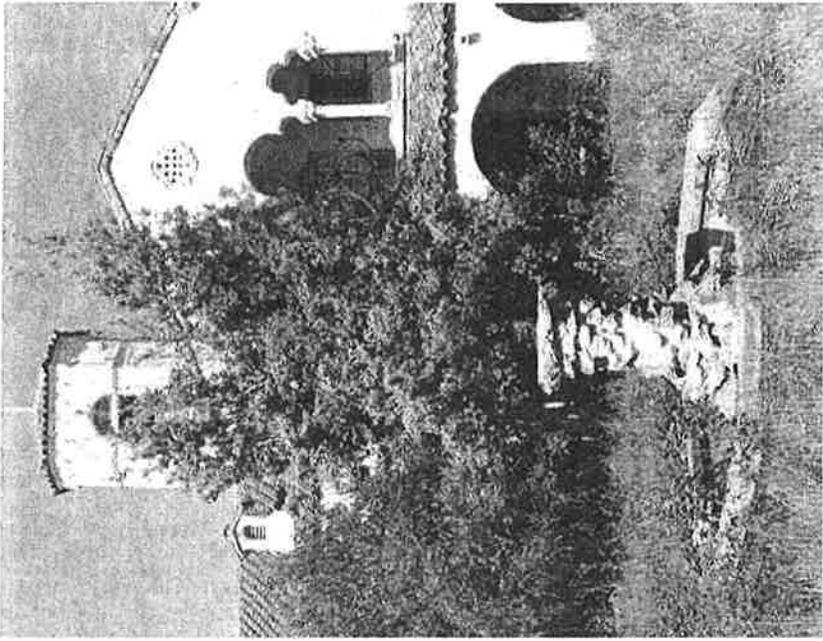
We believe that Oakland's evolution should support growth and change, while preserving what makes it special. Seriously studying the site design and potential uses that could make retention work and integrating the Club into the proposed development that achieves this and benefits all. It allows the new construction to alter the neighborhood in a very desirable and 'Oakland' way.

Sincerely,

Alison Finlay,

President – Oakland Heritage Alliance





Christy Herron

From: Naomi Schiff <naomi@17th.com>
Sent: Tuesday, April 21, 2015 3:29 PM
To: Klein, Heather
Cc: Merkamp, Robert; Marvin, Betty; Flynn, Rachel; Ranelletti, Darin
Subject: Addendum to OHA letter concerning Oak Knoll NOP
Attachments: 2015-4-21 Oak Knoll scoping addendum.pdf

Dear Heather,

Please add this addendum to our comments on the NOP for Oak Knoll. Thank you so much!

Naomi Schiff
for Oakland Heritage Alliance

Naomi Schiff

Seventeenth Street Studios
410 12th Street, Suite 300
Oakland, CA 94607

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station



April 21, 2015

City of Oakland Planning Commission
City of Oakland Landmarks Preservation Advisory Board

EIR Scoping Comments – Oak Knoll Mixed Use Community Plan Project

Dear Planning Commissioners and LPAB Board Members,

In addition to the previous scoping letter we would like to append the following images, showing that fine detail still exists in the Officers' Club building.

We would also like to reiterate that pending the project receiving building permits and moving forward, no matter how long that takes, the City of Oakland should require the property owner to *secure the building properly*. All entries should be provided with stout plywood coverings, the landscaping should be maintained, and the area patrolled. Demolition by neglect is unacceptable. If an alarm system is required, please require installation.

In addition, we note that at the public hearings, the Seneca nonprofit expressed interest in using the building, and so we recommend that a partial re-use by the nonprofit might serve as an additional alternative plan.

Sincerely,

Alison Finlay,
President – Oakland Heritage Alliance

Attachments: Three additional photos of the former Officers' Club

Cc: Rachel Flynn, Darin Ranelletti, Heather Klein, Betty Marvin









April 21, 2015

City of Oakland Planning Commission
City of Oakland Landmarks Preservation Advisory Board

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In addition, we note that at the public hearings, the Seneca nonprofit expressed interest in using the building, and so we recommend that a partial re-use by the nonprofit might serve as an additional alternative plan.

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Alison Finlay,
President – Oakland Heritage Alliance

Attachments: Three additional photos of the former Officers' Club

Cc: Rachel Flynn, Darin Ranelletti, Heather Klein, Betty Marvin







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 23rd) 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 21st).

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,

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 | Website: www.oaklandnet.com/planning

From: Ken Berrick [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

SENECA FAMILY OF AGENCIES

6925 Chabot Road • Oakland, CA 94618

Office: 510.654.4004 x 2222 • Fax: 510.317.1426

Web: www.senecafoa.org

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

From: Merkamp, Robert <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,

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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 | Website: www.oaklandnet.com/planning

From: Ken Berrick [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

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

Ken Berrick • President/CEO
SENECA FAMILY OF AGENCIES
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Office: 510.654.4004 x 2222 • Fax: 510.317.1426
Web: www.senecafoa.org



Robert Merkamp
City of Oakland
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, CA 94612

April 16th, 2015

Dear Mr. Merkamp,

I am writing to you on behalf of Seneca Family of Agencies and in response to the proposed development plan presented to the City of Oakland's Planning Commission on April 15th, 2015. We are deeply concerned about the potential environmental impact and safety hazards that may present during the proposed development of the Oak Knoll Mixed Use Community project as a result of construction, disruption in water sources, and/or movement of land.

To prevent unnecessary disruption, we request that SunCal take the following action to mitigate said environmental impact and safety hazards:

1. Trucks will not utilize or block roads within a 50 foot proximity of Seneca's buildings located at 8750 Mountain Blvd, Buildings 69 and 67.
2. Sound-absorbent walls will be erected within a hundred feet of Seneca's buildings to reduce excessive noise pollution resulting from construction.
3. Regular air-monitoring, following standard guidelines in compliance with the City of Oakland and OSHA will be conducted at Seneca's building to ensure that no significant air quality issues arise from the construction. Seneca will be informed in advance of SunCal's plan to limit dust and debris.
4. Access to Seneca's buildings will in no way be disrupted due to construction.

Additionally, Seneca requests that the current plan submitted by SunCal be altered to honor all existing road and utility easements. Unless there is a written agreement that is mutually satisfactory to both SunCal and Seneca, no alterations shall be made to existing easements.

Please add this letter to the record for the request for the Environmental Impact Report.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Berrick", is written over a blue horizontal line.

Ken Berrick, President/CEO
Seneca Family of Agencies

cc. Sam Veltri, SunCal

Oak Knoll Coalition

April 21, 2015

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

Robert Merkamp (rmerkamp@oaklandnet.com)
Development Planning Manager, City of Oakland
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, CA 94612

cc:
Councilperson Larry Reid; lreid@oaklandnet.com
Mr. Pat Keliher; tpkeliher@gmail.com
Mr. Sam Veltri; sveltri@suncal.com

Re: ER15-004

Dear Mr. Merkamp,

The Oak Knoll Coalition would like to take this opportunity to make specific comments regarding the preparation of the SEIR for the former Oakland Naval Medical Center.

Historical Resources: It should be noted that the Historical Resource Inventory prepared in October 2006 for the 2007 SEIR is now moot. On the acreage owned by Oak Knoll Venture Acquisitions (formerly SunCal Oak Knoll), the only building left standing after demolition is Club Knoll. We're assuming that the Historical Resources element of the new SEIR will be focusing on Club Knoll.

While the Coalition is disappointed that the conceptual plan calls for the removal of Club Knoll, it makes sense from land-use and cost-benefit perspectives. Regardless, some significant data must be included in assembling the history of Club Knoll. The City of Oakland submitted a public benefit conveyance application for the club during the base-closure proceedings and, with no public explanation, withdrew it. The City prepared numerous economic development conveyance applications for the entire property, but failed to secure the approvals. And, finally, the City failed to complete an \$11,000,000 negotiated sale for the entire property. It is evident that the City of Oakland has had ample opportunity to control the fate of Club Knoll.

It should also be noted that the Navy, General Services Agency, Lehman Brothers, and SunCal have all been negligent in protecting this historical resource.

Cultural Resources: The conceptual plan calls for an Oak Knoll commemorative that appears, from the renderings, to be the Club Knoll cupola plunked down on or near the knoll. While the concept of a commemorative is excellent, the proposed location and design are not.

The City of Oakland Public Art Ordinance, which requires a percentage contribution from both residential and commercial development, would be the appropriate mechanism to address the commemorative. The SEIR should study how this ordinance can be implemented and address the following issues:

- The ordinance specifies that the Public Art funds are determined by a percentage of the building permit valuation. However, a project of this magnitude requires public art professionals to be engaged long before permits are filed. Consequently an alternative formula must be determined so that a public art budget can be established during the design phases of this project.

Oak Knoll Coalition

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

- The In-Lieu and Alternative Compliance aspects of the Public Art Ordinance must be studied.
- The Public Art Ordinance does not specify a method of artist selection. A mechanism for creating selection panels and consequently the selection of public art professionals, or teams of professionals, must be included in the SEIR.

Noise Pollution: The topography of the Oak Knoll site projects sound into the surrounding neighborhoods. The day-to-day noise generation should be studied and mitigations such as rubber asphalt and polymer-modified asphalt investigated. In addition, the noise generated by commercial evening deliveries should be studied and time-of-day delivery restrictions considered.

Light Pollution: The topography of the Oak Knoll site also projects light into the surrounding neighborhoods. The SEIR should study the impacts of light pollution on the surrounding community and employ mitigations such as dark-sky lighting at commercial and residential buildings, as well as for landscape and streetscape illumination.

Utilities and Service: While the residential and commercial construction will have to comply with CA Title 24 energy requirements, there is no reason why a development of this scale can't do better.

The SEIR must study how the following will impact energy and water consumption:

- Passive cooling and heating
- Roof-top solar, especially critical if air conditioning is employed
- Roof-top rainwater collection
- Residential graywater systems for residential landscaping
- Surface water collection using dry wells
- Permeable paving surfaces
- California native/drought-tolerant landscaping.

Biological Resources: Since the demolition of this site was completed, significant numbers of deer and wild turkeys have taken advantage of the open-space habitat. The SEIR must include a current wildlife survey and present mitigations for relocating this population.

Aesthetics: The surrounding neighborhoods have architectural styles dating back to the 1920s. Because these communities were built over time, no one style is dominant. Unfortunately the tract-home type of residential building, with speed and repetitive design, has made neighborhoods of architectural diversity a thing of the past. However, because the master developer will be selling sub-divisions, it may be possible to introduce a higher-level of architectural diversity. The SEIR must study the architectural influences of the surrounding neighborhoods and suggest methods for achieving design diversity.

The commercial element of this project presents a different challenge. The proposed 72,000 square feet must be designed in the style of neighborhood commercial with pedestrian and bicycle access. The strip-mall architecture found on the Dublin/Livermore I-580 corridor will promote destination shopping and the surface streets—no matter what traffic mitigations are employed—will never accommodate destination commercial traffic. The SEIR must study how the commercial can be designed to encourage Oak Knoll and surrounding community patronage while discouraging destination traffic.

Oak Knoll Coalition

- Associated Residents of Sequoyah Highlands
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Furthermore, commercial signage needs to be addressed in light of its impacts on the scenic highway status of I-580 and how it may influence destination traffic. Signage restrictions utilized along I-13 Montclair commercial district should be considered as models.

Traffic: Traffic studies conducted for this SEIR will be substantially different from the ones done in 2006. Both the I-580 corridor between San Leandro and the I-13 interchange, and the surrounding surface streets are substantially more congested.

In addition, there are two significant new proposed developments that need to be taken into consideration:

- The Oakland Zoo expansion, which was not included in the 2007 SEIR
- The sale of the Holy Redeemer property on Golf Links Road and the proposed establishment of a 450-student high school with 150 on-site residents and seven-day-a-week support staff.

It's likely that the SEIR will suggest traffic mitigations requiring CALTRANS approval. The SEIR must include examples of CALTRANS-approved completed cases, with similar mitigations, that establish design precedent to support the likely approval by CALTRANS. The CALTRANS approval process and approval timeline must be included in the SEIR. The projected completion of CALTRANS approved mitigations in relation to the project build-out must be included in the SEIR.

While the conceptual plan proposes on-site pedestrian and bicycle circulation, the SEIR needs to study what mitigations could be employed (such as sidewalks and bicycle lanes) to improve the surrounding communities' pedestrian and bicycle access.

In addition, there is a strip of City of Oakland land that borders the Mountain Blvd. property line of the Oak Knoll site. It begins approximately 500' north of Sequoyah Road and extends approximately 2000' to the Fontaine overpass.

The SEIR must study how this property could be utilized to create additional traffic lanes and what impacts that would have on Mountain Blvd. traffic.

We appreciate your careful considerations of our remarks and recommendations.

Respectfully,



- Philip Dow, *Oak Knoll Neighborhood Improvement Association*,
Oak Knoll Coalition Contact (pdow@mindspring.com)
- Sandra Marburg, *Associated Residents of Sequoyah Highlands*
- Tamara Thompson, *Oak Knoll Neighborhood Improvement Association*
- Lee Ann Smith, *Sequoyah Heights*
- Robert Clark, *Sequoyah Hills*
- Kris Drobocky Baitoo, *Sequoyah Hills*
- Gaile Hofmann, *Sequoyah Hills/Oak Knoll Neighborhood Association*
- Donald Mitchell, *Sequoyah Hills/Oak Knoll Neighborhood Association*

Danielle Dowler

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; tpkelihher@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

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,



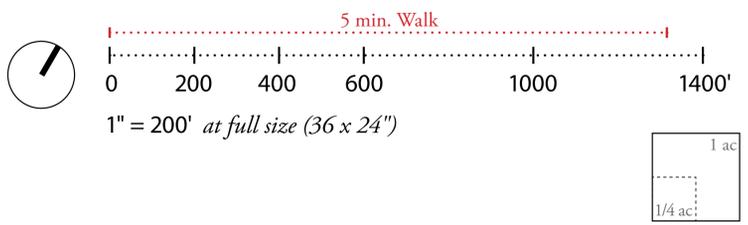
- Donald Mitchell, Oak Knoll Coalition Contact,
Sequoyah Hills/Oak Knoll Neighborhood Association (earthstravelers@sbcglobal.net)
- Sandra Marburg, *Associated Residents of Sequoyah Highlands*
- Philip Dow, *Oak Knoll Neighborhood Improvement Association*
- Tamara Thompson, *Oak Knoll Neighborhood Improvement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



DEVELOPMENT SUMMARY			
#	Area	Unit Type	Unit Count
1	Town Center	Multifamily	134
2	Creekside North	Townhomes	140
3	Uplands North	Townhomes	60
4	Creekside Village 1	Townhomes	87
		Single Family 1	26
		Single Family 2	93
5	Creekside Village 2	Townhomes	70
6	Creekside South	Townhomes	76
		Single Family	53
7	Uplands South	Single Family	49
8	Uplands East	Single Family	147
TOTAL			935

LAND USE SUMMARY	
Use	Area (ac.)
Developed Area	88.6
Major Streets (approx)	17
Parks and Open Space	83
TOTAL	188.6

- - - Trails & Paths +/- 4.3 miles
- * Site Entrance
- || Pedestrian Bike Access



Danielle Dowler

From: Angie Tam <havefun1000@yahoo.com>
Sent: Tuesday, April 21, 2015 4:20 PM
To: Merkamp, Robert; Andrea Fournier; Toler Heights; Howard Dyckoff; Nedra Williams
Subject: Public Comment on ER 15-004, Oak Knoll Mixed Use Community Plan Project

Subject: Public Comment on the Oak Knoll Development, ER 15-004
Date: 4/21/2015

Angie Tam
havefun1000@yahoo.com
510-562-9934

Andrea Luna
tolerheightscouncil@gmail.com

To Dear Mr. Robert Merkamp

We represent the Toler Heights neighborhood on the Oak Knoll Development issue. Toler Heights is south of the Oak Knoll Development, between 580 and MacArthur Blvd. At a minimal, our neighborhood will share the Golf Links Road 580 freeway exit / entrance with the new development.

We are concerned with the economic and environmental impact this will have for the area south of the Oak Knoll development and to the MacArthur Blvd (the commercial corridor).

There are environmental and policy changes since the old EIR was written in the mid-2000s.

Changes include:

1. Approved expansion of the Oakland Zoo
2. Newly build Foot Hill Square Retail at MacArthur Blvd.
3. Changed Oakland Planning/Building Services Department's mission statement where the language of "preservation of neighborhood" has been reduced or completely erased
4. California experiencing a severe drought

Without the protection of "preservation of neighborhood" clause, we fear that our neighborhood could turn into a service community without the economical benefits. Some of the vital, important infrastructures are historically located in Toler Heights, below 580.

The Master Plan presented by SunCal is that of an inclusive neighborhood.

Two policies should not simultaneously exist in one city: one making it easy for existing, older neighborhood to be changed or bulldozed, and another to build NEW neighborhood in which prized, traditional neighborhood value is created and preserved. That is contradictory and not fair.

We insist that the city planners look at resources being utilized in this region broadly, strategically, and through a multi-neighborhoods and District view when making recommendations on NEW zoning and land use. First, to make sure that spill over bad effects are not shouldered entirely by my neighborhood. Second, to create an environment that surrounding neighborhoods can all benefit economically.

We would like the EIR to look at:

1. Regional water resources impact. As of this writing, the CA drought is raging on. EBMUD has a reservoir in Toler Heights, Seneca St. Its fate is undecided. (please make sure it will not be demolished senselessly.)
2. Traffic congestion at the Golf Links Road 580 exit / entrance :

both of commuters and also shoppers to the Foothill Square Development, Bishop O' Dowd High School, Oak Knoll commercial area, expanded Oakland Zoo, increased use of the three gas stations at the Golf Links exit, etc.

3. a fire station is located in Toler Heights, (98th / Cherokee St.) Noise impact from possible increase usage of fire / medical services 24/7:
4. demographic study: whether there is needs for additional schools to serve incoming young people
5. Economic impact on FoodsCo / Foot Hill Square Retail at MacArthur Blvd due to competitions from Oak Knoll Commerical area. (causing negative effects on revitalization of MacArthur Blvd.)
6. Assisted re-location of existing wild life in the Oak Knoll Area before construction phase.
7. Preservation of Oakland heritage, Club Knoll.
8. Preservation of open space, native plants and existing wild life

9. Construction impact: air quality, noise and traffic

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Thank you

We look forward to continuing dialogue between interested groups on these issues.

Sincerely

Angie Tam

havefun1000@yahoo.com

510-562-9934

Toler Heights resident

Toler Heights Neighborhood Council member

Andrea Luna

Chair of Toler Height Neighborhood Council

tolerheightscouncil@gmail.com

Danielle Dowler

From: Angie Tam <havefun1000@yahoo.com>
Sent: Tuesday, April 21, 2015 6:26 PM
To: Merkamp, Robert; Andrea Fournier; Toler Heights; Howard Dyckoff; Nedra Williams
Subject: Re: Public Comment on ER 15-004, Oak Knoll Mixed Use Community Plan Project

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Subject: Public Comment on the Oak Knoll Development, ER 15-004
Date: 4/21/2015

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Please add us to your email list concerning this development.

