Final

Environmental Impact Statement/ Environmental Impact Report

for the Disposal and Reuse of Naval Medical Center Oakland

SCH #95103035

Volume II

April 1998

ENGINEERING FIELD ACTIVITY, WEST
NAVAL FACILITIES ENGINEERING COMMAND
and
CITY OF OAKLAND, CALIFORNIA

FINAL

NAVAL MEDICAL CENTER OAKLAND DISPOSAL AND REUSE ENVIRONMENTAL IMPACT STATEMENT/ ENVIRONMENTAL IMPACT REPORT

VOLUME II
TECHNICAL APPENDICES

U.S. Navy
Engineering Field Activity West
900 Commodore Drive
San Bruno, California 94066

City of Oakland
Community and Economic Development Agency
Environmental Review Section
1330 Broadway, 2nd Floor
Oakland, California 94612

April 1998

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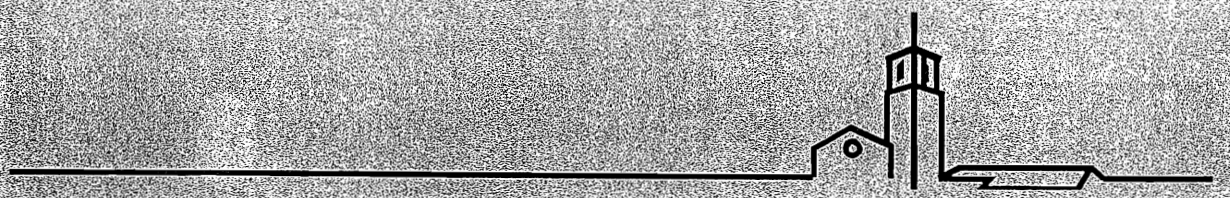


APPENDIX A

PUBLIC INVOLVEMENT

PUBLIC SCOPING

DRAFT EIS/EIR PUBLIC REVIEW

Public Involvement

The public was notified of the Navy's intent to prepare this EIS/EIR by a notice of intent published in the September 12, 1995, issue of the Federal Register (Vol. 60, No. 176). An announcement of the Navy's intent to prepare this EIS/EIR was also sent to the California Office Of Planning and Research.

The City of Oakland filed a notice of preparation with the California Office of Planning and Research on September 12, 1995, to prepare a joint EIS/EIR (State Clearinghouse Number 95103035). Both the notice of intent and notice of preparation were sent to the California State Clearinghouse for distribution to state agencies for their review and comments.

To initiate the scoping process, press releases were sent to the news media and a public notice was published in two local newspapers, including the Oakland Tribune and the San Francisco Chronicle, on Sunday, September 17, 1995 and Monday, September 18, 1995.

Scoping letters, with an attached summary of the reuse plan and a description of alternatives and environmental issues to be considered in the EIS/EIR, were mailed to a total of 1,300 public agencies, public interest groups, and individuals.

A public scoping hearing was held in the city of Oakland on September 27, 1995. The scoping hearing was attended by approximately 48 individuals, including agency representatives and members of the public. Issues identified through the scoping process are summarized below.

The Draft EIS/EIR was circulated for public review and comment on October 11, 1996. The mailing list is included at the end of Appendix A of Volume II of the EIS/EIR.

A notice of completion (CEQA) was filed with the Governor's Office of Planning and Research, State Clearinghouse and the notice of availability (NEPA) was published in the Federal Register on October 11, 1996. The Notice of Public Hearing was published in the Federal Register on October 24, 1996 and in three local newspapers, including the Oakland Tribune and the San Francisco Chronicle, on Sunday, November 3, 1996 and Monday, November 4, 1996, and the Montclarion on Tuesday, November 5, 1996. As part of the Alameda Newspaper Group, the Oakland Tribune ad also appeared in the Argus, the Review, the Herald, and the Time-Star in addition to the Oakland Tribune on November 4, 1996.

The Public Hearing was held on November 13, 1996 at the Oakland City Hall. Approximately 30 individuals from the public attended this hearing and 12 individuals presented oral comments.

Public comments were received as oral and written comments at the November 13, 1996 public hearing. Additional written comments were received from October 11, 1996 through November 27, 1996.

The Oakland Redevelopment Agency, City of Oakland, and Oakland Base Reuse Authority cannot take final action on the project without review, consideration and certification (as appropriate) of the Final EIS/EIR.

DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY, WEST
NAVAL FACILITIES ENGINEERING COMMAND
900 COMMODORE DRIVE
SAN BRUNO, CALIFORNIA 94066-5006

IN REPLY REFER TO :

5090.1
Ser 185/P5-836

September 12, 1995

PUBLIC NOTICE

Subject: **Notice of Scoping of Public Concerns regarding a combined Environmental Impact Statement /Environmental Impact Report on the disposal and reuse of the Naval Medical Center Oakland, California (combined National Environmental Policy Act (NEPA) Notice of Intent and California Environmental Quality Act (CEQA) Notice of Preparation)**

The United States Department of the Navy, in coordination with the City of Oakland, is preparing a joint National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS)/California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) on the disposal and proposed reuse of the Naval Medical Center Oakland (NMCO) property and structures located in Oakland, California. The Defense Base Closure and Realignment Act (Public Law 101-510), as implemented by the 1993 base closure process, directs the U.S. Navy to close the NMCO. The EIS/EIR will be prepared in accordance with Section 102(2)(c) of the National Environmental Policy Act of 1969 as implemented by the Council on Environmental Quality regulations (40 CFR Parts 1500-1508), and the California Environmental Quality Act. The Navy will be the NEPA EIS lead agency and the City of Oakland will be the CEQA EIR lead agency.

NMCO is within the jurisdiction of the City of Oakland in Alameda County, approximately nine miles southeast of the Oakland central business district, and 17 miles east of the City of San Francisco. The NMCO site encompasses approximately 192 acres, developed with about 89 structures including the hospital, five modern buildings, 20 older buildings, 24 miscellaneous structures, and 38 military housing units. It includes hillsides of steep slopes, with portions of open space.

The EIS/EIR will address the Navy's disposal of the property, and the potential environmental impacts that may result from its reuse alternatives. The reuse alternatives will be derived mainly from the Oak Knoll Reuse Plan - Preliminary Alternatives, dated August 1995, prepared by the City of Oakland Base Reuse Authority (OBRA) with City residents' input. Alternatives may also include viable reuse suggestions from the public. The "no-action" alternative will also be evaluated, which would have the NMCO remain Federal government property in a closed caretaker maintenance status.

The Oak Knoll Reuse Plan - Preliminary Alternatives document describes the following alternatives: Senior/Community, Mixed Use Village, Single Use Campus, and Residential. Though they may be refined as the reuse plan becomes finalized, these alternatives are comprised of overlapping land uses, combined in different acreage configurations. (a) A neighborhood retail area (including for example, a supermarket, convenience shops, restaurants, laundry, beauty shop, copy service, travel agency, and bank uses) could range up to five acres. (b) A community facilities area (including for example, senior residential, homeless housing, elder hostel, health and social services facility, post office, small professional offices, and daycare facilities) could range up to 33 acres. (c) An educational/training and institutional use area (including for example, professional research development and biotech facilities, offices, administration, storage, conference and assembly halls, and health clinic) could range up to 35 acres. (d) An active recreation area (including for example, swimming pool, bowling alley, gymnasium, tennis courts, baseball fields, play fields, and picnic area) could range between eight and 14 acres. (e) An open space area (including for example, recreation trails, creek restoration, conserved woodlands, wildlife habitat, and parkland) could range between 55 and 110 acres. (f) A residential area (including for example, variable mixes of market rate housing, single-family housing units and/or medium-density townhouses, live/work spaces, and senior/homeless housing) could range up to 82 acres.

Probable environmental impacts (CEQA Guidelines section 15082) that will be addressed in the EIS/EIR include such resources as: land use, public policy conformity, socioeconomics, cultural resources, transportation

including traffic and parking, vegetation and wildlife, air quality, noise, aesthetics, geology and soils, hydrology, seismicity, hazardous materials, municipal services and utilities, and cumulative and indirect effects.

Federal, State, and local agencies, and interested groups and individuals, are encouraged to participate in the scoping process, to assist in determining the range and depth of issues and alternatives to be addressed.

A **public scoping meeting** to receive oral and written comments regarding the proposed disposal and potential reuse of the NMCO will be held on **Wednesday, September 27, 1995**, from 7:00 p.m. to approximately 10:00 p.m., in the Club Knoll Building at the Naval Medical Center Oakland, 8750 Mountain Boulevard, Oakland, California. Navy and City representatives will briefly summarize the environmental impact assessment and the reuse planning processes, and will then solicit public comments on the scope of environmental impact analysis studies. In the interest of allowing everyone a chance to participate, speakers will be requested to limit their oral comments to approximately five minutes or less, and may submit more lengthy or detailed comments in writing. All substantive comments will be addressed in the EIS/EIR.

