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# Introduction

This Draft Environmental Impact Report (Draft EIR) has been prepared by the City of Oakland in accordance with the California Environmental Quality Act (CEQA)<sup>1</sup> and associated CEQA Guidelines<sup>2</sup> to describe the potential environmental consequences of the proposed West Oakland Specific Plan. This Draft EIR is intended to serve as an informational document for use by public agency decision makers and the public in their consideration of the proposed Specific Plan.

## Proposed Project

The City of Oakland is proposing to adopt the West Oakland Specific Plan (i.e., the Project), which sets forth a transformative new vision for redevelopment of key Opportunity Areas and Opportunity Sites in West Oakland with new employment uses, housing and retail.

## Planning Area and Subareas

### Planning Area

The nearly 3 square mile (approximately 1,900-acre) Planning Area encompasses West Oakland, the area bounded by Interstate 580 (I-580) to the north, I-980 to the east and I-880 to the west, plus two additional areas that are “gateways” to West Oakland: the industrial area south of I-880 centered on 3<sup>rd</sup> Street, and the Oakland portion of the East BayBridge Shopping Center north of I-580 adjacent to Emeryville.

### Opportunity Areas

Within the Planning Area, the Specific Plan identifies four “Opportunity Areas” targeted for growth. Development facilitated by the Specific Plan would occur in these Opportunity Areas, which contain vacant and underutilized properties and older facilities that no longer meet current standards and market conditions, and thus have the most potential for change.

- Opportunity Area 1: Mandela/West Grand (354 gross acres, including public right-of-way)
- Opportunity Area 2: 7th Street (98 acres)
- Opportunity Area 3: 3rd Street (103 acres)

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<sup>1</sup> The California Environmental Quality Act (CEQA) is codified in section 21000, et seq., of the California Public Resources Code

<sup>2</sup> The CEQA Guidelines are set forth in sections 15000 through 15387 of the California Code of Regulations, Title 14, Chapter 3

- Opportunity Area 4: San Pablo Avenue (52 acres)

Because of their size and the differing land use development and planning strategies, the Mandela/West Grand Avenue, 7th Street and San Pablo Avenue Opportunity Areas are further divided into subareas.

### Opportunity Sites

Within the four Opportunity Areas, growth facilitated by the Specific Plan is most likely to occur on 37 specifically identified Opportunity Sites. Opportunity Sites are individual parcels or groups of commercial and/or industrial parcels that are strategically located, and are vacant, underutilized, blighted or contain uses that conflict with nearby residential neighborhoods. The Opportunity Sites are expected to serve as catalysts in that their development will encourage development of other properties in the surrounding Opportunity Area and can make direct positive contributions to the community.

### Enhancement Areas

The predominantly residential neighborhoods of West Oakland that lie outside the Opportunity Areas are referred to as “Enhancement Areas” in the Specific Plan. These areas are not in need of transformational change, but rather conservation and enhancement of their existing strengths. Enhancement Areas include residential neighborhoods outside the Opportunity Areas, and many existing commercial and industrial parcels that are already developed with compatible, economically viable and job-generating uses. A key tenet of the Specific Plan is to retain, enhance, and improve these Enhancement Areas.

## **Land Use and Development**

To fully realize the development potential of the Specific Plan Area and provide greater clarity and predictability for development, the Specific Plan recommends a set of land use overlays that indicate the type of development that should occur at specific locations in West Oakland. These new land use types are intended as overlays to the existing General Plan designations, providing more specific and targeted land use policy. These land use overlays identify strategically distinct employment uses and building types, reflecting differences in business functions performed, business ages and sizes, and expected amenity levels. These land use overlays supplement, rather than replace the current General Plan and zoning land uses.

The Specific Plan would retain the existing General Plan and zoning designations and associated development standards throughout the Planning Area except in limited locations where the Plan proposes changing the General Plan land use designations and/or rezoning to better achieve the overall objectives of the Plan.

The Specific Plan provides for up to approximately 5,090 net new housing units and 4.03 million square feet of net new non-residential building space within the Planning Area. All of this growth would occur within the Opportunity Areas. This development would result in an estimated 11,136 new residents and 14,850 new jobs. Although development facilitated by the Specific Plan would occur incrementally over many years, this EIR conservatively assumes that all of this projected growth would occur by 2035.