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Howard Dyckoff

howarddy@gmail.com

Toler Heights resident

Toler Heights Neighborhood Council member

Danielle Dowler

From: Eric Quinlan <eric.quinlan@dpfg.com>
Sent: Monday, April 20, 2015 3:20 PM
To: Merkamp, Robert
Subject: Oak Knoll Fiscal Impact Analysis

Robert,

I also left you a VM. I am looking for information on the City's requirements for the FIA that we are preparing for the project. Is there a document you can forward me? Any information you can provide will be helpful! Thanks!

Eric Quinlan



4380 Auburn Blvd
Sacramento, CA 95841
Tel: (916) 480-0305 ext. 203
Fax: (916) 480-0499
Email: eric.quinlan@dpfg.com
Website: www.dpfg.com

Danielle Dowler

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; tpkelihher@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

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
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-

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,



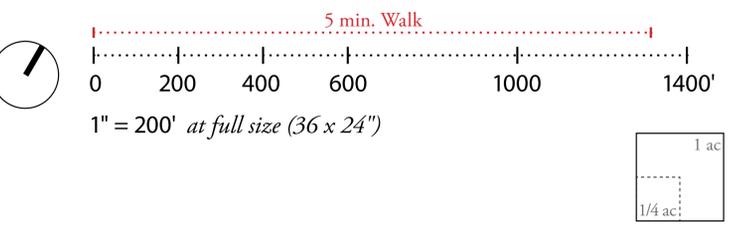
- Donald Mitchell, Oak Knoll Coalition Contact,
Sequoyah Hills/Oak Knoll Neighborhood Association (earthstravelers@sbcglobal.net)
- Sandra Marburg, *Associated Residents of Sequoyah Highlands*
- Philip Dow, *Oak Knoll Neighborhood Improvement Association*
- Tamara Thompson, *Oak Knoll Neighborhood Improvement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



DEVELOPMENT SUMMARY			
#	Area	Unit Type	Unit Count
1	Town Center	Multifamily	134
2	Creekside North	Townhomes	140
3	Uplands North	Townhomes	60
4	Creekside Village 1	Townhomes	87
		Single Family 1	26
		Single Family 2	93
5	Creekside Village 2	Townhomes	70
6	Creekside South	Townhomes	76
		Single Family	53
7	Uplands South	Single Family	49
8	Uplands East	Single Family	147
TOTAL			935

LAND USE SUMMARY	
Use	Area (ac.)
Developed Area	88.6
Major Streets (approx)	17
Parks and Open Space	83
TOTAL	188.6

- Trails & Paths +/- 4.3 miles
- Site Entrance
- Pedestrian Bike Access



Subject: Public Comment on the Oak Knoll Development, ER 15-004
Date: 4/21/2015

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510-562-9934

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Klein, Heather

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Sent: Thursday, March 19, 2015 2:44 PM
To: Reid, Larry; Mossburg, Pat
Cc: Office of the Mayor; Kalb, Dan; Pkernighan@oaklandnet.com; McElhane, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; At Large; Flynn, Rachel; Merkamp, Robert; Klein, Heather; tpkelihier@gmail.com; sveltri@suncal.com
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Comments regarding the preparation of a revised SEIR
for the Oak Knoll Mixed Use Community Plan Project
(Case File: ER15-004)

Oakland City Planning Commission

Attn: Mr. Robert Merkamp

April 21, 2015

Commissioners,

Mr. Merkamp

My wife and I are residents of the City of Oakland and live on Coach Dr. overlooking the former Oak Knoll Naval Medical Center. We have reviewed the "Illustrative Masterplan" provided by SunCal/Oak Knoll Venture Acquisitions LLC and the City of Oakland regarding the development of the Oak Knoll property.

Our comments on the Illustrative Masterplan are:

- 1) We support the redevelopment of the Oak Knoll Naval Medical Center property as a mixed use community. However the revised Supplemental Environmental Impact Report (SEIR) should address a number of shortcomings and concerns.
- 2) We concur and support the comments provided by the Oak Knoll Coalition (OKC) letter to Councilmember Larry Reid and to the City Council members, Planning Commission, and Planning Department dated March 18, 2015.
- 3) In particular, we support the OKC comments stating that knoll and adjacent grassland/woodland be preserved intact. We support only the addition of a simple walking trail crossing the hill. This area is prime wildlife habitat. We frequently observe deer, turkeys, and other species utilizing the hill for forage and cover. Preserving some of that service is important and can only be done if the area is not heavily traveled or degraded by the installation of the proposed Commemorative Park.
- 4) The proposed placement of the Commemorative Park memorial is inappropriate on the knoll. It should be located neared to the center of the development at either the Creekside retail area or the adjacent open park area along Mountain Blvd.
- 5) We also support the OKC in recommending that Rifle Range Creek be day-lighted over its entirety through the property. The creek provides both recreation and wildlife habitat opportunities and should be maintained/restored.

- 6) We are particularly concerned that the SEIR address the increased traffic load placed on the Interstate 580 on/off ramps to Keller Ave, and the need for redesign of these on/off ramps. The addition of almost 1000 units of housing will likely double-triple the number of daily trips through these ramps. Currently these ramps are poorly designed, poorly lighted, and in disrepair.
- a. The I-580 West off-ramp to Keller Ave is short, and terminates in a sharp J-hook to a stop sign on Mountain Blvd. Visibility from that stop sign southward toward the Oak Knoll entrance is extremely limited by fences and planting. Since this would be a primary direction of travel for many Oak Knoll residents, improvements in the ramp are needed.
 - b. The I-580 W on-ramp from Keller/Mountain Blvd is also quite short and has limited visibility for merging vehicles to see freeway traffic before reaching the end of the on-ramp.

We appreciate the opportunity to comment and review the proposed redevelopment plan and look forward to seeing the SEIR completed.

Sincerely,

Lyman Young

Klein, Heather

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.

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 | Website: 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: gvpatton@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

April 21, 2015

Robert Merkamp (rmerkamp@oaklandnet.com)
Development Planning Manager, City of Oakland
250 Frank H. Ogawa Plaza, Suite 2214
Oakland, CA 94612

cc:
Councilperson Larry Reid; lreid@oaklandnet.com

Re: ER15-004

Dear Mr. Merkamp,

I would like to take this opportunity to make specific comments/requests regarding the preparation of the SEIR for the former Oakland Naval Medical Center.

1. **Request Renderings:** It appears that there is planned a 3-story townhouse complex on the corner of and down Mountain Blvd., and on the corner of and up Sequoyah Rd. It has been indicated that these townhouses will be constructed on top of fill; making it appear taller than the 35' height specified. It is also indicated from the draft plan shown to the community that there will many of these townhouses in a row.

As this will sit across from single-family homes at Sequoyah Rd., it seems that this will look/feel out of proportion from the surrounding single-family homes and far too monolithic when driving down Mountain Blvd.

I'm requesting that SunCal/the architect provides renderings showing what this series of townhouses will look like from across both Mountain Blvd. and across from Sequoyah Rd.

2. **Migratory Bird Act:** I would like to request that it be recommended that the cutting of all/any trees be in compliance with the migratory bird act which prohibits cutting during certain months.
3. **Air Quality:** The topography of the Oak Knoll site is such that it funnels the smells and fumes into the surrounding neighborhoods. During construction, the day-to-day fumes from trucks and other sources, dirt, and dust will flow directly into neighboring homes. This flow should be studied and mitigated to lessen the harmful impacts on the neighboring community.
4. **Construction Noise Abatement:** The neighbors of this development will have to endure many years of construction noise disrupting their lives. We request that the developers limit their construction activity to Monday through Friday; from 7am to 7pm. We request that construction activity be prohibited on Saturdays and Sundays all day.

Thank you for your consideration.

Respectfully,

Jeannette Yusko
SHOKNA (Sequoyah Hills, Oak Knoll Neighborhood Association)
jlyusko@lmi.net
510-917-7054

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LANDMARKS PRESERVATION ADVISORY BOARD

OAKLAND, CALIFORNIA

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Oak Knoll Mixed Use Community Plan Project

Case File No.: ER15-004

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Monday, April 13, 2015

(Pages 1 - 32)

City Hall, Sgt. Mark Dunakin

1 Frank Ogawa Plaza, Room 1

Oakland, California 94612

Reported By:

SARAH GOEKLER, RPR, CSR No. 13446

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A P P E A R A N C E S

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair

Peter Birkholz, Vice-Chair

Eleanor Casson

Frank Flores

Betty Marvin

La Tisha Russell

OAK KNOLL PRESENTATION:

Heather Klein

Pat Keliher

PUBLIC SPEAKERS:

Ken Barrick

Naomi Shiff

Anne Killabrew

Kirk Peterson

---o0o---

1 Monday, April 13, 2015

8:58 p.m.

2 P R O C E E D I N G S

3 ---o0o---

4 PETER BIRKHOLZ: Oak Knoll Mixed Use Community
5 Planned Project. 8750 Mountain Boulevard.

6 And we're going to have a presentation by
7 Heather Klein?

8 HEATHER KLEIN: Heather Klein, yes.

9 Good morning, chairmembers and members of the
10 board. So Oak Knoll Ventures Acquisitions has filed an
11 application to begin reviewing consideration of a
12 proposed master plan at the Oak Knoll property, which
13 was formerly the Oak Knoll Naval Hospital.

14 The property is generally divided by Keller to
15 the north and to the east. Mountain Boulevard to the
16 west and the Sequoia neighborhood to the south.

17 The proposed new master plan which includes
18 about 935 residential units in various types, about
19 72,000 square feet of commercial space, and about
20 77 acres of open space and trails.

21 The proposal includes the demolition of the
22 Oak Knoll Clubhouse, also known as Club Knoll. So I
23 just wanted to give the board a little bit of background
24 regarding previous planning efforts on this property.

25 So, in 1996, the Oakland City Council adopted

1 the final reuse plan for Oak Knoll pursuant to federal
 2 base closure and reuse procedures. The Environmental
 3 Impact Report was prepared for the final reuse plan, and
 4 that year I've looked at five alternatives. Sorry. I'm
 5 out of breath for some reason.

6 FRANK FLORES: That's not like you.

7 HEATHER KLEIN: Including the maximum capacity
 8 alternative which envisioned about 400,000 square feet
 9 of commercial space, 584 dwelling units, a golf course,
 10 and 32 acres of open space. The maximum capacity
 11 alternative was identified as the preferred alternative.

12 In 2005, SunCal, which was the former
 13 developer at the site for the property, began preparing
 14 a supplemental EIR for the project. The SunCal project
 15 included 960 residential units, 82,000 square feet of
 16 commercial space, 32 acres of open space and retention
 17 of Club Knoll.

18 All right. So an NOP, Notice of Preparation,
 19 for that project was released in February of 2007, and a
 20 draft EIR was prepared and circulated for comments in
 21 October of that year. The project was terminated,
 22 however, before the final EIR response to comment
 23 document was released.

24 In June of 1995, the Landmarks board found
 25 Club Knoll to be eligible for landmark status that was

1 with a rating of A, and the Landmarks board placed it on
2 the preservation study list.

3 The Oakland Cultural Heritage survey rates
4 Club Knoll as a potentially designated historic property
5 with a rating of B+3, and so Club Knoll is considered a
6 historic resource.

7 So staff has determined that a revised
8 supplemental EIR is required for this new project.

9 Based on the fact that the proposed project
10 includes the demolition of Club Knoll, inclusion of an
11 additional property to the south, relocated open space
12 and expanded public trail system as well as additional
13 hillside development.

14 The revised supplemental EIR for the project
15 is going to tier off the 1998 programmatic EIR. And so
16 we're going to be looking at and comparing this project
17 versus the maximum capacity alternative from 1998.

18 Staff published a Notice of Preparation of a
19 revised supplemental EIR on March 20th, and the purpose
20 of this scoping session is really to get comments from
21 both the board and the public on what information we
22 should include in the EIR related to cultural resources.

23 So comments about cultural resources that
24 should be considered, the types of information we should
25 include in the EIR, ranges and types of alternatives are

1 all appropriate comments that the board and the public
2 can give at this point.

3 This hearing is not intended to address
4 comments on the merits of the project. That's going to
5 be handled at future public hearings at many more later
6 dates.

7 The NOP comment is going to end on April 21st,
8 and we're going to report back orally to the planning
9 commission on comments that the board gives us tonight
10 at the April 15th planning commission meeting.

11 So that's staff's presentation. I'm available
12 if you have any questions, and I know that the applicant
13 would like to give a brief introduction and a
14 presentation to you all.

15 Questions?

16 PAT KELIHER: Good morning, chair and board
17 members. My name is Pat Keliher. I've been involved in
18 this project since 2006. Actually, late 2005 when we
19 first acquired this directly from the United States
20 Navy.

21 The project was originally supposed to be --
22 supposed to close by the end of the year, but because of
23 all the challenges with security and stuff, it
24 ultimately got delayed an additional three months prior
25 to close.

1 So, you know, as a developer, one of the first
2 things you want to look at is understanding the history
3 of the site, how it's been developed, how it's been
4 used.

5 I won't go into a lot of details on this
6 image, but you can see the clubhouse in the lower
7 section of this photograph. This is 1939. Actually, I
8 believe the golf course was intact at that point in
9 time, but 580 wasn't in there, and this was in private
10 ownership; it wasn't owned by the Navy.

11 So the Navy took over the site, I believe it
12 was in 19 -- early 1940s, and they quickly basically
13 developed out the entire parcel. At the time -- it's
14 hard to see in this photograph, but the Navy actually
15 owned land that's above Keller Avenue, and in this
16 photograph 580 is not in there; Mountain's in there;
17 Keller Avenue, I don't know whether or not it's been cut
18 or not yet. But you can see the site has been heavily
19 developed.

20 So, from our perspective, it's important to
21 understand how the land's been developed, what -- where
22 the original historic elements of the site. As you saw
23 in a previous -- the previous photograph, the creek is a
24 very significant landmark that runs right through the
25 site. And that's been ultimately changed by the Navy.

1 This is a site in 2007 about a year after we
2 acquired it. You can see that the site was -- we had
3 about 72 structures on site, aside from Club Knoll.
4 When we first acquired this site, it was a challenge to
5 try to secure all 72 of these buildings. Club Knoll is
6 one challenge, but we had 72 structures that were
7 challenges.

8 As you can also see in this, the creek was
9 culverted. Basically, what the Navy did is they
10 actually put a road right across the creek so they could
11 access the new hospital that was constructed in the
12 '60s.

13 This is the site as it sits today. We've
14 essentially abated and demoed all of the structures on
15 site except for Club Knoll, of course. And there are a
16 couple landowners that are not part of our project, and
17 there are existing buildings that are currently on the
18 land.

19 So this is the -- these are two current
20 photographs of Club Knoll. Now, I want to be really
21 clear here that back in 2006, we were very committed to
22 preserving this. There was a tremendous amount of
23 outreach with the neighborhoods, with the City.
24 However, at the time, we could allocate a resource to
25 rehab the facility, and that resource no longer exists,

1 and I'll go into that in a minute.

2 But here are some existing photographs. These
3 are mainly the outside; some are on the inside of the
4 facade. It's been heavily damaged.

5 So, you know, understanding the history is, I
6 think, really important here. You know, the Navy
7 acquired this property in early 1940. We acquired it in
8 2006, and it was effectively under our management for a
9 little over two years. So, from the time the base
10 closed, from 1994 to 2006, the Navy owned the facility.

11 It was essentially rundown, vacant, and, when
12 we acquired the site, all the buildings were a
13 challenge. They were copper mined, they were damaged
14 due to broken windows, mold, rain, a number of different
15 issues. We had found drug labs, meth labs, vagrants.
16 It was in really, really, really poor shape. So, you
17 know, I think a legitimate question is, how did the
18 building get in this state?

19 And, yes, the building has continually
20 degraded over time, but it was in a state like this when
21 we first acquired the building. So we had it from 2006
22 to 2008 when Lehman Brothers went bankrupt, and
23 essentially the project came to a grinding halt.

24 We then -- it turns out the Lehman Estate took
25 back the property, and we were lucky enough back in May

1 to reacquire it from the estate. So the photographs
2 that you actually see from there are photographs that
3 were taken recently.

4 So at the time of the acquisition, Oak Knoll
5 was a redevelopment area. You guys may or may not know
6 that. It was a redevelopment area. It was then merged
7 with Central City E Street development area. At the
8 time we worked with the City and the surrounding
9 residents to allocate \$37 million of redevelopment
10 money. Of that 37 million, in 2006, we were going to
11 allocate \$10 million to help rehab the club. We were
12 very committed to it.

13 We can certainly see the vision of this
14 building in restoring it back to the former glory, but
15 we had a source of funds and that was critical to our
16 decisions at the time. But, in 2012, as we all know,
17 there is no more redevelopment area.

18 So, from our perspective, this site -- the
19 entire site is a market rate site. It's our job to
20 finance this project by ourselves. There is no public
21 subsidy.

22 In 2006, '07, and '08, we did a lot of work to
23 figure out what it was going to cost to rehabilitate the
24 building. We didn't put a lot of work into the economic
25 feasibility analysis or any of those things because we

1 knew we had a source of funds. We weren't overly
2 concerned about whether or not it was feasible or not.

3 When we acquired the site from the Lehman
4 Estate, we took reports that they had redone -- they
5 basically went out and redid the cost and complete
6 report, the structural analysis report. And on top of
7 that they did an economic feasibility analysis.

8 Their feasibility analysis concludes that it
9 will be very, very challenging to make this work. That
10 being said, we're redoing all those reports. We're here
11 to listen to your comments tonight, the City's comments
12 so that -- whatever is in that report. And, if we find
13 a use that makes sense, we're all for it.

14 This is the existing proposal. I won't get
15 into all the nuances and details of it. It's -- there's
16 a tremendous amount of input that went into this plan.
17 It's got over 4 miles of open space, restored creeks,
18 village centers, mixed use of housing, you know, roughly
19 80 acres of open space, parks. So it's a tremendous
20 project, but, of course, we have an issue with
21 Club Knoll that we're here to talk about tonight.

22 This is just a blowup of the Club Knoll area.

23 ELEANOR CASSON: Can you point out
24 specifically -- I'm sorry, I'm not familiar -- which is
25 Club Knoll?

1 PAT KELIHER: It's not shown on this. You'll
2 have to go back to one of the aerals.

3 You see where the aerial is coming out? Right
4 now, Club Knoll is to the left of that. You can't see
5 it, obviously, in here because we're proposing in our
6 plan not to preserve it. At least this alternative is
7 showing that it's not preserved.

8 If you can go back, I can show you.

9 FRANK FLORES: Can you put the cursor on it.

10 PAT KELIHER: It's down right below that,
11 Heather. It's right there. Right in that whole area.

12 HEATHER KLEIN: Do you want me to try to go
13 back?

14 PAT KELIHER: It's up to you.

15 ELEANOR CASSON: It's okay.

16 THE WITNESS: This is some proposed renders.
17 We're proposing to restore the creek back to its former
18 glory. It's called, maybe appropriately so, Rifle Range
19 Creek. We know there's not a rifle range on site, but
20 it is Rifle Range Creek. This is a new bridge we're
21 proposing. In the background there is the new facility
22 that we're talking about mimicking the architecture of
23 Club Knoll and relocating it to a different location on
24 site.

25 There's another image of it.

1 This is inside of Club Knoll, which has many
2 of the same architectural features that the existing
3 clubhouse has today.

4 You know, there's been a lot of discussion
5 here tonight about honoring the history and the past,
6 and one of the themes that we've always been committed
7 to is doing that at Oak Knoll, and this is a memorial
8 park. It's just our vision.

9 We imagine there's going to be a big public
10 arts program at this site and for this project. We
11 think that would be a great project for local artists to
12 come up with different ways, if we can, demonstrate our
13 commitment to honoring its history, and maybe there will
14 be some creative ideas that come out of tonight's
15 meeting as well.

16 I think that's it. So that's it. I'm more
17 than happy to answer any questions. Thank you.

18 PETER BIRKHOLZ: Could you go back to the
19 earlier aerial that actually we could see --

20 PAT KELIHER: Go to the -- go back -- keep
21 going. Going. That one right there.

22 So the clubhouse is down -- you can see the
23 parking lot, Heather, right there. Right there.

24 PETER BIRKHOLZ: So the officers' club -- I
25 mean, basically you enter your project off of Keller?

1 PAT KELIHER: You enter either off of Mountain
2 or Keller. Or you can enter off of St. Andrews to get
3 to the club. All those entrances are blocked off now to
4 the public, but there's the way the Navy.

5 PETER BIRKHOLZ: I'm sorry. I'm not familiar
6 with those entrances. Just on the overall --

7 PAT KELIHER: So you know where the project
8 location is? The project location is just north of the
9 zoo off of Mountain Boulevard.

10 So you have Mountain Boulevard and Keller
11 essentially on that corner. And, from a vehicular
12 standpoint, you access it in those two areas; Keller
13 entrance or the Mountain entrance.

14 In '06, when we were preserving the club, the
15 only way to access the club was through the site. If we
16 come up with a solution to preserve it this time around,
17 most likely the access would come off of St. Andrews and
18 not through the site.

19 HEATHER KLEIN: So it was originally oriented
20 here. This was sort of back of house with the parking
21 lot, and then you --

22 RACHEL FLYNN: You enter through the
23 courtyard.

24 PAT KELIHER: Where the --

25 HEATHER KLEIN: There was an open space here.

1 PAT KELIHER: There was, I think there was a
2 putting green at one time out there. That's where
3 people walked out to put and walked out to the first
4 green.

5 HEATHER KLEIN: Right. And then here are the
6 wings and then the main sort of -- you can sort of see
7 the bell cupola right there.

8 PAT KELIHER: Yep.

9 ELEANOR CASSON: So, in your proposal, this
10 building will be demolished, but it will inform the new
11 community center on site?

12 PAT KELIHER: Correct. Correct.

13 ELEANOR CASSON: Okay.

14 CHRISTOPHER ANDREWS: And, just to be clear,
15 there's a -- are these seven single-family houses built
16 in that area?

17 PAT KELIHER: Roughly. It takes up -- you
18 know, back in '06, I think the whole parcel, which was
19 what we called the Club Knoll parcel, was a roughly
20 3 acres, which included the parking lot and the existing
21 structure. The structure itself is 25,000 square feet.
22 Which is one of the challenges of the structure, is that
23 it is -- it's so large.

24 CHRISTOPHER ANDREWS: And what's the proposed
25 community center approximately? What's the size of

1 that?

2 PAT KELIHER: You know, I don't know the
3 answer on that, but I think it's somewhere around 4,000
4 square feet and more centrally located to the existing
5 development. One of the challenges is Club Knoll isn't
6 in a great location. So, by centrally locating it, we
7 think it fits not only the new community but the
8 surrounding communities as well which would have use of
9 that facility.

10 Are there any other questions or do we want to
11 take public comment, Mr. Andrews?

12 ELEANOR CASSON: One last quick question.
13 Have you explored any options where a small piece of the
14 original clubhouse is preserved?

15 PAT KELIHER: Yes. Yes. As a matter of fact,
16 it's even gone beyond that. Cupola could be preserved
17 and relocated maybe into the new existing building we're
18 going to put up or some memorial-type part.

19 We talked about dismantling some of the
20 internal elements, beautiful trusses inside and using
21 those in the new building as well. We're open to
22 listening and in coming up with creative ideas that we
23 can implement.

24 CHRISTOPHER ANDREWS: Great.

25 So do we have public speakers?

1 BETTY MARVIN: We do. We have Ken Barrick
2 (phonetic). We have Frank Perez. We have Anne
3 Killabrew (phonetic), Kirk Peterson, and Naomi Shiff
4 (phonetic).

5 KEN BARRICK: Good evening. I'm Ken Barrick.
6 I'm the founder and executive director of Seneca Family
7 of Agencies. And Seneca is the parcel that you see
8 that's sort of towards the Mountain Boulevard side of
9 the base.

10 And we have been in this process -- well, just
11 to give you a bit of perspective, the night that the
12 commission made the decision to award this to us, my
13 daughter, who was two and a half at the time, said,
14 "Good talking, Daddy." She's 16 now and she keeps
15 texting me about when I'll be home so I can help her
16 with her homework. So that gives you a little
17 perspective how long Seneca has been in this process.

18 For those of you who are not familiar with us,
19 Seneca is a nonprofit organization that works with youth
20 who have been in foster care who have been abused and
21 neglected or in the need of a foster home and/or need
22 emotional support in order to be successful in school
23 and in the community.

24 And we started here in Alameda County, but now
25 have served the entire Bay Area. And Seneca was the

1 only public benefit conveyance that was allowed for.
2 And we have been there in a building called Building 69
3 for over -- I guess it's been seven or eight years
4 operating our community-based program. So our staff
5 come in there and then disperse out to the community to
6 support children and families wherever they are, in
7 schools, at homes and in the community.

8 We work with juvenile justice, we work with
9 social services and with mental health here in Alameda
10 County to provide a whole -- continuous services.

11 As a part of this process of working with the
12 developers of Oak Knoll, Seneca had a long negotiation
13 with SunCal. And it is true that I think there's been a
14 community engagement process for the broader
15 neighborhood.

16 Unfortunately, we were just brought into this
17 when we saw the postings for this development. And we
18 have some issues we'll be working with the City and the
19 developer, not the least of which is we have a number of
20 easements that aren't considered quite in this plan at
21 this point.

22 But the -- one of the large considerations in
23 the first iteration was a relocation of Seneca to the
24 top of that map, and Seneca was actually -- had
25 developed an MOU with the City and with the developer to

1 have Club Knoll. And the reason that we were involved
2 was that we were going to develop Club Knoll and do a to
3 use facility. PH-2

4 During the day, we were going to use it as a
5 regional training center, and that training center would
6 bring people in from public schools, social services,
7 juvenile justice, to train them on advanced techniques
8 and engaging newfound families across the county.

9 In exchange for receiving Club Knoll rehab,
10 which was in the original agreement, Seneca agreed that
11 we would keep their two beautiful, large rooms open and
12 we would keep those rooms and work with the community
13 and have them available to the public evenings and
14 weekends. And one of the rooms would have been
15 available -- one of the largest rooms would have been
16 available to the community anytime they wished.

17 And so when we talk about alternatives, we
18 spent a great deal of time and a good deal of money in
19 developing plans in partnership with the developer to
20 create a use where we became the caretakers of the site
21 and took responsibility for the maintenance of the site,
22 and the City felt strongly that they didn't want to add
23 another facility to their maintenance load.

24 In exchange for that, we kept the facility, we
25 used it for our training needs and kept the facility

1 open to the communities.

2 So I'm here tonight to offer an alternative,
3 as Mr. Keliher was talking about, and the alternative,
4 we still stand ready to do that. It would be an
5 enormous asset to Seneca and the community and both the
6 educational community and social service and mental
7 health community. We would not use the site as a site
8 for clients. It was never an appropriate site for
9 clients. It's really a place where it would be a
10 training resource for professionals in the community.

11 And we still -- we also stand ready to even
12 help and to try to fundraise. We certainly can
13 fundraise the entire renovation of that site. It's a
14 major project. Although, I'm not sure our initial
15 estimates were nowhere near the \$10 million estimate
16 that we're seeing today. But we do believe we could do
17 a capital campaign and raise some of the funds that help
18 rehab this very, very beautiful building.

19 So thank you for your time.

20 NAOMI SHIFF: Naomi Shiff. It's refreshing to
21 hear somebody wants to keep something. I will
22 distribute copies of our letter e-mailed earlier today.

23 Needless to say, we're not willing to let
24 Club Knoll go either. It ought to be retained and
25 reused on site and it's a great building and we are very

1 concerned about the potential for demolition by neglect,
 2 having visited it recently. Pat was really wonderful
 3 about letting us come look at it. And we really
 4 appreciated it.

5 We're a little unnerved by having to crawl
 6 through a broken door rather than using the obviously
 7 set up plywood door, had a hasp and a lock on it. And I
 8 think some additional security is called for
 9 immediately, but the building is intact in many ways.
 10 And who knows? It might even be able to get some tax
 11 credits and Mills Acts and things like that, that would
 12 help in some kind of cooperative venture, Seneca or
 13 another user.

14 Yes, it might not be in the exact middle of
 15 the site. That's not a reason to take its parts and
 16 move a couple of them up on the hill and give up. This
 17 is an important resource and it should not be
 18 demolished. And we will argue against demolition, but
 19 this is a scoping meeting; and, therefore, what we are
 20 presenting to you is a list of things that need to be
 21 studied.

22 And, among them, the one that I want to
 23 address is alternatives. We have recently seen a number
 24 of Environmental Impact Reports that don't take
 25 alternatives seriously. But there are two things about

1 this supplement to the EIR that need to be really taken
2 care of and time spent upon them.

3 One is a really thorough analysis of
4 alternatives, which needs to include more than one
5 alternative and needs to include possible different
6 kinds of reuse for the facility and some economic
7 analysis.

8 The second thing that really needs to be
9 studied is mitigation. Hey, guess what? It's not a
10 mitigation to take the cupola and go stick it on a
11 hillside. If you're going to demolish a highly rated
12 resource of this kind, it would require a very
13 substantial mitigation under CEQA.

14 So there would be a cost involved in removing
15 the building, not only its demolition, but it would have
16 to be mitigated. And I do not think that sprinkling
17 historic parks around the hillside will qualify as a
18 mitigation for the destruction of a very important
19 historic resource. So that also needs to be really
20 carefully addressed in doing the environmental work on
21 this project.

22 And I -- I'm filled with caution because
23 recently I came to you to discuss the coliseum
24 mitigation, and in the end this board was extremely
25 helpful in strengthening those such that if the coliseum

7H-2-2

PH-2-3

1 is knocked down, it will no longer be a mitigation of
2 25 cents.

3 And, similarly, this is an important -- an
4 older resource with possibly two periods of significance
5 really, the golf course era and the military era. So
6 the mitigations are not something that are to be glossed
7 over. That's something quite serious.

8 And the advantage of that is it might help in
9 persuading Pat and his colleagues that, actually, we
10 need to take a second look here and do a robust set of
11 alternatives for reuse of Oak Knoll and perhaps a
12 nonprofit use in all or part should be one of those and
13 perhaps there are other possibilities.

14 When we looked at it, there were several
15 architects on that tour, and they were suddenly filled
16 with ideas for a potential reuse, and talking about
17 doing things that would generate money. So I think
18 there's an opportunity to make money on this thing
19 and/or to house nonprofits. And that we may be faced
20 for once with a win-win-win kind of situation in that
21 this board should be pushing for that.

22 So you will see that we have appended a few
23 photographs here. It is important to look past the
24 graffiti because paint is just paint. There are many
25 details surviving in this building. It would not do to

1 just remove them and move it around.

2 There are fireplaces. There are beams. There
3 are architectural details galore. There are columns.
4 There is the courtyard. It's a pretty major site, and I
5 think the argument is easy to make that the building
6 should certainly be retained and reused, and that the
7 EIR needs to be a very robust study of how to do that.

8 Thank you.

9 CHRISTOPHER ANDREWS: Do we have any other
10 speakers?

11 ANNE KILLABREW: My name is Anne Killabrew.
12 Am I speaking loudly enough?

13 CHRISTOPHER ANDREWS: Yeah, we can hear you.

14 ANNE KILLABREW: I was born there. There was
15 a hospital. After my mother had been part of the
16 clubhouse in her youth, and when the Navy had disbanded
17 and didn't have the hospital there, there were members
18 of Oakland, North Oakland, South Oakland, East Oakland,
19 West Oakland who got together for years and years and
20 years before 2006.

21 By 2006, my mother was no longer playing
22 tennis, and they had bake sales. They had all kinds of
23 ways to make little bits of money to try to save
24 Oak Knoll, to make it a park and to have it for general
25 use in the City of Oakland. They went on and on and on

1 for years, but they weren't very successful, as you
2 know.

3 So now it is up for development, and we would
4 love to see a really good use of the site which includes
5 having the clubhouse restored to use by the community.

6 Now, maybe a nonprofit, but it could be a
7 bunch of shops that bring in money, boutique sorts of
8 things like the Haymarket in Boston, or down in
9 Charleston, they have big warehouses that have all kinds
10 of little shops inside, and they make money hand over
11 fist. I think this area -- the beautiful clubhouse
12 could be used as a nonprofit; it's true. But it could
13 have a number of other public uses, so I'm here to ask
14 that we really preserve this.

15 Thank you.

16 CHRISTOPHER ANDREWS: Thanks.

17 Do we have any other speakers?

18 KIRK PETERSON: Kirk Peterson again. Some of
19 us are old-timers. Being here forever doesn't give you
20 any more rights than if you got here last year.
21 However, it does provide probably a bigger picture. And
22 I remember before the freeway was there, I went to an
23 Eagle Scouts ceremony that Abrial Mintz (phonetic) was
24 at, '50s. It is a historical building.

25 The only question I have is, I assume it's a

1 wood building?

2 ANNE KILLABREW: It's stucco -- wood frame and
3 it has the --

4 KIRK PETERSON: Therefore, buildings of that
5 scale are moved often, so I think the EIR should contain
6 the alternative that moves it, which is not the best
7 preservation alternative, but it is save the building.

8 And the other general statement I would make
9 is that this is a Class A building. This is not
10 preserved. It just goes to show that Oakland is
11 pathetic.

12 CHRISTOPHER ANDREWS: Thanks, Kirk.

13 Are there any other public speakers?

14 BETTY MARVIN: We have a card for Frank Perez,
15 who may not still be here.

16 CHRISTOPHER ANDREWS: Is that it?

17 BETTY MARVIN: I guess that's all the present
18 speakers.

19 CHRISTOPHER ANDREWS: Okay. Okay. Comments?
20 What's our charge today? Is it's just
21 comments; right? We're not making a -- we don't have to
22 decide anything? We're just commenting; is that
23 correct?

24 BETTY MARVIN: We're --

25 CHRISTOPHER ANDREWS: It's basically the scope

1 of the EIR; right?

2 BETTY MARVIN: We're commenting on what should
3 be studied in the EIR.

4 CHRISTOPHER ANDREWS: Okay.

5 PETER BIRKHOLZ: Should we do that through a
6 motion or --

7 CHRISTOPHER ANDREWS: We usually have a
8 discussion first and then we make a motion.

9 PETER BIRKHOLZ: I know.

10 BETTY MARVIN: No reason not to be formal
11 about it. We've still got a quorum.

12 PETER BIRKHOLZ: Thanks for the pictures, OHA.
13 When I looked at those pictures, I saw the Presidio
14 Officers' Club, which I had drinks at -- only one -- a
15 few months ago or something. (The Presidio, obviously,
16 has some kind of other funding, but I agree that the
17 options of reusing this should be looked at.

18 My recommendation that, you know, Mills
19 College is close by. I think that there's kind of a
20 need for some sort of hotels for parents visiting and
21 things like that. But I would think that perhaps the
22 size of this could be a use that you could rehabilitate
23 part of it to serve as a B&B hotel, maybe part of it as
24 a restaurant. The outdoor areas seem fabulous that you
25 could do wedding events and things like that.

1 This should be studied with economic analysis.
2 I think would be really -- it seems like it's a great
3 opportunity. I agree it's unfortunate that it seems
4 like it's not sited in the right part per the current
5 scheme and it's not near the entrance where it wants to
6 be, but I think you should analyze the potential.

7 FRANK FLORES: Yeah, I agree. It does look
8 like a predominantly wood structure with a lot of intact
9 architectural elements, so it's significant, and we're
10 not blaming Kirk -- oh, he's gone --

11 UNIDENTIFIED SPEAKER: Pathetic.

12 FRANK FLORES: Pathetic, I'm sorry. Moving it
13 seems like a bit of a job.

14 But, if that's what the developer would like
15 as an alternative, then -- because it -- I also haven't
16 been to the site, so I wouldn't know, but if it's
17 juxtaposed in a bad way, but I certainly see
18 preservation in its future and hopefully either in its
19 current site or on this site somewhere and programming
20 it is -- should be easy once you have a thousand units.

21 ELEANOR CASSON: So it sounded like there's
22 preserving it in its current site, preserving it but
23 moving it and -- moving the entire building, or
24 preserving pieces of it, either on the same site or
25 moving it elsewhere; right? Sort of four alternatives

1 just to -- or total demolition? Five in total.

2 PETER BIRKHOLZ: Who's the architect? Do we
3 know?

4 BETTY MARVIN: We do. It's William McCormick,
5 whom we don't really know anything else about.

6 NAOMI SHIFF: There were two, actually. A
7 second architect, Knolls, weirdly --

8 BETTY MARVIN: Yeah.

9 NAOMI SHIFF: -- William Knolls, and there are
10 three of them, so you've got to watch which Knolls
11 you've got. You got to get the one that's active in the
12 '20s. He took it over because the first guy flamed out.
13 And I don't have any great detail on that, but there was
14 a second architect. And, by the way, he seems to have
15 been the same guy who had done a couple of very
16 prominent and very huge men's clubs in downtown Oakland.

17 CHRISTOPHER ANDREWS: You know, I looked on
18 the Internet over the weekend to try to find photographs
19 of this because I couldn't find anything, so I'm glad
20 that Oakland Heritage supplied us with these photos
21 because I'm unfamiliar with this building. But it
22 actually looks like a spectacular building.

23 HEATHER KLEIN: It is.

24 CHRISTOPHER ANDREWS: I guess we call this
25 Mediterranean revival. This seems like a really

1 fantastic example to have this in Oakland. It would
2 really be -- I mean, we can't agree to demolish this
3 building. It just doesn't make any sense. It certainly
4 could be moved. Although, obviously, that's not the
5 preferred option.

6 But, I mean, the building is just spectacular,
7 and I think it needs -- as Ellie outlined, there are
8 four or five different ways of looking at it.
9 Obviously, reusing it in its present location would be
10 ideal, but -- and then, as Naomi pointed out, we've
11 managed to craft in terms of the coliseum master
12 planning area.