## **Scope of the EIR**

The City of Oakland has determined that an Environmental Impact Report (EIR) is the required CEQA environmental review document for the proposed project. The City circulated a Notice of Preparation (NOP) on October 22, 2012 (see **Appendix 1A**). The public comment period on the scope of the EIR

lasted from October 24 through November 21, 2012. The NOP was sent to responsible agencies, organizations and interested individuals, and to the State Clearinghouse.

A scoping session was held on November 5, 2012 before the City Landmarks Preservation Advisory Board, and a second scoping session was held on November 14, 2012 before the City Planning Commission. Both written and oral comments received by the City on the NOP and scoping sessions were taken into account during the preparation of this EIR. The written comments received are included in **Appendix 1B**.

The following environmental topics are addressed in this EIR:

- Chapter 4.1: Aesthetics, Shadow and Wind
- Chapter 4.2: Air Quality
- Chapter 4.3: Cultural and Historic Resources
- Chapter 4.4: Greenhouse Gas Emissions
- Chapter 4.5: Hazards and Hazardous Materials
- Chapter 4.6: Land Use and Planning
- Chapter 4.7: Noise
- Chapter 4.8: Population, Housing and Employment
- Chapter 4.9: Public Services and Recreation
- Chapter 4.10: Transportation, Circulation and Parking
- Chapter 4.11: Utilities and Service Systems
- Chapter 4.12: Other Less-than-Significant Effects

## **Level of Analysis**

The degree of specificity in an EIR corresponds to the degree of specificity in the underlying activity described in the EIR. As CEQA specifies, a Program EIR is appropriate for a Specific Plan, under which there will be future development proposals that are 1) related geographically, 2) logical parts in a chain of contemplated actions, 3) connected as part of a continuing program, and 4) carried out under the same authorizing statute or regulatory authority and have similar environmental impacts that can be mitigated in similar ways (CEQA Guidelines Section 15168). For some site-specific purposes, a program-level environmental document may provide sufficient detail to enable an agency to make informed site-specific decisions within the program. This approach would allow agencies the ability to consider program-wide mitigation measures and cumulative impacts that might be slighted in a case-by-case analysis approach, and to carry out an entire program without having to prepare additional site-specific environmental documents. In other cases, the formulation of site-specific issues is unknown until subsequent design occurs leading to the preparation of later project-level environmental documentation. Preparation of a program-level document simplifies the task of preparing subsequent project-level environmental documents for future projects under the Specific Plan for which the details are currently unknown. This EIR presents an analysis of the environmental impacts of adoption and implementation of the Specific Plan. Specifically, it evaluates the physical and land use changes from potential development that could occur with adoption and implementation of the Specific Plan.

Further, where feasible, and where an adequate level of detail is available such that the potential environmental effects may be understood and analyzed, this EIR provides a project-level analysis to eliminate or minimize the need for subsequent CEQA review of projects that could occur under the Specific Plan. Although not required under CEQA, some “project-level” impacts of reasonably foreseeable level of build-out of the Specific Plan are discussed to the extent that such impacts are known. The West Oakland Specific Plan includes physical development plans for certain Opportunity Areas and Opportunity sites, and it provides a prescribed development envelope in terms of density and intensity, height and bulk, and location of specific anticipated future development and public infrastructure and transportation improvements. Where specific details are not available, the analysis of potential physical environmental impacts is based on reasonable assumptions about future development that could occur in the Plan Area. The assumed future development is described in Chapter 3: Project Description. Pursuant to CEQA Guidelines Sections 15162-15164, 15168, 15183 and 15183.5, future program- and project-level environmental analyses may be tiered from this EIR.

The City intends to use the streamlining/tiering provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects are expeditiously undertaken without the need for repetition and redundancy, as provided in CEQA Guidelines section 15152 and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar/unique to the project or the project site. Likewise, Public Resources Code section 21094.5 and CEQA Guidelines Section 15183.3 also provides for streamlining of certain qualified, infill projects. In addition, CEQA Guidelines Sections 15162-15164 allow for the preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied. Moreover, California Government Code section 65457 and CEQA Guidelines section 15182 provide that once an EIR is certified and a specific plan adopted, any residential development project, including any subdivision or zoning change that implements and is consistent with the specific plan is generally exempt from additional CEQA review under certain circumstances. The above are merely examples of possible streamlining/tiering mechanisms that the City may pursue and in no way limit future environmental review of specific projects.