13 What's the potential mitigation if it's going
14 to be demolished? Although, I'm looking at this
15 building and I'm loathe to even talk about that because
16 it just seems like how could you not use such a
17 spectacular building in a project where you're -- I
18 assume that this housing is not affordable housing.
19 It's housing for people with --

20 ELEANOR CASSON: It's mixed market, so ...

21 CHRISTOPHER ANDREWS: Yeah. Spectacular
22 landscape and it needs a community center and whatever,
23 so -- I hope that's studied in the EIR as to what are
24 some real alternatives to the plan to allow it to be
25 reused, whether it's partially or wholly nonprofit or

1 open to the community. Because I think it's really
2 important that people be able to experience this, not
3 just the people who are doing trainings for Seneca,
4 so ...

5 ELEANOR CASSON: The Adobe Building in
6 Mountain View is a Mediterranean revival building that
7 went through -- I don't think it went through as
8 dramatic a restoration as would be necessary here, but
9 very similar uses as to some of the ones that were
10 talked about tonight, community uses. So it might be
11 worth looking into.

12 CHRISTOPHER ANDREWS: I don't know if we need
13 to make a motion. It's pretty straightforward. But I
14 think Betty likes the formality of a motion.

15 PETER BIRKHOLZ: I'll make a motion.

16 BETTY MARVIN: The question is, did you guys
17 collect it? Yeah.

18 PETER BIRKHOLZ: They got it.

19 CHRISTOPHER ANDREWS: Okay. So any others?
20 Thank you for showing this to us. I've
21 learned something new.

22 (Oak Knoll portion concluded at 9:40 p.m.)

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CERTIFICATE OF REPORTER

I, SARAH GOEKLER, a certified shorthand reporter, hereby certify that the foregoing proceedings were held at the time and place herein cited; that the said proceedings were thereafter reduced to typewriting, by computer, under my direction and supervision.

I further certify that I am not in any way interested in the outcome of this cause, and that I am not related to any of the parties thereto.

Dated: April 24, 2015



Sarah Goekler, RPR

Certified Shorthand Reporter No. 13446

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OAKLAND CITY PLANNING COMMISSION

WEDNESDAY, APRIL 15, 2015

6:00 P.M.

Regular Meeting

ROLL CALL AND OPENING COMMENTS

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AGENDA ITEM NO. 8: OAK KNOLL MIXED USE

COMMUNITY PLAN PROJECT

(Pages 1 - 43)

COUNCIL CHAMBERS, CITY HALL

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San Francisco, CA 94102

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(415) 981-3498 or (800) 522-7096.

1 CHAIR PATTILLO: I'd like to call the meeting
2 to order.

3 Would you please take the roll?

4 MS. DUNAWAY: Sure.

5 Commissioner Myres?

6 COMMISSIONER MYRES: Present.

7 MS. DUNAWAY: Commissioner Nagraj?

8 COMMISSIONER NAGRAJ: Here.

9 MS. DUNAWAY: Commissioner Bonilla?

10 COMMISSIONER BONILLA: Present.

11 MS. DUNAWAY: Commissioner Coleman?

12 COMMISSIONER COLEMAN: Here.

13 MS. DUNAWAY: Commissioner -- I'm sorry,
14 Vice -- Commissioner Weinstein? Sorry.

15 COMMISSIONER WEINSTEIN: Here.

16 MS. DUNAWAY: Vice Chair Moore?

17 VICE CHAIR MOORE: Here.

18 MS. DUNAWAY: Chair Pattillo?

19 CHAIR PATTILLO: Here.

20 MS. DUNAWAY: We have a forum.

21 CHAIR PATTILLO: I'd like to welcome everyone
22 to the April 15th Planning Commission.

23 Does anybody need to leave early to get their
24 taxes filed?

25 Okay. That's good.

1 If you need information about any of the items
2 on this evening's agenda, you can find it up front here.

3 If you plan to offer any remarks to the
4 commission this evening, you should fill out a speaker's
5 card and give it to Ms. Dunaway, on my left.

6 If you have a cell phone like I do, please put
7 it to silent or turn it off, like I just did.

8 If you need restrooms, men's is on my left,
9 lady's on the right.

10 So I'd like to thank everyone for coming to the
11 meeting this evening. Our responsibility is to make
12 wise decisions that are in the best interest of everyone
13 in the city, and your offering comments, people sending
14 in emails and letters, helps us do that.

15 So thank you for making the time to be here.

16 And with that, I don't believe we have any
17 agenda -- well, maybe we do -- discussion items?
18 Deleted items?

19 MR. MERKAMP: Thank you, Chair Pattillo.

20 Just to know that Items 1, 2 and 6 have been
21 removed from the agenda. Item 6 will be returned on
22 May 6th, and Items 1 and 2 are being rescheduled.

23 We have no other changes.

24 CHAIR PATTILLO: And I don't see the director
25 or deputy director in the room.

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Am I right. Okay.

(Continued discussion of preliminary matters.)

(Initial agenda items presented but not reported.)

(Recess.)

(Meeting reconvenes at 10:00 P.M.)

AGENDA ITEM NO. 8:

CHAIR PATTILLO: Could I ask people to take their seats so we can reconvene?

All right. Let's review the next item.

MR. MERKAMP: Thank you, Chair.

This is the return of the Oak Knoll Development Project.

While I don't -- I believe this project predated everyone who was on the commission currently. I'm sure it's been well heard of.

This is the former site of the Oak Knoll Naval Hospital, which served from World War II until the end of the Cold War. It closed around 1996.

And the city adopted a final review plan that anticipated almost 600 housing units and about 400,000 square feet of commercial.

In 2006, SunCal filed entitlement requests to modify that and increase the number of homes to about 960, about 80,000 square feet of commercial, and

1 increased the amount of open space.

2 This project went through several hearings but
3 was caught up in the financial calamities of 2008 and
4 was subsequently withdrawn.

5 Things have been resuscitated and now they're
6 coming back and Oak Knoll is applying again, or will be
7 applying again.

8 They've dropped the number of homes from 960 to
9 935 in their request, the commercial square footage is
10 dropping about 10,000 square feet to 70,000, and the
11 open space in this proposed master plan will increase to
12 roughly 77 acres.

13 One of the other changes is that they are not
14 proposing, any longer, to construct on houses on the top
15 of Oak Knoll itself -- the promontory in the eastern
16 portion of this property, and they are proposing,
17 however, to demolish Club Knoll, which is a historic
18 CEQA resource and is located in about the southwest area
19 of the property.

20 The Landmarks Board heard this item on Monday
21 and there were much comments about preserving Club Knoll
22 and wanting additional alternatives to be studied,
23 things such as reuse of the building and its location,
24 preserving part of the building, moving the building
25 elsewhere on the property, or moving the building,

1 perhaps, somewhere else offsite.

2 Today -- or tonight, shall I say, staff is here
3 to solicit comments. No votes will be taken. We are
4 still at a very early scoping stage and so we wish to
5 solicit comments from both the planning commission, as
6 well as the public in this public forum, on what the EIR
7 should be covering.

8 In a future date we will return to the planning
9 commission with the draft EIR analyzing the
10 environmental impact of this project.

11 I would also point out for everyone who wishes
12 to submit comments later or if you're viewing at home
13 that the comment period of this scope will run until the
14 close of business on April 21st, which is next Tuesday.

15 That concludes my presentation.

16 CHAIR PATTILLO: Are there any questions for
17 staff?

18 Yes, Commissioner Weinstein.

19 COMMISSIONER WEINSTEIN: I have a question. I
20 know it's really not related to the EIR, so -- but it's
21 very rare that we see a master plan community,
22 specifically one that's requiring a PUD, that does not
23 include affordable housing as a portion of the
24 residential. In fact, it's maybe our first.

25 So I'm curious to know a little bit more about

1 the history and how a PUD would be allowed without some
2 sort -- what the exchange is for that level of land-use
3 entitlements.

4 MR. MERKAMP: Well, at this point a PUD hasn't
5 been submitted for this project. So we're still at a
6 very early stage and that is something that can be
7 further discussed.

8 We've done PUDs in the past that are not fully
9 affordable. Sometimes they are and sometimes they
10 aren't. But there isn't a requirement that they must
11 have an affordable component.

12 CHAIR PATTILLO: Commissioner Coleman?

13 COMMISSIONER COLEMAN: I've got a specific
14 question. I'm confused about -- I suspect the officer's
15 club and Club Knoll are the same building. Is that
16 true?

17 MR. MERKAMP: Yes.

18 COMMISSIONER COLEMAN: Where is it?

19 MR. MERKAMP: Club Knoll is located in roughly
20 the southwesterly portion of the property.

21 I'm going to circle it here on the map.

22 This is a very large area, but it is down in
23 this area here.

24 CHAIR PATTILLO: Okay. I'm not seeing any
25 other questions, so can you call the speakers, please.

1 Sorry. The presentation.

2 Thanks, Jim.

3 MR. VELTRY: Good morning, commissioners. My
4 name is Sam Veltry. I'm with the property owner and
5 developer of the property.

6 We have a little bit of a slide presentation,
7 and I'll make it as expedient as possible because I know
8 it's a late hour here.

9 But I'll be able to also show you where Club
10 Knoll is at.

11 And I know this is a scoping session; I'll try
12 to elaborate just a little bit to give you a flavor of
13 where we're at and how we got here so that when you do
14 solicit comments or have comments of your own you'll be
15 a little more informed.

16 But I know that you're looking at your screen
17 in front of you. I have a -- oops. I have a pointer on
18 here. I don't know if you can see that, but
19 occasionally I'll use it.

20 This first picture is the picture of the site.
21 It is bounded by the darker color because the lighter
22 color's been faded back, indicating where the
23 surrounding properties are.

24 This is the 580 that runs in the lower
25 southwest corner. Just to the right of that is

1 Mountain, and then, where the color's separate on the
2 north side, is Keller Avenue.

3 Oak Knoll, the Club Knoll, is located down in
4 the far southwest corner. This is the building and
5 parking lot now.

6 This is what the site looked like many years
7 ago, since 1947. As you can see, it was heavily
8 developed with barracks.

9 It actually became a little less intensive when
10 they built the hospital. But for the most part, this
11 site was very heavily developed over.

12 And again, that's 580 -- or where the 580 would
13 be, in the lower portion.

14 This is what the site looks like now. Most --
15 all of the buildings have been demolished except for
16 Club Knoll, which is right here.

17 And that is the parking lot to it.

18 The site has -- there are multiple property
19 owners around and within the property.

20 We own, obviously, the majority share of the
21 property, about 188 acres, when all is said and done.

22 But we have a disadvantaged school located
23 here, we have a credit union located there, we have some
24 property owners in the southeast corner that we are
25 talking with about cooperating with them to get some

1 utility lines to them, we are talking to the City for
2 some remnant parcels that they would wish to sell to us,
3 and recently we met with the Seneca school to negotiate
4 how we might accommodate their staying in place there.

5 This is a proposed plan. This plan is very
6 similar to what came before the former planning
7 commission in 2008. Actually, I think it had many
8 workshops but it didn't get directly for a hearing.

9 This one contains the 935 homes that was
10 mentioned by Robert.

11 For all intents and purposes, the plan is much
12 less intensive than what we had before.

13 It's characterized, really, by a central
14 valley.

15 And I sat through most of your hearing earlier
16 -- and I know you're all interested in creeks and open
17 spaces. Well, we voluntarily day-lighted a heavily-
18 damaged and filled creek in the middle of the property,
19 we've also put -- or are proposing an open space
20 conservation easement around it, and we've also
21 relocated our main street that accesses the site to be
22 adjacent to it so that everyone would experience that
23 sort of bucolic feeling.

24 For all intents and purposes, the development
25 around the perimeter is a little higher except for in

1 the southwest corner so that it looks down into the
2 valley.

3 This is a little quick thumbnail history of the
4 site. As you can tell, it's been about 20, 21 years
5 since it was closed.

6 We had some aspect in that 21 years of about
7 two years. We're very pleased to be back into this. It
8 was very difficult and arduous to get back into the
9 deal.

10 Lehman, as you may know, Lehman Brothers, was
11 our financial partner, and when they declared bankruptcy
12 that underpinned all of our properties, not just this
13 one.

14 We were fortunate enough, after six or seven
15 years, to get it back, and we were hoping to start the
16 project over again, essentially picking up where we left
17 off.

18 There are some changes, here are some
19 differences here, but we want to be very transparent
20 about some of the differences.

21 Robert was good enough to talk about some of
22 them, but we've added 15 acres, primarily in open space.

23 And that's -- if you can see the one and relate
24 the one to the lower right-hand-corner picture or the
25 lower right-hand area in the right picture.

1 By the way, the picture on the left is pretty
2 self-evident. That's the former plan; this is the
3 current plan.

4 So we've added 15 acres, primarily as open
5 space.

6 The number two, at one time, you can see where
7 we had development posted along the ridge. After some
8 multiple meetings and communications with neighboring
9 property owners, we've pulled back there.

10 Club Knoll, again, down in the corner down
11 there, we have some fairly detailed financial analysis
12 which led us to the conclusion that it was not
13 salvageable.

14 We are not hard-hearted about this. We'll have
15 multiple meetings and focused meetings on this with many
16 people. And if others have solutions, we're open-minded
17 to it. But right now we -- and when we share those
18 financial studies, I think many of you will see how we
19 came to our conclusion.

20 But Club Knoll's an emotional thing, in some
21 respects, so we will remain open-minded with that one.

22 There was a community park adjacent to the
23 existing Club Knoll, the southwest corner. What we've
24 proposed in this project is to recreate Club Knoll in
25 the center of the project, including the park.

1 We think that a newer structure, maybe using
2 components of the old structure, like the cupola, would
3 be a good nod to trying to retain some historical
4 character there.

5 We also are proposing to go up on the knoll and
6 ridge-line, the highest point in the site. And by the
7 way, it's a very inspirational site and I'll be happy to
8 given anyone a tour at any time you'd like. But it's a
9 very pleasant place to be and we're proposing to put a
10 monument of some kind, owing to the heritage, to the
11 site.

12 We've spoken with a number of the veterans who
13 have worked or were hospitalized there and were very
14 much endorsing that we give a nod to what was there, and
15 we have no problem with that.

16 And then, of course, the disadvantaged school,
17 the Seneca school, and the credit union which is
18 adjacent to it.

19 We're -- recently, last week, we met with them
20 to discuss access easements and other things that would
21 allow them to remain in place. I'm sure, as we go
22 through the process, there'll be other conditions about
23 dust control and construction coordination, things of
24 that nature.

25 We have no problem with ascribing to any of

1 those sorts of things; I think that they're a very noble
2 cause.

3 What I wanted to do is just give you a little
4 flavor of the design because we now have a village
5 center in this. And it's the 70,000 square feet of
6 retail, but I want you to know it's a very low scale.
7 We envision more of a Whole Foods-type of a grocery
8 store. We have a bit of a gathering spot that it all
9 surrounds, just to give some identity to the community.

10 I would imagine that the grocery store
11 component may take up 30- or 40,000 square feet, the
12 rest of it will be in lunch shops -- restaurants, and
13 things of that nature. More of an activity center.

14 You can see this is the view looking down the
15 artificial type of main street that we're creating
16 there. We think it will be a very pleasant space.

17 It's connected with the rest of the community,
18 by the way, with about four miles of trails just inside
19 there. This is just inside there, some of the schemes
20 that we're thinking of. Again, more of a
21 pedestrian-oriented small scale.

22 It will serve some commercial retail service-
23 abilities, but it will still have to have that
24 commercial look.

25 And by the way, the architecture on it, we're

1 just embarking on this project, so we're developing the
2 architecture. Everyone has opinions on architecture, so
3 we expect it's going to be a very interesting and
4 challenging discussion.

5 This is actually the only area of some
6 significant density on the site. This is a small
7 apartment site; about 130 units.

8 We -- this is a market rate. And I know --
9 I've sat through your hearings today and I understand
10 where sentiments lie in the city here. But this is a
11 market-rate project.

12 I think those higher-assessed values may give
13 you some money to spend for some other places.

14 But when we build market-rate housing, we don't
15 necessarily build all million-dollar homes. And in this
16 particular project we have about eight or nine different
17 product types, starting with apartments, to very small
18 lots -- single-family lots, to townhouses, to a little
19 bit larger lots, to some very -- to larger lots.

20 We are going to see a broad range of prices to
21 essentially appeal to certain afford-abilities.

22 So I just want you to know that we may seem
23 like we don't -- we're calloused because we're
24 developers, but we do think of these type of things.

25 This is a view of the creek trails. The creek

1 is a very important component to our project. It will
2 offer both recreation and circulation.

3 This is some of the entry features crossing the
4 bridge across the creek. You can see in the close-up of
5 that, that that is the proposed recreation of Club
6 Knoll.

7 Although I can't guarantee you that cupola is
8 the cupola from the existing building, but we had
9 explored that.

10 And by the way, I should point out that we
11 analyzed moving it, using -- salvaging parts of it, and
12 then obviously tearing it down and recreating it with
13 some other notions here.

14 The reason why we wanted to show you a little
15 bit of the inside of this proposed community center is
16 that we are asking our architects to look at the
17 existing building and salvage whatever possible they can
18 out of it from the beams and trusses to the corbels and
19 so forth and to use them again in this building.

20 I know it's a non-restoration, I know it's not
21 a preservation, but we're doing what we think we
22 possibly can.

23 This is the knoll. Way up above. This is just
24 an artist's rendition of what might be a monument up
25 there commemorating the site.

1 But this is a very accurate sketch, so those
2 are the kind of panoramic views and the inspiration you
3 get there.

4 This is connected by a pedestrian trail.

5 That fairly much concludes it. I'll look
6 forward to your comments and will answer questions, if
7 you have them, of me.

8 CHAIR PATTILLO: Are there questions for the
9 applicant? Okay.

10 Now will you call the speakers.

11 MS. DUNAWAY: I have Ken Berrick, who has
12 several cedes but he gets a maximum of five minutes,
13 then Natasha Mader, Angie Tam, Naomi Schiff, Anne
14 Killebrew, and Jennifer Cardenas. Cardenas, I'm sorry.

15 You may line up in any order.

16 MR. BERRICK: Good evening. Members of the
17 commission, I can't tell you, I really can't tell you
18 how happy I am to be here tonight. This is a saga that
19 started for Seneca family of agencies when I had no
20 white in my hair or beard.

21 We were one of 17 non-profits that applied for
22 something called a "public benefit conveyance that
23 you're all familiar with at Oak Knoll. Only one
24 nonprofit was granted such a conveyance and that was
25 Seneca.

1 And then we began the process of trying to
2 become a part of the base.

3 And under -- after the Oakland Base Reuse
4 Authority disbanded, we were granted access to our site,
5 and we've been there for more than 10 years.

6 For those of you who aren't familiar with
7 Seneca, Seneca serves 200 families across Alameda County
8 in community-based programs, school-based programs and,
9 in the past, in residential programs, and we hope again
10 in the future in residential programs, that help
11 children and families through the most difficult times
12 in their lives.

13 We work with kids that have learning
14 disabilities, emotional disabilities, and kids who are
15 in foster care, and we help support kids who are in
16 foster care to find family and achieve permanency, and
17 we help kids, where the families can bring them back, to
18 support them in such a way that families can take care
19 of their kids and have permanency in those homes.

20 Some of my staff are here, and these are the
21 folk who work in the building and work from the building
22 to support children and families.

23 So while I'm thrilled that -- to see the base
24 finally moving forward, I have a number of very deep
25 concerns, the first of which is that after many days of

1 working with SunCal, having them initially suggest
2 location, we had a letter of agreement, we invested
3 because they had asked us to -- close to \$500,000 in an
4 alternative site, and then they disappeared.

5 And there we were, having worked on development
6 of an alternative site, having invested close to half a
7 million dollars of our non-profit's money, with a signed
8 letter of intent that said if we didn't move that we
9 would be made whole that was never made good.

10 So that's the investment that we have struggled
11 with, that we've been unhappy with, and that we're still
12 unhappy with to this day.

13 The other part of our agreement was about Club
14 Knoll. And that was that Club Knoll would be given to
15 Seneca, and that Seneca would hold it as our training
16 center for our staff and -- and Seneca also serves as a
17 training center for non-profits around the Bay Area and
18 for public social service and for mental health
19 professionals. That would become a regional training
20 center, but that we would hold the two large rooms open
21 for public use on evenings and weekends and one of the
22 large rooms for public use by appointment on weekdays
23 for all access.

24 And we thought that was a good plan. We still
25 stand ready to execute on that plan and we think it's a

1 good preservation plan for Club Knoll.

2 I believe that we could raise up to a million
3 dollars to invest; we cannot be the sole restorer of
4 that building, with all of the damage that's occurred.

5 But the other concern that we have that's a
6 very deep concern is that we had engaged in discussions
7 with SunCal since they reacquired the property that
8 assured us that we would be involved in the plan for the
9 base. And unfortunately, the first time we saw this
10 plan was when it was posted on the gate of the base.

11 And I believe -- and our architects believe --
12 that the current plan covers easements that are
13 dedicated to Seneca, that Seneca owns, and we're quite
14 concerned that those easements be preserved or that any
15 changes to those easements be made by agreement and not
16 arbitrarily.

17 When we expressed that concern, our surprise,
18 our shock that this plan had gone forward without any
19 consultation with us, SunCal did immediately agree to
20 meet with us and we began a discussion. But we still
21 have very deep concerns and want it made clear that we,
22 in fact, own those easements and any change has to be
23 made with our agreement.

24 Finally, we're concerned for our staff and for
25 our ongoing program operations. The relocation put is

1 in a site that was at the corner of the base, but right
2 now, with this site, we are surrounded by the
3 development. And some of the development is very close.
4 There appear to be elevation changes that occur very
5 close to our site.

6 So this is a site where we're seeing families
7 in therapy, where staff are working to do assessments,
8 and where we're engaging in important work that we hope
9 won't be disrupted.

10 And we can't have our site covered with dust,
11 we can't have our site filled with noise, and we can't
12 have our site disrupted.

13 So I thank you and I'm very glad to be here to
14 be thinking forward with you about this project.

15 CHAIR PATTILLO: Thank you very much.

16 MS. MADER: Hi, my name is Natasha Mader and
17 I'm a neighbor. I live on St. Andrews Road, which is --
18 I live near the corner of St. Andrews and Sequoyah.

19 I'm not usually up this late and I'm so
20 impressed you guys are, but I've never been to a city
21 commission meeting so I'm thrilled to be here.

22 Let's see. There are five single-family lots
23 proposed on St. Andrews near Sequoyah, and the lot
24 nearest to Sequoyah is the lot next to our house. And
25 this lot is directly behind our house and it's a very

1 steep hill, woodland, with a creek running through it.

2 And I'm really excited that this development is
3 going forward and I'm so psyched to hear about the
4 sun-lighting of the creek throughout and the walking
5 area. I have two small children who play out back in
6 this woodland area and creek area all the time.

7 So there's a single-family house proposed right
8 there and I'm concerned about it. I would like more
9 information on that area.

10 And we've done pruning and mulching to preserve
11 that woodland area, not have it be a fire hazard.

12 And there are about five additional
13 neighborhood kids who play in that area.

14 So I just wanted to know if we could get more
15 information on that particular lot and whether or not
16 that, you know, is the appropriate use of that.

17 So thank you.

18 CHAIR PATTILLO: Thank you.

19 MS. SCHIFF: I've distributed a copy of our
20 letter. I'm Naomi Schiff from Oakland Heritage
21 Alliance.

22 We take very seriously any threat to the
23 historic officer's club, former golf club, Oak Knoll.

24 It's an important local resource both for its
25 cultural heritage as well as its architectural

PX-10-1

PHI-1

1 importance.]

2 And I really appreciated that Pat Keliher let a
3 few of us go there the other day and take a look at it.

4 You will see that there is a lot of graffiti,
5 that there is some danger of demolition by neglect,
6 which, under our demolition findings, is taken very
7 seriously.

8 SunCal has had possession for a year. The
9 building is not secured. I know this because we were
10 invited in to climb through a hole in a door.

11 I did see one secured door, which had plywood
12 and a hasp, but we didn't go in that way; we were
13 invited to crawl through a doorway, a broken doorway.

14 I know it's hard to secure buildings, but it
15 can be done. Oakland has lost way too much of its
16 architectural heritage to vandalism. It is not okay.
17 And a developer of this size, with as much land and such
18 big plans, can afford a few motion detectors and an
19 occasional patrol. It is real important to secure this
20 building.

21 And we aren't really going to only talk about
22 should it be knocked down or not. If it were to be
23 knocked down, it would require extremely substantial
24 mitigation, and it does not mitigate to break off pieces
25 and move them around the landscape. That is not an

1 acceptable form of mitigation for an irreversible loss
2 to an important historic resource.

3 And therefore, it's not free. You know. When
4 you knock it down, it's not that there's no cost.

5 So I would hope that you would review our
6 letter and the recent pictures and that you will exhort
7 this developer to please safeguard the resource in the
8 meantime until this project gets going, which looks like
9 it's some ways out.

10 Thank you.

11 CHAIR PATTILLO: Thank you.

12 Next speaker.

13 MS. TAM: Hello. My name is Angie Tam. I live
14 in the Toler Heights neighborhood and I'm one of the
15 representative of the Toler Heights Neighborhood Counsel
16 on this issue.

17 And Toler Height is a neighborhood of around
18 500 household and it's right below the Oak Knoll
19 development. We are between 580 freeway but above
20 MacArthur Boulevard.

21 And I and my neighbor, we request and insist
22 politely that the environmental impact report determines
23 whether there's already too many schools around this
24 area and that there's no need to build more.

25 Currently, there's at least five to six schools

1 and another one outside of Oakland wanting to move in
2 and one wants to expand. And this is in the middle of a
3 well-established single-family residential zoning area.

4 So I think there needs to be regional planning
5 so that that effects does not fall entirely into my
6 neighborhood.

7 So second is that everybody's worried about
8 traffic, so we're going to add our piece. We worry
9 about traffic. So if the Oakland Zoo development and
10 two school wanting to move in and expand and that
11 development with 3,000 people, so we hope that -- I'm
12 sure that the EIR will address my issue without even my
13 saying it.

14 And thirdly, also in terms of the theme of
15 thinking regionally, we do have some some concern about
16 the impact of the revitalization of the MacArthur
17 Boulevard area.

18 We just got a new grocery store, FoodsCo., and
19 Anna's Linens and Ross, et cetera, and so we are very
20 concerned about the true integration of neighborhoods
21 and community. If they have a self-contained grocery
22 store or something inside this development, what would
23 happen.

24 So it would be good if the staff can analyze
25 this impact and think what is good for the whole

1 neighborhood and the region also.]

2 And so -- and fourth thing, which is my
3 personal statement.

4 I'm just looking at the picture of this
5 beautiful officer's club, and it's just -- to me it's,
6 like, what is wrong emotion in this age of
7 commercialism? I love emotion, so I want a heritage.
8 There's nothing wrong with a sense of belonging and
9 there's nothing wrong with preserving a cultural asset.

10 Thank you.

11 CHAIR PATTILLO: Thank you.

12 Hi. Jen Cardenas. I am a director at Seneca
13 Family of Agencies representing the 47 staff that Ken
14 spoke about that work onsite. Some of them are here
15 tonight; all of them will be at future meetings.

16 We are working on the base. We've been on the
17 base for over 10 years. I've personally been working on
18 the base for over six and a half of those 10 years and I
19 love it there.

20 We've been partnering with Alameda County,
21 working with children and families impacted by child
22 welfare, probation, education issues, mental health
23 systems out of that site.

24 We're excited about the development.

25 Although I love the open space and hiking

1 trails -- I'm glad to see that that stays -- we're
2 excited about that development and simply want to ensure
3 that it's done in a way that takes into account our work
4 and our concerns.

5 Our work is a deeply emotional and difficult
6 work, and the impact of construction of this size around
7 our site will be a challenge.

8 These concerns include the obvious things of
9 noise and dust. It's -- the buildings that have been
10 demolished there and the ground is very old there and
11 the dust is not an insignificant concern.

12 We're concerned about interruptions to our
13 work; damage and disruption to the Internet phone
14 service, which is already spotty, at best, there; and
15 street blockages, given that we are completely
16 surrounded by the development.

17 We love working on the base. It's a beautiful
18 and wild space. If you haven't been there, I highly
19 encourage you to go. And we just think that a space
20 that wonderful deserves a really thoughtful and a
21 well-conceived plan and we trust in this group's help in
22 that process.

23 Thank you.

24 CHAIR PATTILLO: Thank you.

25 MS. KILLEBREW: My name is Anne Killebrew and

1 I'm just presenting a kind of emotional response.

2 I was born at Oak Knoll hospital. My mother
3 played tennis there forever.

4 The officer's club was not an officer's club to
5 begin with, it was a kind of country club.

6 It has a long history in Oakland.

7 Not that my mother and I ever got along, but
8 she did tell me about the many years that they -- her
9 group would raise money. They'd have bake sales, they'd
10 do all these great things, to save Oak Knoll.

11 "We've got to save Oak Knoll. This is a great
12 place. It needs to be open. The Navy will never really
13 take care of it and we, the people, have to do
14 something."

15 And you know how much money bake sales make.

16 So they were not the big money, and we're
17 hoping that this developer will have the vision to save
18 this wild place. PH-4-1

19 Yes, there'll be houses, but the historic
20 character of the area, not just what the Navy did and
21 now is gone, but the old clubhouse and being able to
22 play tennis, being able -- I don't know if any swimming
23 pool issues will -- ever come back.

24 And the old -- that building is amazing. Yes,
25 it's got amazing graffiti now, but you go down to

1 San Simeon and look at all the stuff they bought in
2 Europe and Julia Morgan put together, well, these are
3 local -- we know the names of the architects.

4 Anyway. The people who built that did a
5 wonderful job. And I think it behooves us to save the
6 clubhouse and to work with the developer to make a
7 really wonderful site for everyone, lots of open access.

PH-14-2

8 Thank you.

9 CHAIR PATTILLO: Thank you.

10 Was that the last speaker?

11 MS. DUNAWAY: Yes.

12 CHAIR PATTILLO: All right. Then I guess I'll
13 close that portion of the hearing.

14 Does anyone want to start with comments?

15 You're all tired.

16 COMMISSIONER COLEMAN: I'll start.

17 CHAIR PATTILLO: Commissioner Coleman.

18 COMMISSIONER COLEMAN: So I can go home and go
19 to bed.

20 I think I'm really -- let me get my thoughts
21 together, if possible.

22 I think this will be a marvelous project. I
23 think it's in a very preliminary stage. There's no way
24 to know exactly what's going to go on, what buildings
25 will be put up, how they're going to interact with the

1 neighbors. It's way to early for that.

2 However, I think what we're here tonight to do
3 is to ask for that kind of information to be explored in
4 the EIR.

5 And so there are a few other things.

6 Everything that's been mentioned so far I think
7 is valid.

8 And do we have too many schools? That's a
9 really interesting question. I'd like to see that
10 explored.] PH-15-1

11 I'd like to see -- the officer's club,
12 obviously, is a major important piece of this, and to
13 have the EIR really get into how it could be saved or
14 how -- what can happen to that to make us all feel
15 good -- I mean, if that's humanly possible -- that would
16 be a nice thing. That would be a goal.] PH-15-2

17 There's -- we talked earlier about water use.
18 I think one of the letters that came in was
19 considering -- was pointed directly at water use. And I
20 think that, again, there's any numbers of things that we
21 can do during the construction, during the development,
22 to ensure water conservation. And I think the EIR
23 should explore those.] PH-15-3

24 There's something in the literature that talks
25 about lead from old paint. Then I look at the site plan]

1 and I see "Rifle Range Creek." And I say, "Whoa,
2 there's gotta be a lot of lead."

3 If there's a rifle range, there's going to be a
4 lot of lead that has nothing to do with paint and we
5 need to be sure that that's mitigated correctly. So the
6 EIR needs to address that.

7 As far as an old Navy site, I'm sure that
8 there -- and hospital use, there's probably many things
9 that need to be explored. I'm not going to try to list
10 them all right now, but I think the whole EIR process is
11 devoted to that very subject.

12 So I'm happy to see that this is where we are
13 in it, and I'm looking forward to seeing this go forward
14 over a period of years.

15 I expect it to take years to do this, but it
16 will be a good project.

17 CHAIR PATTILLO: Commissioner Weinstein.

18 COMMISSIONER WEINSTEIN: Sure.

19 I don't have a lot to add. I still am always
20 very confused about what falls under CEQA categories
21 versus NEQA categories, so I'm not going to attempt to
22 say what categories need to be further explored.

23 But I do want to support the Oakland Heritage
24 Alliance memo with all the different alternatives, make
25 sure those are studied.

PH-15-4

PH-15-5

PH-16-1
PH-16-2

1 I think that, you know, when we're looking at
2 the noise and the hazardous materials, the air quality,
3 that we should definitely be considering sensitive
4 receptors, given the school, and think about the
5 different populations that exist there now.

6 I think the fact that the master plan may or
7 may not include the easements of the school I think is
8 really important, from a master planning perspective,

9 I don't think -- unless those easements are
10 going to change the scope of the project and therefore
11 the description of the project and its impact, I don't
12 think it's really an EIR/EIS issue, but I think that's
13 something that needs to be further discussed from a
14 master planning perspective.

15 And I think that's it. I think the staff
16 report addresses all the categories that are generally
17 categories.

18 CHAIR PATTILLO: Commissioner Moore?

19 COMMISSIONER MOORE: I think we have kind of
20 limited information here.

21 It is a supplemental EIR, so I don't want to
22 necessarily go back and reinvent the wheel here. This
23 has been through this process before. Or most of the
24 way through.

25 I do think that the -- from what I can tell --

PH-16-2

PH-16-3

1 I haven't been to the site yet and I would welcome the
2 opportunity, actually, to tour, but I'm not convinced
3 the officer's club is beyond repair and I think it may
4 well be enough of a signature piece that the developer
5 ought to seriously incorporating into the project. It
6 sounds like he is already trying to deal with that at
7 some level.

PH-17-1

8 I think that most of the issues that the EIRs
9 will deal with are kind of -- you know, address most of
10 the issues that have come up.

PH-17-2

11 I do like the fact that they're taking the
12 creek seriously and using that as a primary feature of
13 the property. That would have been one of my biggest
14 comments.

PH-17-3

15 I've done a lot of development on a hillside
16 like this, so -- I can't say I'm against it.

PH-17-4

17 I do think that trading a trail area for -- a
18 golf course for a trail area ought to be way more water
19 efficient than keeping the greens green.

PH-17-5

20 And also on the Oakland Coliseum project there
21 was a reference to Native American tribes not having --
22 that there not being Native American tribes that have a
23 history with the land, and I think they were referring
24 to federally-recognized.

PH-17-6

25 But if you just kind of go down to the estuary,

1 the Jingtletown is kind of built on shell mounds, so it's
2 clear this area probably had been occupied not that long
3 ago by Native Americans.

4 And I think one letter that we got suggested
5 that that be treated seriously, and I'd like to echo
6 that.

7 CHAIR PATTILLO: Commissioner Myres?

8 COMMISSIONER MYRES: Great.

9 I just want to say thanks for everyone who's
10 staying so late and for your very valuable public
11 comment. I appreciate the historical sort of anecdotal
12 stories. Fantastic. Makes it worth being up here, so
13 thank you all for participating.

14 I am a broken record. That's for sure. I
15 actually see this site as perfect for some level of
16 affordable housing.

17 We strive and talk about -- up here -- about
18 creating mixed-income communities, and we use it a lot
19 for justification for market rate and sort of lower
20 income communities, and so we should also do the reverse
21 here. Which means that there should be affordable
22 housing in a higher income community. Because it works
23 both ways.

24 And I have a number of friends -- I have four,
25 actually, very close friends that work at Seneca.

1 And studies show that mixed-income communities
2 and diverse communities really lead to healthy families
3 and emotional and mental and physical health for
4 children, which is precisely what Seneca strives to do
5 and to make whole.

6 And so I don't see why we wouldn't use this
7 site -- it almost seems perfect -- to create a
8 mixed-income community that would sort of cultivate
9 that.

10 And I do think that ensuring that we respect
11 Seneca's current practices and current service to
12 children in this process -- I do understand how noise
13 and other sort of distractors could be harmful for the
14 healing work that you're trying to do.

15 So I think that's very important that we take
16 into account here.

17 There was a comment about integration with the
18 surrounding community. I think that's also important,
19 that the amenities are available to everyone.

20 And many of the sentiments that were echoed
21 tonight were around public participation, opportunities,
22 of recommended an advisory body be created for a
23 different process so I think this process should have
24 the same.

25 And then finally I really would love to

1 preserve the Oak Knoll club building. Maybe I'm
2 sentimental. It reminds me of my college campus I went
3 to at St. Mary's. It's beautiful. And I would like to
4 find a way to preserve that. So I think we should try
5 to do that.

PH-18-5

6 That's it. Thank you.

7 CHAIR PATTILLO: Commissioner Nagraj.

8 COMMISSIONER NAGRAJ: I will add a few things.

9 So of course traffic is going to be studied.
10 And the things that strike me is both the traffic within
11 the neighborhood as well as the opportunity for offsite
12 improvements both on the 580 and Keller and kind of more
13 major corridors that folks are commuting onto as they're
14 going to and from work and school.

PH-19-1

15 So clearly it will be studied, but both traffic
16 within the community as well as outside of the community
17 are going to be really important.

18 You know, there's -- so thank you for
19 discussing the school. And I'm not familiar with
20 Seneca.

21 I will say that I have now -- I'm building a
22 second building right by a school. One was in Half Moon
23 Bay; this current project is in San Leandro. And both
24 times children from the school have regularly come out
25 to the construction site to learn more about

PH-19-2

1 construction.

2 So I think there's a way to use the --
3 hopefully the future development as an opportunity -- as
4 a learning opportunity for children and teachers.

5 And lastly, I do want to echo the affordable
6 housing sentiment from Commissioner Myers.

7 I don't fully understand the correlation that
8 was made that because there are several different unit
9 types that that takes care of affordable housing. You
10 can have a million dollar studio and you can have a
11 \$300,000 three-bedroom. So that's not how affordable
12 housing finance works, that studios are priced cheaper
13 than twos and threes.

14 So I would like for that discussion to be more
15 robust and more kind of relating to how affordable
16 housing finance works.