CEQA requires the analysis of potential adverse effects of a project on the environment. Potential effects of the environment on a project are legally not required to be analyzed or mitigated under CEQA. However, this EIR nevertheless analyzes potential effects of “the environment on the project” in order to provide information to the public and decision-makers. Where a potential significant effect of the environment on the project is identified, the document, as appropriate, identifies City Standard Conditions of Approval and/or project-specific non-CEQA recommendations to address these issues.

## **Report Organization**

The EIR is organized into the following chapters:

- *Chapter 1 – Introduction:* Discusses the overall EIR purpose; provides a summary of the proposed Specific Plan; describes the EIR scope; and summarizes the organization of the EIR.
- *Chapter 2 – Summary:* Provides a summary of the significant environmental impacts that would result from implementation of the proposed Specific Plan, and describes Standard Conditions of Approval and recommended mitigation measures that would avoid or reduce significant impacts.

- *Chapter 3 – Project Description:* Provides a description of the Specific Plan objectives, Planning Area, project background and history, Specific Plan proposals, and required approval process.
- *Chapter 4 – Setting, Impacts, Standard Conditions of Approval, and Mitigation Measures:* Describes the following for each environmental topic: existing physical setting, applicable regulatory setting including relevant City of Oakland Standard Conditions of Approval; thresholds of significance; potential environmental impacts and their level of significance; Standard Conditions of Approval relied upon to ensure significant impacts would not occur; mitigation measures recommended when necessary to mitigate identified impacts; and resulting level of significance following implementation of mitigation measures, when necessary. Cumulative impacts are also discussed in each topic section.

Potential impacts are identified by level of significance, as follows:

- **(No Impact)** – no environmental effects
- **(LTS)** - less-than-significant impact
- **(LTS with SCA)** – less than significant impacts with implementation of City of Oakland Standard Conditions of Approval/Uniformly Applied Development Standards
- **(LTS with MM)** – less than significant impacts with implementation of mitigation measures recommended in this EIR
- **(SU)** - significant and unavoidable impact

The significance level is identified for each impact before and after implementation of recommended mitigation measure(s), where necessary.

- *Chapter 5 – Alternatives:* Evaluates a reasonable range of alternatives to the proposed Specific Plan and identifies an environmentally superior alternative.
- *Chapter 6 – CEQA-Required Assessment Conclusions:* Provides the required analysis of growth-inducing impacts, significant irreversible changes, effects found not to be significant and significant unavoidable impacts.
- *Chapter 7 – Report Preparation:* Identifies preparers of the EIR, references used, and the persons and organizations contacted.
- *Appendices:* The appendices contain the NOP and written comments submitted on the NOP, as well as other technical studies and reports relied upon in the EIR.

## Public Review

This Draft EIR is available for public review and comment during the period identified on the Notice of Release/Availability of a Draft EIR accompanying this document. This Draft EIR and all supporting technical documents and referenced documents are available for public review at the offices of the City of Oakland Department of Planning, Building and Neighborhood Preservation, located at 250 Frank H. Ogawa Plaza, Suite 3115, Oakland, under Case ER #120018.

During the public review period, written comments on the Draft EIR may be submitted to the City of Oakland Department of Planning, Building and Neighborhood Preservation at the address indicated on the notice. Oral comments on the Draft EIR may be stated at the public hearing which shall be held as indicated on the notice.

Following the public review and comment period, the City will prepare responses to comments received on the environmental analysis in this Draft EIR. The responses and any other revisions to the Draft EIR will be prepared as a Response to Comments document. The Draft EIR and its appendices, together with the Response to Comments document will constitute the Final EIR for the proposed Specific Plan.

## **EIR Purpose and Intended Use**

### Adoption of the Specific Plan

Under CEQA, the City of Oakland is the designated Lead Agency for the proposed West Oakland Specific Plan (the "Project").<sup>3</sup> As the Lead Agency, the City intends that this EIR serve as the CEQA environmental documentation for consideration of the Project by City decision-makers, the public, and other responsible agencies and trustee agencies.<sup>4</sup> This EIR is intended to serve as a public information and disclosure document for use by governmental agencies and the public to identify and evaluate potential environmental consequences of the proposed Specific Plan, to evaluate and recommend mitigation measures that would substantially lessen or eliminate adverse impacts, and to examine a range of feasible alternatives to the proposed Specific Plan. The information contained in this EIR is subject to review and consideration by the City of Oakland, prior to the City's decision to approve, reject or modify the proposed Specific Plan. In accordance with CEQA Guidelines Section 15146 (Degree of Specificity), such impacts and mitigations are discussed in this EIR to the level of detail necessary to allow reasoned decisions about the Project.

The City must ultimately certify that it has reviewed and considered the information in the EIR and that the EIR has been completed in conformity with the requirements of CEQA before making any decision on the proposed Specific Plan. This EIR identifies significant effects that would result from the proposed Specific Plan. Pursuant to CEQA Guidelines Section 15091, the City cannot approve the Specific Plan unless it makes one or more of the following findings:

- That changes or alterations have been required in, or incorporated into the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR,
- That such changes or alterations are within the responsibility and jurisdiction of another public agency (not the City of Oakland), and that such changes have been adopted by such other public agency, or can and should be adopted by such other agency.
- Specified economic, legal, social, technological or other considerations make infeasible the mitigation measures or alternatives identified in the EIR.

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<sup>3</sup> CEQA Guidelines section 15367 defines the "Lead Agency" as the public agency that has the principal responsibility for carrying out or approving a project. The City of Oakland is the Lead Agency for the proposed West Oakland Specific Plan, ultimately responsible for adopting the Plan and all associated approvals.

<sup>4</sup> Under the CEQA Guidelines, the term "Responsible Agency" includes all public agencies, other than the Lead Agency, that have discretionary approval power over aspects of the project for which the Lead Agency has prepared an EIR. Under the CEQA Guidelines, the term "trustee agency" means a state agency having jurisdiction by law over natural resources affected by the project that are held in trust by the people of California, such as the Department of Fish and Game.

### Subsequent General Plan and Zoning Actions

For the most part, the West Oakland Specific Plan retains existing General Plan and zoning designations for properties throughout the Planning Area, while providing a more specific development program for specific sites. In certain locations, the Specific Plan proposes to allow limited and carefully selected industrial sites to be converted to new residential development. Criteria by which such residential infill may be allowed include sites within already established residential patterns, sites with established buffers between less compatible industrial neighbors, and sites with immediate proximity to parks and other residential amenities. In order to enable the conversion of these selected sites to residential use, General Plan amendments and rezoning are necessary. Additionally, the Specific Plan proposes other General Plan amendments and re-zonings intended to further the following purposes of the Specific Plan:

- to establish new overlay zones which provide additional land use regulations applicable to individual areas within the current business and industrial CIX-1 zoning district;
- to update the zoning of those properties that are currently zoned M-30 and IG, which are older City zoning designations not previously modified or updated during the City-wide zoning update process, to the CIX-1 zone with applicable overlays;
- to recognize the business and industrial nature of those properties at the most northerly end of Mandela Parkway by recommending changes to the General Plan land use designations and zoning for these sites;
- to clarify the boundaries between the 'Business Mix' and the 'Housing and Business Mix' land use designations throughout the Planning Area by better defining the boundary between these two land use designations;
- to better emphasize the desired commercial nature of the Planning Area's important commercial corridors, primarily along 7th Street and San Pablo Avenue,
- to increase in the maximum allowed building height at the West Oakland BART station TOD and to provide a more effective and substantial transition in building heights nearest to the South Prescott neighborhood, and
- to accurately reflect the open space intention for a number of City-owned open space parcels.

This EIR provides the environmental review necessary for City decision-makers to consider these General Plan amendments and re-zoning actions, as identified in the following **Table 1-1**.