17 And I would definitely be in favor of a
18 percentage of the units being affordable.

19 CHAIR PATTILLO: Commissioner Bonilla.

20 COMMISSIONER BONILLA: Yes, I am intimately
21 familiar with that site. I'm probably the only one here
22 that got a cast put on in that hospital.

23 I had a broken left arm July 4th of 1980. True
24 story.

25 So I'm very familiar with the surroundings

PH-19-3

1 there.

2 I also like the architecture of the former
3 officer's club. I didn't like the inhabitants because I
4 was an enlisted man, but that's something different.

5 On a serious note, I like to request from the
6 developer that area standards are respected. This is a
7 major project. And one of the things that I always ask
8 up here in this capacity is that I see a lot of
9 development in Oakland, but I see a lot of out-of-area
10 contractors coming in and performing the work and taking
11 those dollars out into the valley.

12 So I'd like for Oaklanders to have an
13 opportunity to be able to raise their families and work
14 locally, thereby mitigating traffic and, you know, the
15 environmental destruction that brings when you bring in
16 a lot of traffic, a lot of trucks in.

17 So I'd like to see that area standards are
18 respected in both safety and salaries and that the
19 people that are involved look at Oakland contractors and
20 Oaklanders first to be involved.

21 And I think a way to do is it a project labor
22 agreement, and I would like the developer to look into
23 that.

24 CHAIR PATTILLO: Thank you.

25 Well, I'm glad to see this project is back. I

1 was excited to see it happen the first time around and
2 I'm glad it's not dead and gone.

3 Also want to thank Oakland Heritage Alliance
4 for their very thoughtful letter. Very thorough.

5 Particularly liked all of their very specific
6 suggestions for how they thought Oak Knoll could be
7 reused and come back to life in our community.

8 If I could require that we not study any
9 alternative without Oak Knoll, I would do that, but I've
10 been advised that we cannot do that.

11 So I definitely want to support that we do
12 include an alternative that includes it, and might also
13 suggest that maybe that portion of the assessment be
14 done by an independent firm who's known to be supportive
15 of retaining historic buildings.

16 With OHA letter there's only one component that
17 I would take minor exception to and that is that they
18 sort of vaguely alluded to the possibility that the
19 landscape features might be historic.

20 I think I can -- as a qualified historic
21 landscape architect, can ensure you that indeed the
22 landscape does -- portions of it do qualify as historic
23 landscapes.

24 And so I'd like to add to the EIR that the
25 historic landscape does need to be thoroughly studied,

1 and I would specifically urge you to consider doing HALS
2 documentation, which stands for Historic American
3 Landscape Survey.

4 And there's precedent for that at Highland
5 Hospital how that was documented.

6 I would like to take the developer up on the
7 offer to -- for this commission to tour the site. Even
8 though I've lived here my entire life, I've actually
9 never been on the campus and I would love to see it and
10 I think that it would be very edifying and helpful for
11 all of us. So maybe the developer could coordinate that
12 with staff so that we could actually see the site.

13 In other EIRs we have had very specifics
14 written in, things that could be done to protect the
15 immediately-adjacent people that are there. And I think
16 specifically with Seneca the EIR really needs to
17 carefully study what kinds of treatments can be done to
18 minimize all of those different impacts that they
19 mentioned.

20 With regards to the affordable housing, I might
21 be wrong but I believe the Leona Quarry development,
22 which has many similarities to this one in that it's
23 above 580, I believe the bulk of that is market rate but
24 that there is a -- yes, Robert is nodding his head --
25 there is an affordable housing component within that

1 development.

2 So they made it work, and I would just urge you
3 to take a look at that and see how did they do it, and,
4 you know, is there anything bad coming of it. It
5 doesn't seem so.

6 And just my last comment -- make sure I've got
7 them all here.

8 Oh, I do want to also acknowledge that the
9 evolution of the plan, what you showed from the previous
10 one to where you're going today, other than demolishing
11 Club Knoll, you appear to be moving in the right
12 direction, and I think I'm going to be supportive of the
13 bulk of the changes that you're recommending.

14 So finally, I just want to end on -- I think
15 this is a very large site and there's room here to do
16 everything that we all want. This is a classic "We can
17 have our cake and eat it too" site. So that concludes
18 my comments.

19 So any last word? Last thoughts?

20 All right. So I believe we have -- you need to
21 close and then we have meeting minutes.

22 MR. MERKAMP: I just wanted to thank the
23 committee -- the commission, as well as the public, for
24 their testimony and comments.

25 And the public comment period, again, closes on

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April 21st.

Thank you very much.

(Conclusion of Agenda Item No. 8 - 10:50 P.M.)

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REPORTER'S CERTIFICATION

I, Kelly Lee Polvi, California Certified Shorthand Reporter No. 6389, do hereby certify to the following:

That I was present at the time of the above proceedings;

That I took down in machine shorthand notes all proceedings had and testimony given as instructed;

That I thereafter transcribed said shorthand notes with the aid of a computer;

That the above and foregoing is a full, true and correct transcription of said shorthand notes, and a full, true and correct transcript of all proceedings had and testimony taken;

That I am not a party to the action or related to a party or counsel;

That I have no financial or other interest in the outcome of the action.

Dated: April 29, 2015



Kelly Lee Polvi
CA CSR No. 6389
Registered Merit Reporter
Federal Certified Realtime Reporter

Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Land Use	No impacts are expected.	No impacts are expected.	No significant land use impacts would result from implementation of this alternative, because no disruption of existing surrounding land uses would occur. No substantially incompatible land uses would be introduced, and proposed land uses would not have the potential to disrupt or divide the established physical land use configurations.	<i>Impact:</i> Significant and mitigable land use impacts would result from conflicts with existing residential uses due to the development of a research and development facility, particularly a biotechnology tenant. Certain safety measures would be required to ensure isolation of laboratory areas and potentially hazardous materials from the general population. <i>Mitigation:</i> The impacts of a research and development facility would be mitigable to a level that is nonsignificant by limiting all operations conducted on-site to those with a low level of risk consistent with surrounding neighborhoods.	No significant land use impacts would result from implementation of this alternative, because no disruption of existing surrounding land uses would occur.	No significant land use impacts would result from implementation of this alternative, because no disruption of existing surrounding land uses would occur.
Socioeconomics	No impacts are expected	No impacts are expected.	<i>Impact.</i> A significant and mitigable impact may result from overcrowding in the Oakland Unified School District (OUSD). The Maximum Capacity Alternative would generate 261 students by 2020, assuming full buildout. This increase would represent less than one percent of the total 1994 Oakland Unified School District (OUSD) enrollment. Additional students also may have significant and mitigable	<i>Impact.</i> A significant and mitigable impact would result from overcrowding in the Oakland Unified School District (OUSD). The Mixed Use Village Alternative would generate approximately 110 students by 2020, assuming full buildout. This increase would represent less than one percent of the total 1994 OUSD enrollment. Additional students also may have significant and mitigable impacts on Oak Knoll Study	<i>Impact.</i> A significant and mitigable impact would result from overcrowding in the Oakland Unified School District (OUSD). The Single Use Campus Alternative would generate approximately 79 students by 2020, assuming full buildout. This increase would represent less than one percent of the total 1994 OUSD enrollment.	<i>Impact.</i> A significant and mitigable impact would result from overcrowding in the Oakland Unified School District (OUSD). The Residential Alternative would generate approximately 141 (Option 1) to 231 (Option 2) students by the year 2020, assuming full buildout. This would represent an increase of less than one percent for both Option 1 and Option 2 of the total 1994 OUSD enrollment. Additional



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Socioeconomics (continued)	No impacts are expected.	No impacts are expected.	<p>impacts on Oak Knoll Study Area schools if it results on new school construction.</p> <p><i>Mitigation:</i> Mitigation measures to reduce overcrowding to less than significant levels would include the following: (1) reassigning students among district schools to account for changing population and new development; (2) continuation and expansion of year-round schools; (3) more efficient use of underutilized and/or abandoned school facilities; (4) the addition of portable classrooms; and (5) the busing of students to less crowded schools. If these measures do not reduce overcrowding, OUSD may have to expand existing schools or construct new schools. All of these measures would require varying amounts of funding. If current sources of funding, including the City of Oakland school mitigation fees, increases in property tax and sales tax revenues, and increases in state funding are insufficient to pay for the cost of mitigating overcrowding, the OUSD would formulate and implement</p>	<p>Area schools if it results in new school construction.</p> <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p>students also may have significant and mitigable impacts on Oak Knoll Study Area schools if it result in new school construction.</p> <p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Socioeconomics <i>(continued)</i>			specific measures to raise additional funds. Funding sources which may be considered by the OUSD include: (1) adjustments of school mitigation fees on commercial and residential development; (2) the creation of special assessment or Mello Roos districts or annexation to a Community Facilities District; (3) sale of surplus OUSD property; and (4) any other funding mechanism available to the OUSD by state law or local ordinances, including those measures identified in the OUSD's Developer Fee Justification Study (OUSD 1996).			
Public Services	No impacts are expected.	No impacts are expected.	<i>Impact:</i> A significant and mitigable impact would result from an increase in demand for City of Oakland police services. The impact at the time of buildout of this alternative would be significant because the City of Oakland Police Department has determined that the mix of residential, retail, recreation/golf course and open space areas would require one new full-time police officer working 40 hours per week in Beat 35 to adequately provide coverage at the Naval Medical Center Oakland (NMCO).	<i>Impact:</i> A significant and mitigable impact would result from an increase in demand for City of Oakland police services. The impact at the time of buildout of this alternative would be significant because the City of Oakland Police Department has determined that the mix of residential, retail, and open space areas would require one new full-time police officer working 40 hours per week in Beat 35 to adequately provide coverage at the Naval Medical Center Oakland (NMCO).	<i>Impact:</i> A significant and mitigable impact would result from an increase in demand for City of Oakland police services. The impact at the time of buildout of this alternative would be significant because the City of Oakland Police Department has determined that the mix of retail, educational campus, and open space areas would require one new full-time police officer working 40 hours per week in Beat 35 to adequately provide coverage at the Naval Medical Center Oakland (NMCO).	<i>Impact:</i> A significant and mitigable impact would result from an increase in demand for City of Oakland police services. Police services impacts due to buildout of this alternative would require one new police officer, which is the same as the Maximum Capacity Alternative. Although Option 2, with 600 residential units, would generate more demand than Option 1, with 357 units, both options would require one additional officer.

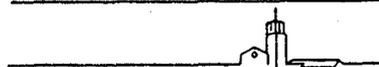


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
			<p><i>Mitigation.</i> The impact of increased demand for one additional police officer could be mitigated by the City of Oakland utilizing general fund money to pay for the new officer. In the event that the general fund is insufficient to pay for the increased demand, an alternative method would be for the site developer, in consultation with the City of Oakland, to explore methods of providing for an additional officer.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative. In addition, it is foreseeable that private security guards would be used for the type of development described under this alternative.</p>	<p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>
Cultural Resources	No impacts are expected.	No impacts are expected.	<p>Implementation of the Maximum Capacity Alternative would have no impact on cultural resources listed on or eligible for the NRHP because no such resources are present at NMCO. Future owners will be advised at the time of transfer regarding applicable regulations should previously unknown subsurface cultural resources be discovered during reuse activities. Although not eligible for the NRHP, Club Knoll is proposed for preservation and reuse by the public under this alternative.</p>	<p>Implementation of the Mixed Use Village Alternative would have no impact on cultural resources listed on or eligible for the NRHP because no such resources are present at NMCO. Future owners will be advised at the time of transfer regarding applicable regulations should previously unknown subsurface cultural resources be discovered during reuse activities. Although not eligible for the NRHP, Club Knoll is proposed for preservation and reuse by the public under this alternative.</p>	<p>Implementation of the Single Use Campus Alternative would have no impact on cultural resources listed on or eligible for the NRHP because no such resources are present at NMCO. Future owners will be advised at the time of transfer regarding applicable regulations should previously unknown subsurface cultural resources be discovered during reuse activities. Although not eligible for the NRHP, Club Knoll is proposed for preservation and reuse by the public under this alternative.</p>	<p>Implementation of Options 1 and 2 of the Residential Alternative would have no impact on cultural resources listed on or eligible for the NRHP because no such resources are present at NMCO. Future owners will be advised at the time of transfer regarding applicable regulations should previously unknown subsurface cultural resources be discovered during reuse activities. Although not eligible for the NRHP, Club Knoll is proposed for preservation and reuse by the public under this alternative.</p>

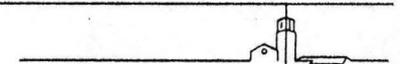


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Aesthetics/ Scenic Resources	No impacts are expected.	No impacts are expected.	<p><i>Impact:</i> A significant and mitigable impact would result from visual contrasts due to the introduction of new structures and grading on the crest and northern end of Admiral's Hill, together with potential loss of trees at the northern end. These would be seen in views from NMCO use areas, Keller Avenue, and existing residences to the north, east, and south within foreground and middleground viewing distances. Admiral's Hill forms a prominent scenic feature in the immediate area, and visual contrasts could be augmented by "skylining" of houses (appearance of houses along ridge of hills) in some closer views from the NMCO site.</p> <p><i>Mitigation:</i> The impact is mitigable to a level that is less than significant through careful siting and design of new construction and minimizing losses of mature trees at the northern end of the hill. Contour grading should be used to minimize cuts and fills.</p> <p>Landscaping that is consistent with the more natural appearing vegetation on the surrounding</p>	This alternative would not introduce significant adverse effects to aesthetic or scenic resources. The retention of Admiral's Hill in its existing visual condition as open space would lead to reduced visual impacts as compared with the Maximum Capacity Alternative. However, the Mixed Use Village Alternative provides less dramatic public viewing opportunities due to access restrictions at Admiral's Hill.	The Single Use Campus Alternative would introduce no significant adverse aesthetic or scenic effects. The retention of Admiral's Hill as open space would lead to reduced visual impacts as compared with the Maximum Capacity Alternative. The increase in landscaped open space and public viewing opportunities throughout the site would lead to more beneficial impacts than the Mixed Use Alternative.	<p>The Residential Alternative would not introduce significant adverse effects on aesthetic or scenic resources. This alternative is similar in overall effect to the Maximum Capacity Alternative, except without the adverse impacts of development on Admiral's Hill. The Residential Alternative provides less open space and fewer beneficial visual effects than either the Mixed Use Village or Single Use Campus Alternatives.</p> <p>The Residential Alternative contains two options, with residential development of 357 and 600 units, respectively. These would have noticeable differences in density but no major difference in overall scenic quality or visual impact.</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Aesthetics/ Scenic Resources			hills should be developed to provide some screening and shade for new buildings.			
Biological Resources	No impacts are expected.	No impacts are expected.	<p><u>Sensitive Habitats</u></p> <p><i>Impact:</i> Significant and mitigable impacts could occur if the proposed greenbelt along Rifle Range Creek is not maintained for the entire length of the creek on site. The removal of native vegetation surrounding Rifle Range Creek and its tributaries, including oaks and other native trees, shrubs, and ground cover, would adversely impact the riparian corridor. Direct reuse impacts could occur from the removal of vegetation. Indirect reuse impacts could occur from increased erosion and sedimentation in the creek and its tributaries, adjacent demolition or construction activities, including grading, cutting, filling, and other earth moving that may be needed to accommodate the implementation of this alternative. Impacts also could occur if habitat restoration activities or the building of trails were to adversely affect native vegetation.</p>	<p><u>Sensitive Habitats</u></p> <p><i>Impact:</i> Significant and mitigable impacts could occur if the proposed greenbelt along Rifle Range Creek is not maintained for the entire length of the creek on site. The removal of native vegetation surrounding Rifle Range Creek and its tributaries, including oaks and other native trees, shrubs, and ground cover, would adversely impact the riparian corridor. Direct reuse impacts could occur from the removal of vegetation. Indirect reuse impacts could occur from increased erosion and sedimentation in the creek and its tributaries, adjacent demolition or construction activities, including grading, cutting, filling, and other earth moving that may be needed to accommodate the implementation of this alternative. Impacts also could occur if habitat restoration activities or the building of trails were to adversely affect native vegetation.</p>	<p><u>Sensitive Habitats</u></p> <p><i>Impact:</i> Significant and mitigable impacts could occur if the proposed greenbelt along Rifle Range Creek is not maintained for the entire length of the creek on site. The removal of native vegetation surrounding Rifle Range Creek and its tributaries, including oaks and other native trees, shrubs, and ground cover, would adversely impact the riparian corridor. Direct reuse impacts could occur from the removal of vegetation. Indirect reuse impacts could occur from increased erosion and sedimentation in the creek and its tributaries, adjacent demolition or construction activities, including grading, cutting, filling, and other earth moving that may be needed to accommodate the implementation of this alternative. Impacts also could occur if habitat restoration activities or the building of trails were to adversely affect native vegetation.</p>	<p><u>Sensitive Habitats</u></p> <p><i>Impact:</i> Significant and mitigable impacts could occur if the proposed greenbelt along Rifle Range Creek is not maintained for the entire length of the creek on site. The removal of native vegetation surrounding Rifle Range Creek and its tributaries, including oaks and other native trees, shrubs, and ground cover, would adversely impact the riparian corridor. Direct reuse impacts could occur from the removal of vegetation. Indirect reuse impacts could occur from increased erosion and sedimentation in the creek and its tributaries, adjacent demolition or construction activities, including grading, cutting, filling, and other earth moving that may be needed to accommodate the implementation of this alternative. Impacts also could occur if habitat restoration activities or the building of trails were to adversely affect native vegetation.</p>

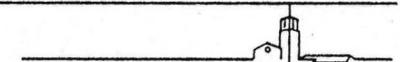


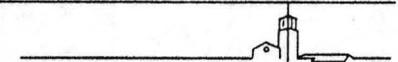
Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Biological Resources (continued)			<p><i>Mitigation.</i> Avoid the removal of native vegetation in the riparian corridor during demolition, earth moving, construction, habitat restoration, and trail-building activities. Establish a permanent 50-foot wide restricted access buffer zone to protect the Rifle Range Creek corridor. Locate all staging areas in already disturbed sites. A qualified biologist shall develop a detailed habitat restoration plan for restoration activities in Rifle Range Creek, its tributaries, and the surrounding riparian corridor that includes ongoing maintenance of this buffer zone. This plan, to be prepared by the project applicant prior to construction, should specify all activities necessary to restore the drainage with minimal erosion, and should be supervised by restoration specialists. If some vegetation removal is required, project developers should confer with the City of Oakland and the California Department of Fish and Game regarding the type of vegetation to be removed, the extent of removal, and corresponding revegetation mitigation requirements.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Biological Resources (continued)			<p><u>Nonsensitive Species and Habitats</u></p> <p>Impact: A significant and mitigable impact, for CEQA purposes only, would result from removal of nonsensitive species of trees protected under the City of Oakland Tree Ordinance. Mitigation planning requires more specific site grading and development plans in order to account for the number of trees that could be affected.</p> <p>Mitigation: When a more specific site plan for development (i.e. grading) of the area is presented to the City, a tree removal permit would have to be obtained for any protected trees that are to be removed. The applicant would have to conduct a site-specific survey of which trees would be removed and comply with all other requirements of the ordinance.</p>	<p><u>Nonsensitive Species and Habitats</u></p> <p>Impact: A significant and mitigable impact, for CEQA purposes only, would result from removal of nonsensitive species of trees protected under the City of Oakland Tree Ordinance. Mitigation planning requires more specific site grading and development plans in order to account for the number of trees that could be affected.</p> <p>Mitigation: Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Nonsensitive Species and Habitats</u></p> <p>Impact: A significant and mitigable impact, for CEQA purposes only, would result from removal of nonsensitive species of trees protected under the City of Oakland Tree Ordinance. Mitigation planning requires more specific site grading and development plans in order to account for the number of trees that could be affected.</p> <p>Mitigation: Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Nonsensitive Species and Habitats</u></p> <p>Impact: A significant and mitigable impact, for CEQA purposes only, would result from removal of nonsensitive species of trees protected under the City of Oakland Tree Ordinance. Mitigation planning requires more specific site grading and development plans in order to account for the number of trees that could be affected.</p> <p>Mitigation: For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>
Water Resources	No impacts are expected.	No impacts are expected.	No significant water resources impacts would result from implementation of the Maximum Capacity Alternative, because no substantial flooding or erosion, adverse impacts to the quality of any significant water body, such as stream, lake, or bay, or	No significant water resources impacts would result from implementation of the Mixed Use Village Alternative, because no substantial flooding or erosion, adverse impacts to the quality of any significant water body, such as stream, lake, or bay, or.	No significant water resources impacts would result from implementation of the Single Use Campus Alternative, because no substantial flooding or erosion, adverse impacts to the quality of any significant water body, such as stream, lake, or bay, or	No significant water resources impacts would result from implementation of Options 1 and 2 of the Residential Alternative, because no substantial flooding or erosion, adverse impacts to the quality of any significant water body, such as stream, lake, or bay,



**Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)**

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Water Resources <i>(continued)</i>			exposure of people to reasonably foreseeable hydrologic hazards, such as flooding would occur.	exposure of people to reasonably foreseeable hydrologic hazards, such as flooding would occur	exposure of people to reasonably foreseeable hydrologic hazards, such as flooding would occur.	or exposure of people to reasonably foreseeable hydrologic hazards, such as flooding would occur.
Geology and Soils	No impacts are expected.	No impacts are expected.	<p><u>Public Exposure to Earthquakes</u></p> <p><i>Impact:</i> A significant and mitigable impact, for purposes of CEQA only, would result from increasing the number of people and structures near the geologically active Hayward Earthquake Fault by implementing the Maximum Capacity Alternative. Although the physical changes required to implement the Maximum Capacity Alternative will not change the likelihood of an earthquake, increasing the number of people and structures in the vicinity of an active earthquake fault is considered a significant (and mitigable) impact under the CEQA guidelines.</p> <p><i>Mitigation:</i> At a minimum, seismic upgrades to reduce life safety risks associated with structural failures for a moderate-probability earthquake, should be performed prior to reuse to meet life safety criteria. Any existing</p>	<p><u>Public Exposure to Earthquakes</u></p> <p><i>Impact:</i> A significant and mitigable impact, for purposes of CEQA only, would result from increasing the number of people and structures near the geologically active Hayward Earthquake Fault by implementing the Mixed Use Village Alternative. Although the physical changes required to implement the Maximum Capacity Alternative will not change the likelihood of an earthquake, increasing the number of people and structures in the vicinity of an active earthquake fault is considered a significant (and mitigable) impact under the CEQA guidelines.</p> <p><i>Mitigation:</i> A detailed, site-specific seismic evaluation should be performed to identify and quantify the potential hazards associated with reuse of existing structures. Because of the proximity of NMCO to the Hayward Fault, all new</p>	<p><u>Public Exposure to Earthquakes</u></p> <p><i>Impact:</i> A significant and mitigable impact, for purposes of CEQA only, would result from increasing the number of people and structures near the geologically active Hayward Earthquake Fault by implementing the Single Use Campus Alternative. Although the physical changes required to implement the Maximum Capacity Alternative will not change the likelihood of an earthquake, increasing the number of people and structures in the vicinity of an active earthquake fault is considered a significant (and mitigable) impact under the CEQA guidelines.</p> <p><i>Mitigation:</i> Same as indicated for the Mixed Use Village Alternative.</p>	<p><u>Public Exposure to Earthquakes</u></p> <p><i>Impact:</i> A significant and mitigable impact, for purposes of CEQA only, would result from increasing the number of people and structures near the geologically active Hayward Earthquake Fault by implementing the Options 1 and 2 of the Residential Alternative. Although the physical changes required to implement the Maximum Capacity Alternative will not change the likelihood of an earthquake, increasing the number of people and structures in the vicinity of an active earthquake fault is considered a significant (and mitigable) impact under the CEQA guidelines.</p> <p><i>Mitigation:</i> New housing units would be designed, at a minimum, to meet the requirements of the California Building Code. Because NMCO is located very close to the Hayward Fault and because some of the proposed</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Geology and Soils <i>continued</i>)			<p>structures identified for retention for future use should be evaluated in detail to determine the cost-effectiveness of seismic upgrades. Existing utilities needed to support emergency services should be evaluated prior to reuse to determine if upgrades are needed to meet existing code requirements.</p> <p><u>Slope Stability</u></p> <p><u>Impact:</u> Significant and mitigable impacts would result from slope failure under the Maximum Capacity Alternative. Since most of the areas proposed for future development are already developed, significant and mitigable impacts on slope stability probably would be limited to those areas at the base of steep slopes.</p>	<p>structures should be designed to meet the site specific seismic design criteria.</p> <p><u>Slope Stability</u></p> <p><u>Impact:</u> Significant and mitigable impacts would result from slope failure under the Mixed Use Village Alternative. As with the Maximum Capacity Alternative, slope failure could result in significant and mitigable impacts under the Mixed Use Village Alternative. Impacts would be similar to the Maximum Capacity Alternative, except that no development is planned on the ridgetop in the northern corner of the property, nearest the existing landslide deposits.</p>	<p><u>Slope Stability</u></p> <p><u>Impact:</u> Significant and mitigable impacts would result from slope failure under the Single Use Campus Alternative. Impacts would be similar to the Maximum Capacity Alternative, except that no development is planned on the ridgetop in the northern corner of the property, nearest the existing landslide deposits.</p>	<p>development would be in areas underlain by thick alluvium, the structures should be designed to account for site specific conditions.</p> <p><u>Slope Stability</u></p> <p><u>Impact:</u> Significant and mitigable impacts would result from slope failure under the Residential Alternative. The potential for slope failures to impact developed areas under the Residential Alternative would be similar to the potential for failures under the Maximum Capacity Alternative, except that no development is proposed in the northern corner of the property above the existing landslide deposit identified by Nilsen (1975). The proposed development area corresponds with the area of existing development, so that it is Unlikely that slope failure would occur provided that the existing terrain is not severely altered.</p>

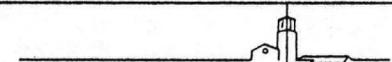


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Geology and Soils <i>(continued)</i>			<p><i>Mitigation:</i> Development on slopes greater than 30 percent should be minimized. Grading permits from the City of Oakland will be required. Compliance with requirements of the grading permit should reduce risks of slope failure in new development areas. Geotechnical investigations should be conducted to identify potential geologic hazards that may affect new building or road sites in potentially vulnerable areas, adjacent to or including slopes greater than 20 percent. Stability of the slope underlain by existing landslide deposits at the north end of the site should be specifically evaluated to identify potential hazards to development in this area.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>
Traffic and Circulation	No impacts are expected.	No impacts are expected.	<p><i>Impact:</i> A significant and mitigable impact would result from a substantial increase in traffic congestion at five project area intersections due to peak hour traffic from the Maximum Capacity Alternative. Significant and mitigable impacts to the following intersections would occur:</p>	<p><i>Impact:</i> A significant and mitigable impact would result from a substantial increase in traffic congestion at five project area intersections due to peak hour traffic from the Mixed Use Village Alternative. Significant and mitigable impacts to the following intersections would occur:</p>	<p><i>Impact:</i> A significant and mitigable impact would result from a substantial increase in traffic congestion at four project area intersections due to peak hour traffic from the Single Use Campus Alternative. Significant and mitigable impacts to the following intersections would occur:</p>	<p><i>Impact:</i> A significant and mitigable impact would result from a substantial increase in traffic congestion at two project area intersections due to peak hour traffic from the Residential Alternative (Option 1). Significant and mitigable impacts to the following intersections would occur:</p>

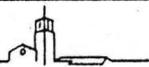


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Traffic and Circulation (continued)			<ul style="list-style-type: none"> • Keller / I-580 southbound off-ramp; • Keller / Mountain Boulevard; • Mountain Boulevard / I-580 northbound off-ramp; • Mountain Boulevard / Main Entrance; and • Mountain Boulevard / Golf Links Rd. <p><i>Mitigation:</i> The installation of traffic signals at the above locations along with minor lane changes (e.g. restriping) would mitigate the impacts to a level of nonsignificance.</p> <p>Along with the installation of traffic signals at the Keller Avenue intersections, it would be necessary to restripe the traffic lanes on the Keller Avenue / I-580 overcrossing to provide two lanes eastbound and one lane westbound. This would require reversing the direction of the center lane, which currently serves westbound traffic. The mitigation measures described above would reduce the traffic impacts to a level of nonsignificance.</p>	<ul style="list-style-type: none"> • Keller / I-580 southbound off-ramp; • Keller / Mountain Boulevard; • Mountain Boulevard / I-580 northbound off-ramp; • Mountain Boulevard / Main Entrance; and • Mountain Boulevard / Golf Links Rd. <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<ul style="list-style-type: none"> • Keller / I-580 southbound off-ramp; • Keller / Mountain Boulevard; • Mountain Boulevard / I-580 northbound off-ramp; and • Mountain Boulevard / Main Entrance. <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<ul style="list-style-type: none"> • Keller / I-580 southbound off-ramp; and • Keller / Mountain Boulevard. <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p> <p><i>Impact:</i> A significant and mitigable impact would result from a substantial increase in traffic congestion at four project area intersections due to peak hour traffic from the Residential Alternative (Option 2). The traffic impacts for the Residential Alternative (Option 2) are similar to the impacts for the Maximum Capacity Alternative. The intersections that would be significantly impacted are as follows:</p> <ul style="list-style-type: none"> • Keller / I-580 southbound off-ramp; • Keller / Mountain Boulevard; • Mountain Boulevard / I-580 northbound off-ramp; and

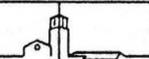


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Traffic and Circulation (continued)						<ul style="list-style-type: none"> • Mountain Boulevard / Main Entrance. <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>
Air Quality	No impacts are expected.	No impacts are expected.	<p><u>Traffic-related Ozone Precursor Emissions</u></p> <p><i>Impact:</i> A significant and unmitigable impact would result from an increase in traffic-related ozone precursor emissions. Traffic associated with the Maximum Capacity Alternative would generate reactive organic compounds and nitrogen oxide emissions which exceed the BAAQMD impact significance threshold of 80 pounds per day.</p> <p><i>No Mitigation.</i> The air emissions analysis already accounts for voluntary trip reduction program efforts (five percent of total trips) and multi-purpose linked trips (five percent of total trips). This reduction in trips slightly decreases the estimated volume of air emissions. New roadways within the NMCO site would include sidewalks and bicycle facilities according to City of Oakland standards. Since state law effectively precludes implementation of</p>	<p><u>Traffic-related Ozone Precursor Emissions</u></p> <p><i>Impact:</i> A significant and unmitigable impact would result from an increase in traffic-related ozone precursor emissions. Traffic associated with the Mixed Use Village Alternative would generate nitrogen oxide emissions which exceed the BAAQMD impact significance threshold of 80 pounds per day.</p> <p><i>No Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Traffic-related Ozone Precursor Emissions</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from an increase in traffic-related ozone precursor emissions. This impact is the same as described for the Maximum Capacity Alternative, where traffic-related ozone precursor emissions and reactive organic compounds also would exceed the 80 pounds per day BAAQMD significance threshold.</p> <p><i>No Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Traffic-related Ozone Precursor Emissions</u></p> <p><i>Impact:</i> A significant and unmitigable impact would result from an increase in traffic-related ozone precursor emissions. Traffic associated with Options 1 and 2 of the Residential Alternative would generate nitrogen oxide emissions which exceed the BAAQMD impact significance threshold of 80 pounds per day.</p> <p><i>No Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>

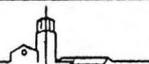


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Air Quality (continued)			<p>mandatory trip reduction programs, few mechanisms are available to the City of Oakland for achieving significant additional trip and emission reduction.</p> <p><u>Traffic-related PM₁₀ Emissions</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from an increase in traffic-related PM₁₀ emissions. The Maximum Capacity Alternative would generate emissions above the BAAQMD significance threshold of 80 pounds per day for PM₁₀ emissions.</p> <p><u>No Mitigation:</u> The air emissions analysis already accounts for voluntary trip reduction program efforts (five percent of total trips) and multi-purpose linked trips (five percent of total trips). This reduction in trips slightly decreases the estimated volume of air emissions. New roadways within Since state law effectively precludes implementation of mandatory trip reduction programs, few mechanisms are available to the City of Oakland for achieving significant additional trip and emission reduction.</p>	<p><u>Traffic-related PM₁₀ Emissions</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from an increase in traffic-related PM₁₀ emissions. The Mixed Use Alternative would generate emissions above the BAAQMD threshold of 80 pounds per day for PM₁₀ emissions.</p> <p><u>No Mitigation:</u> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Traffic-related PM₁₀ Emissions</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from an increase in traffic-related PM₁₀ emissions. The Single Use Alternative would generate emissions above the BAAQMD threshold of 80 pounds per day for PM₁₀ emissions.</p> <p><u>No Mitigation:</u> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Traffic-related PM₁₀ Emissions</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from an increase in traffic-related PM₁₀ emissions. The Residential Alternative (Options 1 and 2) would generate emissions above the BAAQMD threshold of 80 pounds per day for PM₁₀ emissions.</p> <p><u>No Mitigation:</u> Same as indicated for the Maximum Capacity Alternative.</p>

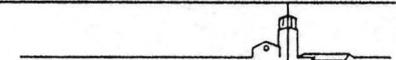


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Air Quality (continued)			<p><u>Dust from Demolition and Construction</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from dust generation associated with building demolition, renovation, and construction activities. Demolition, construction, and building renovation under the Maximum Capacity Alternative would occur incrementally over an extended buildout period, precluding specific estimates of construction-related emissions for any particular year.</p> <p>Construction-related dust can be reduced to acceptable (nonsignificant) levels by following normal dust control measures.</p> <p><i>Mitigation:</i> Use the following dust control practices during demolition, construction, and renovation activities:</p> <ul style="list-style-type: none"> • Use mowing rather than discing for weed control, thus minimizing ground disturbance and leaving a soil cover in place; • Seed and water inactive portions of construction sites to maintain a grass cover; 	<p><u>Dust from Demolition and Construction</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from dust generation associated with building demolition, renovation, and construction activities. Demolition, construction, and building renovation under the Mixed Use Village Alternative would occur incrementally over an extended buildout period, precluding specific estimates of construction-related emissions for any particular year.</p> <p>Construction-related dust can be reduced to acceptable (nonsignificant) levels by following normal dust control measures.</p> <p><i>Mitigation:</i> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Dust from Demolition and Construction</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from dust generation associated with building demolition, renovation, and construction activities. Demolition, construction, and building renovation under the Single Use Campus Alternative would occur incrementally over an extended buildout period, precluding specific estimates of construction-related emissions for any particular year.</p> <p>Construction-related dust can be reduced to acceptable (nonsignificant) levels by following normal dust control measures.</p> <p><i>Mitigation:</i> Same as for the Maximum Capacity Alternative.</p>	<p><u>Dust from Demolition and Construction</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from dust generation associated with building demolition, renovation, and construction activities. Demolition, construction, and building renovation under the Options 1 and 2 of the Residential Alternative would occur incrementally over an extended buildout period, precluding specific estimates of construction-related emissions for any particular year.</p> <p>Construction-related dust can be reduced to acceptable (nonsignificant) levels by following normal dust control measures.</p> <p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>

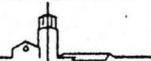


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Air Quality (continued)			<ul style="list-style-type: none"> Minimize the area disturbed by clearing, earthmoving, or excavation activities; Prevent excessive dust generation by using water or dust control solutions on all unpaved areas subject to vehicle traffic, grading or excavation; Ensure that any petroleum-based dust control products used on the site meet BAAQMD regulations for cutback asphalt paving materials; Halt all site clearing, grading, earthmoving, and excavation activities during periods of sustained strong winds (hourly average wind speeds of 20 mph or greater); Sweep streets adjacent to the construction site as necessary to remove accumulated dust and soil; and Properly maintain all construction vehicles and avoid excessive idling of inactive equipment. 			
Noise	No impacts are expected.	No impacts are expected.	<p><u>Construction and Demolition</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from temporary noise disturbance to adjacent land uses associated with demolition,</p>	<p><u>Construction and Demolition</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from temporary noise disturbance to adjacent land uses associated with demolition,</p>	<p><u>Construction and Demolition</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from temporary noise disturbance to adjacent land uses associated with demolition,</p>	<p><u>Construction and Demolition</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from temporary noise disturbance to adjacent land uses associated with demolition,</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Noise (continued)			<p>construction, and remodeling of buildings on the NMCO site. Building demolition, and new roadway reconstruction would be the most substantial noise sources. Community Noise Equivalent Level increments could exceed 70 dB for locations within about 400 feet of the work site.</p> <p>Any occupied residential locations within 400 feet of construction sites may experience substantial temporary disturbance from construction noise. This would result in a significant and mitigable impact. The Maximum Capacity Alternative is dominated by land uses that are considered noise-sensitive. The phasing of construction and occupancy would determine the extent to which demolition and construction activities cause impacts to on-site land uses. Most existing off-site residential development is far enough away from the major construction areas to avoid noise impacts. Construction activities within 400 feet of the NMCO site boundary could cause temporary noise impacts on the surrounding property.</p>	<p>construction, and remodeling of buildings on the NMCO site. This impact is the same as indicated for Maximum Capacity Alternative.</p>	<p>construction, and remodeling of buildings on the NMCO site. This impact is the same as indicated for Maximum Capacity Alternative.</p>	<p>construction, and remodeling of buildings on the NMCO site. For Options 1 and 2, this impact is the same as indicated for the Maximum Capacity Alternative.</p>

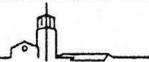


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Noise (continued)			<p><i>Mitigation:</i> Construction noise impacts could be reduced by restricting most construction activity to normal daytime (7:00 am to 7:00 pm) periods. Careful phasing of demolition, construction, and remodeling activities should be implemented to minimize the extent to which occupied areas are exposed to construction noise.</p> <p><u>Noise Exposure of Proposed Land Uses</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from traffic noise. The western side of the NMCO site would experience high noise levels from traffic on I-580 and, to a lesser extent, Mountain Boulevard. Areas within 500 feet of Mountain Boulevard will generally be exposed to CNEL levels above 65 dB. CNEL levels above 65 dB are higher than normally acceptable levels for residential or other noise-sensitive land uses.</p>	<p><i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.</p> <p><u>Noise Exposure of Proposed Land Uses</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from traffic noise. This impact is the same as indicated for Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.</p> <p><u>Noise Exposure of Proposed Land Uses</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from traffic noise. This impact is the same as indicated for Maximum Capacity Alternative.</p>	<p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p> <p><u>Noise Exposure of Proposed Land Uses</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from traffic noise. For Options 1 and 2, this impact is the same as indicated for the Maximum Capacity Alternative.</p>

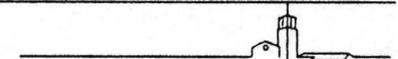


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Noise (continued)			<i>Mitigation:</i> Indoor noise levels could be adequately reduced through building design. Outdoor noise levels could be controlled through the use of berms/sound-walls, vegetation buffer areas, building configurations, and other site planning tools, or by placing sensitive land uses beyond 500 feet from Mountain Boulevard.	<i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.	<i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.	<i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.
Utilities	No impacts are expected.	No impacts are expected.	<i>Impact 1. Potable Water Supply.</i> A significant and mitigable impact would result from an increased water supply demand of about 112 percent over the historic annual demand. The Maximum Capacity Alternative is estimated to increase population in the region of influence by 3,006 which includes 1,565 residential users, and 1,441 commercial users (please see Table 4-5). Multiplying 1,565 residential users times an estimated 120 gallons per day per residential user (Department of Water Resources 1994a) equals 187,800 gallons of residential use per day. Multiplying 1,441 commercial users times an estimated 70 gallons per day per commercial user (Department of Water Resources 1994b) equals 100,870 gallons of commercial use per	No significant impacts to utilities systems or waste management service and landfill capacity would result under the Mixed Use Village Alternative.	No significant impacts to utilities systems or waste management service and landfill capacity would result under the Single Use Campus Alternative.	No significant impacts to utilities systems or waste management service and landfill capacity would result under the Residential Alternative.



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Utilities (continued)			<p>day. Adding these estimated daily residential (187,800 gallons) and commercial (100,870) uses equals 288,670 gallons per day estimated water use on site. Multiplying this use rate times 365 days subtotals 105,364,550 gallons. Adding at estimated 85,490,000 gallons per year to irrigate the 83-acre golf course (based on an irrigation rate of 1.03 million gallons per acre per year) totals 190,854,550 gallons per year estimated potable water demand. This represents an increase of about 112 percent over the estimated historic annual use of 90,000,000 gallons per year.</p> <p><i>Mitigation 1.</i> The City of Oakland will expressly identify the water supplier(s) that will provide water service to the alternative (Cal. Pub. Res. Code Section 21151.9; Cal. Wat. Code Sections 10910-10915). The City will ask those suppliers whether the water demand associated with the alternative has been included and assessed in the suppliers' urban water management plans, and will require such plans to be updated to account for estimated demand from this alternative.</p>			

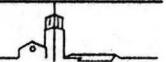


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Utilities <i>(continued)</i>			<p>Government Code Sections 65352 and 65352.5 require cities to consult with water suppliers in connection with such proposed projects. Moreover, Government Code Section 65302, subdivision (d), requires cities to coordinate with such suppliers in preparing the conservation elements of their general plans. That coordination is required to include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city. In addition to supplier identification and coordination, the following best management practices will be implemented by future site developers:</p> <ul style="list-style-type: none"> • Interior and exterior water audits and incentive programs for single family residential, multi-family residential, and commercial users; • requirement of ultra low flush toilets in all new construction; • distribution system water audits, leak detection and repair; • metering for all new connections and billing by volume of use; 			

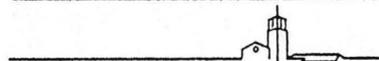


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Utilities (continued)			<ul style="list-style-type: none"> • large landscape water audits (golf course and recreational areas); • landscape water conservation for new single family homes; and • water waste prohibitions. <p>Implementation of these water conservation practices will be consistent with the guidelines and schedules set forth in the Memorandum of Understanding Regarding Urban Water Conservation in California (California Urban Water Conservation Council 1994). Supplier identification, coordination, and best management practices implementation would reduce water supply impacts to a less than significant level by ensuring that the water supply system will have adequate capacity prior to development approval.</p> <p>No other significant impacts to utilities systems or waste management service and landfill capacity would result under the Maximum Capacity Alternative. The generation of about 71,346 tons of demolition waste would, however, be a significant but mitigable cumulative impact, and</p>			

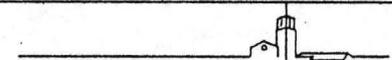


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Utilities <i>(continued)</i>			is discussed in Chapter 5 of this EIS/EIR.			
Hazardous Materials and Waste	No impacts are expected.	No impacts are expected.	There will be no significant hazardous materials and waste impacts from implementation of the Maximum Capacity Alternative, because the relatively low quantities of such materials and wastes generated would not result in releases that could expose the public or the environment to hazardous levels of substances.	Same as indicated for Maximum Capacity Alternative.	Same as indicated for Maximum Capacity Alternative.	For Options 1 and 2, same as indicated for the Maximum Capacity Alternative
Cumulative Impacts	No impacts are expected.	No impacts are expected.	<p><u>Socioeconomics</u></p> <p><u>Impact:</u> A significant and mitigable impact may result from adding students to the capacity-constrained local schools due to the project and cumulative development.</p> <p><u>Mitigation:</u> Mitigation measures to reduce overcrowding to less than significant levels would include the following: (1) reassigning students among district schools to account for changing population and new development; (2) continuation and expansion of year-round schools; (3) more efficient use of underutilized and/or abandoned school facilities; (4) the addition of portable classrooms; and (5) the busing of students to less crowded schools. If these measures do not</p>	<p><u>Socioeconomics</u></p> <p><u>Impact:</u> A significant and mitigable impact may result from adding students to the capacity-constrained local schools due to the project and cumulative development.</p> <p><u>Mitigation:</u> Same as indicated for Maximum Capacity Alternative.</p>	<p><u>Socioeconomics</u></p> <p><u>Impact:</u> A significant and mitigable impact may result from adding students to the capacity-constrained local schools due to the project and cumulative development.</p> <p><u>Mitigation:</u> Same as indicated for Maximum Capacity Alternative.</p>	<p><u>Socioeconomics</u></p> <p><u>Impact:</u> A significant and mitigable impact may result from adding students to the capacity-constrained local schools due to the project and cumulative development.</p> <p><u>Mitigation:</u> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>



Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Cumulative Impacts (continued)			<p>reduce overcrowding, OUSD may have to expand existing schools or construct new schools. All of these measures would require varying amounts of funding. If current sources of funding, including the City of Oakland school mitigation fees, increases in property tax and sales tax revenues, and increases in state funding are insufficient to pay for the cost of mitigating overcrowding, the OUSD would formulate and implement specific measures to raise additional funds. Funding sources which may be considered by the OUSD include: (1) adjustments of school mitigation fees on commercial and residential development; (2) the creation of special assessment or Mello Roos districts or annexation to a Community Facilities District; (3) sale of surplus OUSD property; and (4) any other funding mechanism available to the OUSD by state law or local ordinances, including those measures identified in the OUSD's Developer Fee Justification Study (OUSD 1996).</p>			

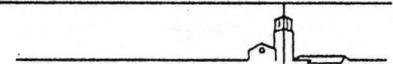


Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Cumulative Impacts (continued)			<p><u>Traffic and Circulation</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from peak hour traffic substantially increasing traffic congestion at three project intersections, which were analyzed for cumulative conditions. These intersections are as follows:</p> <ul style="list-style-type: none"> • Keller/I-580 southbound off-ramp; • Keller/Mountain Boulevard; and • Mountain Blvd./I-580 northbound off-ramp. <p><i>Mitigation:</i> The installation of traffic signals at the above locations along with minor lane changes (i.e. restriping, etc.) would mitigate the impacts to a level of nonsignificant.</p> <p>Along with the installation of traffic signals at the Keller Avenue intersections, it will be necessary to restripe the traffic lanes on the Keller Avenue/I-580 overcrossing. The restriping will provide two lanes eastbound and one lane westbound. This would require reversing the direction of the center lane, which currently serves westbound traffic.</p>	<p><u>Traffic and Circulation</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from peak hour traffic substantially increasing traffic congestion at three project intersections, which were analyzed for cumulative conditions.</p> <p><i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.</p>	<p><u>Traffic and Circulation</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from peak hour traffic substantially increasing traffic congestion at three project intersections, which were analyzed for cumulative conditions.</p> <p><i>Mitigation:</i> Same as indicated for Maximum Capacity Alternative.</p>	<p><u>Traffic and Circulation</u></p> <p><i>Impact:</i> A significant and mitigable impact would result from peak hour traffic substantially increasing traffic congestion at three project intersections, which were analyzed for cumulative conditions.</p> <p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>

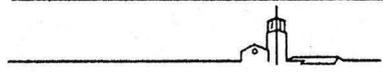


Table 2-6
 Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
 and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Cumulative Impacts (continued)			<p>The mitigation measures described above would reduce the traffic impacts to a level of nonsignificant.</p> <p><u>Air Quality</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from regional ozone precursor and PM₁₀ concentrations that exceed state air quality standards. This impact is due to vehicle emissions associated with traffic from project plus cumulative development.</p> <p><u>No Mitigation:</u> Cumulative air quality issues in the San Francisco Bay Area are addressed through regional air quality plans developed jointly by the Bay Area Air Quality Management District (BAAQMD), the Association of Bay Area Governments, and the Metropolitan Transportation Commission. These plans reflect anticipated regional land use and transportation patterns, and are subject to periodic review and revision. BAAQMD regulations require most new industrial facilities to fully offset emissions that would be generated by their operations. However, the impacts from the reuse alternatives are related to vehicle</p>	<p><u>Air Quality</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from regional ozone precursor and PM₁₀ concentrations that exceed state air quality standards. This impact is due to vehicle emissions associated with traffic from project plus cumulative development.</p> <p><u>No Mitigation:</u> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Air Quality</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from regional ozone precursor and PM₁₀ concentrations that exceed state air quality standards. This impact is due to vehicle emissions associated with traffic from project plus cumulative development.</p> <p><u>No Mitigation:</u> Same as indicated for the Maximum Capacity Alternative.</p>	<p><u>Air Quality</u></p> <p><u>Impact:</u> A significant and unmitigable impact would result from regional ozone precursor and PM₁₀ concentrations that exceed state air quality standards. This impact is due to vehicle emissions associated with traffic from project plus cumulative development.</p> <p><u>No Mitigation:</u> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>

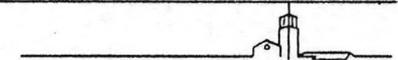


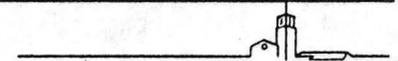
Table 2-6
Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
and Reuse Alternatives (Continued)

Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Cumulative Impacts (continued)			<p>emissions, which relies on voluntary reduction in vehicle trips for mitigation. Therefore, this impact cannot be fully mitigated.</p> <p><u>Utilities</u></p> <p><u>Impact:</u> A significant and mitigable impact would occur if solid waste diversion (reduction and recycling) goals are not met on a regional basis. There is a current capacity shortfall of about eight million tons of landfill capacity to meet projected needs through the year 2010.</p> <p>Demolition of the hospital and all other buildings that would not be used as part of one of the reuse alternatives, would result in about 71,346 tons of waste. Of this total, an estimated 36,616 tons, or about 51 percent of the demolition waste would be generated by demolishing the hospital building. Demolition of the remaining buildings would amount to the remaining 34,730 tons.</p> <p>The 71,346 tons of waste represents less than one percent of the existing landfill capacity. Although it is a very small percentage of available landfill capacity, it still represents a potentially significant impact, because of the estimated eight</p>	<p><u>Utilities</u></p> <p><u>Impact:</u> A significant and mitigable impact would occur if solid waste diversion (reduction and recycling) goals are not met on a regional basis. There is a current capacity shortfall of about eight million tons of landfill capacity to meet projected needs through the year 2010.</p> <p>Demolition of the hospital and all other buildings that would not be used as part of one of the reuse alternatives, would result in about 71,346 tons of waste. Of this total, an estimated 36,616 tons, or about 51 percent of the demolition waste would be generated by demolishing the hospital building. Demolition of the remaining buildings would amount to the remaining 34,730 tons.</p> <p>The 71,346 tons of waste represents less than one percent of the existing landfill capacity. Although it is a very small percentage of available landfill capacity, it still represents a potentially significant impact, because of the estimated eight</p>	<p><u>Utilities</u></p> <p><u>Impact:</u> A significant and mitigable impact would occur if solid waste diversion (reduction and recycling) goals are not met on a regional basis. There is a current capacity shortfall of about eight million tons of landfill capacity to meet projected needs through the year 2010.</p> <p>Demolition of the hospital and all other buildings that would not be used as part of one of the reuse alternatives, would result in about 71,346 tons of waste. Of this total, an estimated 36,616 tons, or about 51 percent of the demolition waste would be generated by demolishing the hospital building. Demolition of the remaining buildings would amount to the remaining 34,730 tons.</p> <p>The 71,346 tons of waste represents less than one percent of the existing landfill capacity. Although it is a very small percentage of available landfill capacity, it still represents a potentially significant impact, because of the estimated eight</p>	<p><u>Utilities</u></p> <p><u>Impact:</u> A significant and mitigable impact would occur if solid waste diversion (reduction and recycling) goals are not met on a regional basis. There is a current capacity shortfall of about eight million tons of landfill capacity to meet projected needs through the year 2010.</p> <p>Demolition of the hospital and all other buildings that would not be used as part of one of the reuse alternatives, would result in about 71,346 tons of waste. Of this total, an estimated 36,616 tons, or about 51 percent of the demolition waste would be generated by demolishing the hospital building. Demolition of the remaining buildings would amount to the remaining 34,730 tons.</p> <p>The 71,346 tons of waste represents less than one percent of the existing landfill capacity. Although it is a very small percentage of available landfill capacity, it still represents a potentially significant impact, because of the estimated eight</p>



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Summary of Significant Environmental Impacts and Mitigations from the Proposed Action
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Resource Category	Navy Action		Community Reuse Alternatives			
	Navy Disposal	No Action Alternative	Maximum Capacity Alternative	Mixed Use Village Alternative	Single Use Campus Alternative	Residential Alternative
Cumulative Impacts (continued)			<p>million ton shortfall of landfill capacity in the County. This would significantly impact Alameda County's ability to meet their integrated waste management plan diversion goals. This would not be an immediate impact, since existing landfill capacity is adequate to absorb NMCO demolition waste. However, over the long term, in combination with other activities that generate substantial quantities of solid waste that will need to be diverted or landfilled, the generation of this demolition waste represents a potentially significant and mitigable impact.</p> <p><i>Mitigation:</i> The city shall develop and implement, over the long term and in consultation with the CIWMB, a construction and demolition materials waste diversion program integrating materials exchange, recycling, salvage, and other waste recovery and reuse activities to realize maximum reasonable diversion of such materials from landfills. Effective implementation of that program, combined with long-term Alameda County policies and plans to expand existing, or acquire and develop new landfill capacity, should accommodate increased volumes of solid waste.</p>	<p>million ton shortfall of landfill capacity in the County. This would significantly impact Alameda County's ability to meet their integrated waste management plan diversion goals. This would not be an immediate impact, since existing landfill capacity is adequate to absorb NMCO demolition waste. However, over the long term, in combination with other activities that generate substantial quantities of solid waste that will need to be diverted or landfilled, the generation of this demolition waste represents a potentially significant and mitigable impact.</p> <p><i>Mitigation:</i> Same as for Maximum Capacity Alternative.</p>	<p>million ton shortfall of landfill capacity in the County. This would significantly impact Alameda County's ability to meet their integrated waste management plan diversion goals. This would not be an immediate impact, since existing landfill capacity is adequate to absorb NMCO demolition waste. However, over the long term, in combination with other activities that generate substantial quantities of solid waste that will need to be diverted or landfilled, the generation of this demolition waste represents a potentially significant and mitigable impact.</p> <p><i>Mitigation:</i> Same as for Maximum Capacity Alternative.</p>	<p>million ton shortfall of landfill capacity in the County. This would significantly impact Alameda County's ability to meet their integrated waste management plan diversion goals. This would not be an immediate impact, since existing landfill capacity is adequate to absorb NMCO demolition waste. However, over the long term, in combination with other activities that generate substantial quantities of solid waste that will need to be diverted or landfilled, the generation of this demolition waste represents a potentially significant and mitigable impact.</p> <p><i>Mitigation:</i> For Options 1 and 2, same as indicated for the Maximum Capacity Alternative.</p>



Master List of Sponsor-prepared Technical Studies and SCA-Required Reports for the Oak Knoll Draft SEIR – August 2016

A. WRA Environmental Consultants

Biological Assessment Report, Oak Knoll Hospital, October 2006

Biological Resources Assessment, Oak Knoll, July 2015.

Delineation of Potential Jurisdictional Wetlands and “Other Waters” under Section 404 of the Clean Water Act, Former Oak Knoll Hospital, December 2006, Revised September 2007.

Delineation of Potential Jurisdictional Wetlands and Non-Wetland Waters under Section 404 of the Clean Water Act, Hardenstine Parcel (File 2006-4002OS), February 2015.

Draft Rare Plant Report, Oak Knoll Hospital, July 2006.

Rare Plant Survey Report, Oak Knoll, April 2016.

Riparian Restoration and Monitoring Plan, Oak Knoll, March 2016.

Tree Survey Report, Oak Knoll, June 2015.

Memorandum: Oak Knoll Mixed Use Development Project Tree Removal Impact Mitigation Plan, Oak Knoll, November 25.

B. ESA/PWA

Rifle Range Creek: Hydrology Report, Restoration Plan and Preliminary Creek Protection Plan. Oak Knoll Mixed Use Community Development Project. February 24, 2016.

C. BKF Engineers

Oak Knoll Preliminary Sanitary Sewer Master Plan, July 28, 2015, and 2016 Supplement, August 4, 2016.

Oak Knoll Preliminary Storm Drainage Master Plan, September 22, 2015.

Oak Knoll Preliminary Water Master Plan, July 21, 2015.

Oak Knoll Preliminary Water Master Plan (Draft) – Update to Demand Factors, June 21, 2016.

Memorandum: Oak Knoll Project – Maintaining Utility Connections for the Seneca Center during Construction, Supplement, August 18, 2016.

D. ENGEO Incorporated

Preliminary Geotechnical Exploration, Oak Knoll, Oakland, CA, February, 24, 2006.

Supplemental Fault Exploration, Oak Knoll Oakland, CA, June 23, 2015.

Supplemental Geotechnical Exploration, Oak Knoll, Oakland, CA, and October, 24, 2006.

E. Carey & Co.

Garage Building at the Former Oak Knoll Golf and Country Club, Evaluation, June 30, 2016.

Oak Knoll Golf and Country Club Building 18 at the Former Naval Medical Center Oakland, California, Relocation Evaluation, May 3, 2016.

F. Ramboll Environ

Oak Knoll Project Greenhouse Gas Reduction Plan, August 2016.

G. Fehr & Peers

Transportation Demand Management Plan for the Oak Knoll Project, April 2016.

Transportation Impact Analysis, August 2016.