**Table 1-1: Proposed General Plan Amendments and Re-Zonings**

Site	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	
A	Northeast Mandela	Business Mix	Housing and Business Mix	OS (LP)/S-4	HBX-2
B	Northeast Mandela	Housing and Business Mix	Business Mix	HBX-2	CIX-1/S-19
C	Northeast Mandela Parkway			OS (LP)/S-4	CIX-1
D	Union Plaza Park and Fitzgerald Park	Housing and Business Mix	Urban Open Space	HBX-2	OS/AMP
E	St. Andrews Plaza	Urban Residential	Urban Open Space	RU-5	OS/AMP
F	Ettie Street – 1	Business Mix	Housing and Business Mix	CIX-1	HBX-2
G	West of I880 between 32nd and 35th	General Industrial/Transportation	Business Mix	IG	CIX-1/S-19
H	Chestnut Street and 24 <sup>th</sup>	Mixed Housing Type Residential	Housing and Business Mix	RM-4	HBX-2
I	San Pablo Avenue at 28th Street Site			CC-3	CC-2
J	West Grand at San Pablo	Urban Residential	Community Commercial	RU-5	CC-2
K	Chestnut/Adeline and Ettie Street			CIX-1	CIX-1/S-19
L	Chestnut/Adeline	Business Mix	Housing and Business Mix	CIX-1/S-19	HBX-2
M	West Grand at San Pablo Mini-Park	Community Commercial	Urban Open Space	CC-2	OS-AMP
N	Roadway Site	Business Mix	Housing and Business Mix	CIX-1/S-19	HBX-2
O	San Pablo at West Grand Avenue	Mixed Housing Type Residential	Community Commercial	RM-4/C	CC-2
P	Small Triangle Site	Community Commercial	Mixed-Housing Type Residential	CC-2	RM-4/C/S-20
Q	Prescott-Oakland Point	Business Mix	Mixed Housing Type Residential	RM-2	HBX-2
R	Phoenix Iron Works Site	Business Mix	Housing and Business Mix	CIX-1	HBX-2
S	Coca Cola Bottling/Mayway Site	Business Mix	Urban Residential	CIX-1	HBX-2
T	7th Street/BART parking	Neighborhood Center Mixed Use	Community Commercial		

**Table 1-1: Proposed General Plan Amendments and Re-Zonings**

Site	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	
U	7th Street within the 3rd Street Opportunity Area	Business Mix	Community Commercial	CIX-1/S-19	CC-3
V	7 <sup>th</sup> Street between Chestnut and Peralta	Neighborhood Center Mixed Use	Community Commercial	S-15	CC-2
W	Lewis Street	Mixed Housing Type Residential	Housing and Business Mix	RM-2	HBX-2
X	Southern edge of Interstate 880	Community Commercial	Business Mix	S-15	CIX-1
Y	3rd Street – Estuary Policy Plan			M-30	CIX-1
Z	3rd Street Industrial	General Industry/Transportation	Business Mix	IG	CIX-1
ZA	3rd Street – Estuary Policy Plan			M-30	CIX-1
ZB	Block bounded by Brush, Plan Boundary, 4 <sup>th</sup> and 5 <sup>th</sup>			C-40	CIX-1
AA	San Pablo between 32nd and 35th	Mixed Housing Type Residential	Urban Residential		
AB	San Pablo between 27 <sup>th</sup> and 32 <sup>nd</sup>	Mixed Housing Type Residential	Community Commercial		
AC	Peralta and Hannah	Business Mix	Housing and Business Mix		
AD	Mandela Parkway	Business Mix	Urban Open Space		
AE	San Pablo between 24 <sup>th</sup> and 27 <sup>th</sup>	Mixed Housing Type Residential	Urban Residential		
AF	Market and W Grand	Mixed Housing Type Residential	Community Commercial		
AG	Mandela Parkway	Business Mix	Urban Open Space		
AH	Linden and W Grand	Community Commercial	Mixed Housing Type Residential		
AI	Mandela Parkway	Business Mix	Urban Open Space		
AJ	Mandela Parkway and 12th Street	Urban Open Space	Business Mix		
AK	Mandela Parkway	Business Mix	Urban Open Space		
AL	7 <sup>th</sup> St between Peralta and Wood	Mixed Housing Type Residential	Community Commercial		
AM	Frontage Road and 7th Street	Business Mix	Housing and Business Mix		

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## Individual Projects

This EIR will also intended to be used as the first-tier, and perhaps only, environmental review document necessary for a variety of private development projects and public improvement projects carried out in furtherance of the West Oakland Specific Plan.

### *Residential Projects Pursuant to the Specific Plan*

CEQA Guidelines Section 15182 specifically provides that where a public agency has prepared an EIR on a Specific Plan, no additional EIR or Negative Declaration need be prepared for a residential project undertaken pursuant to and in conformity to that Specific Plan, provided that limitations requiring supplemental or subsequent environmental review pursuant to Sections 15162 or 15163 have not occurred. The use of this EIR for subsequent residential projects may apply to any or all of the approximately 5,000 net new housing units undertaken pursuant to the West Oakland Specific Plan, but in particular to the following new residential projects specifically identified in the Plan:

- Each of the residential projects described above as needing a General Plan amendment or re-zoning.
- New housing units located at the West Oakland BART Station transit-oriented development (TOD) site.
- Residential development projects within the 7<sup>th</sup> Street and San Pablo Avenue Opportunity Areas as specifically described in the Specific Plan.

### *Projects Consistent with a Community Plan, General Plan or Zoning*

CEQA Guidelines Section 15183 specifically mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects, which could include discretionary approvals by the City and/or other agencies, and reduces the need to prepare repetitive environmental studies.

This EIR is intended to provide for the streamlined environmental review necessary for subsequent consideration of project-level approvals necessary for the following individual project types:

- commercial, industrial and business-type development projects consistent with the intensities and types of uses fully contemplated in the Specific Plan
- improvements to public infrastructure systems (i.e., water, sewer and storm drains, electrical and power utilities, etc.)
- improvements to the public roadway and transportation systems, including roadway and sidewalk repairs and improvements, new bike lanes, and other similar transportation improvements specifically contemplated in the Specific Plan
- development of public parks and open space, or private and semi-public open spaces (i.e., community gardens, etc.) as specifically contemplated in the Specific Plan

When considering the applicability of these streamlining provisions under CEQA, the City of Oakland shall consider whether such subsequent project may have impacts which are peculiar to the project or its site, whether the project may result in impacts which were not fully analyzed in this EIR, or which may result in impacts which are more severe than have been identified in this EIR. Should any of these

factors apply to consideration of such streamlined projects, more detailed project-level review may be required to assess such project-specific environmental effects.

### Other Agencies

Some development under the Specific Plan may require review and approval by other public and quasi-public agencies and jurisdictions that have purview over specific actions. These agencies may also consider this EIR in their reviews and decision-making processes. Other agencies and their jurisdictional permits and approvals may include but are not limited to the following:

- **San Francisco Bay Regional Water Quality Control Board (RWQCB)** - acceptance of a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit), and Notice of Termination after construction is complete. Granting of required clearances to confirm that all applicable standards, regulations, and conditions for all previous contamination at the site have been met.
- **Bay Area Air Quality Management District (BAAQMD)** - compliance with BAAQMD Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. Compliance with BAAQMD Regulation 11, Rule 2, which regulates the demolition and renovation of buildings and structures which may contain asbestos, and the milling and manufacturing of specific materials which are known to contain asbestos.
- **East Bay Municipal Utility District (EBMUD)** - approval of new service requests and new water meter installations. The project meets the threshold for a required assessment of water supply, pursuant to Sections 10910-10915 (SB-610) of the California Water Code. EBMUD completed this assessment in January 2013, finding that the water demands for the West Oakland Specific Plan are accounted for in EBMUD's 2010 Urban Water Management Plan.
- **Alameda County Flood Control and Water Conservation District (ACFCWD)** - enforcement of the Stormwater Quality Management Plan and Best Management Practices (BMPs) included in Alameda Countywide Clean Water Program's Stormwater Pollution Prevention Permit (SWPPP). This would be done in conjunction with the City of Oakland, one of 18 co-permittees.
- **Alameda County Department of Environmental Health (ACDEH)** – review and acceptance of an updated Hazardous Materials Management Plan and Inventory (HMMP) and the Hazardous Materials Business Plan (HMBP).
- **California Department of Toxic Substances Control (DTSC)** - ensure compliance with State regulations for the generation, transportation, treatment, storage, and disposal of hazardous waste.
- **California Department of Transportation (Caltrans)** - review and approval of plans, specifications, and estimates (including any equipment or facility upgrades) for modifications to intersections under the jurisdiction of Caltrans.