Additionally, the Navy and City invite and encourage the public to express in writing their comments and concerns regarding the action above. Affected Federal, State, and local agencies and other interested groups and individuals should **submit their written comments** to:

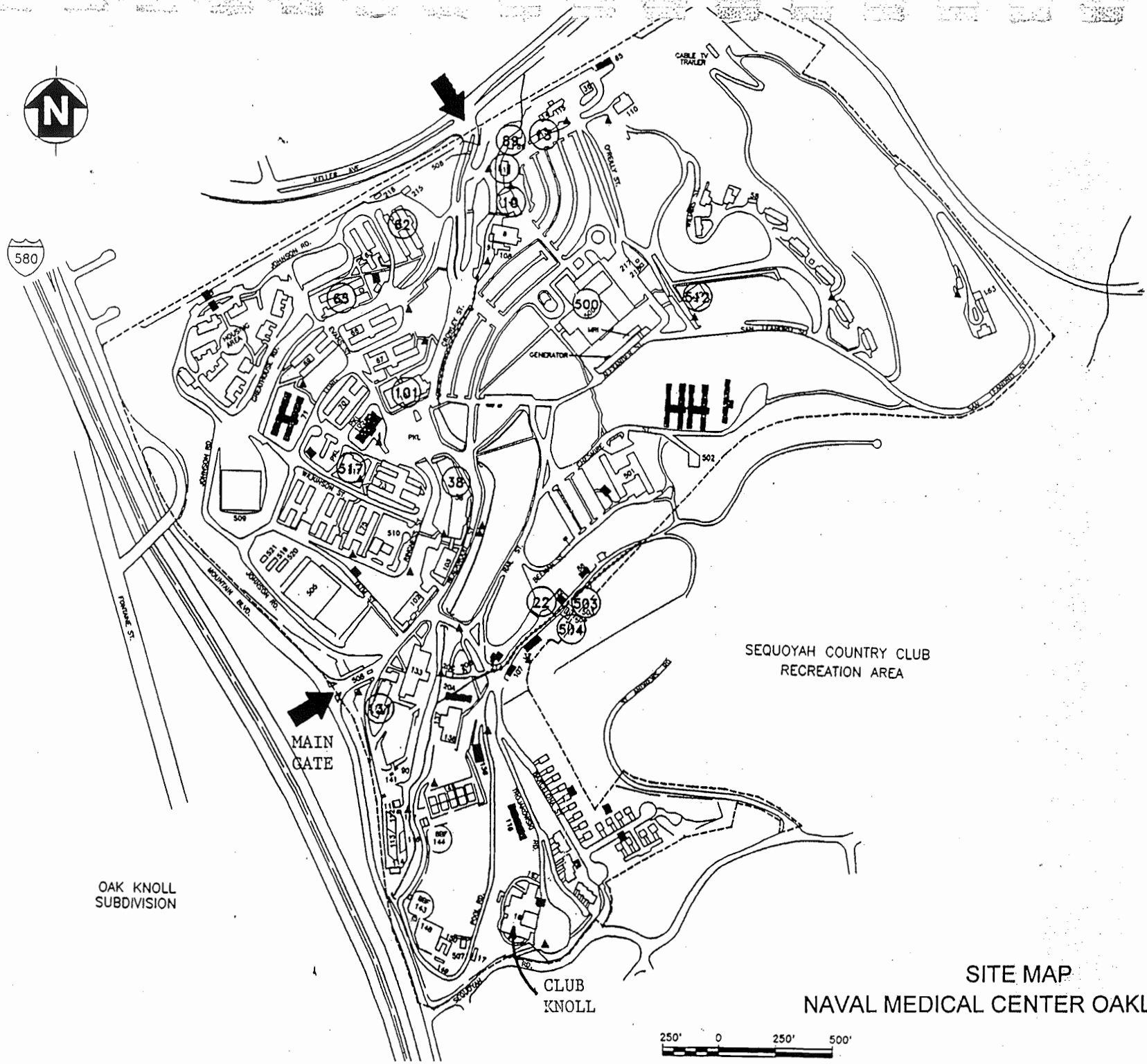
U.S. Navy, Engineering Field Activity West
Naval Facilities Engineering Command
900 Commodore Drive
San Bruno, CA 94066-5006
Attn.: Mr. Gary Munekawa, Environmental Planning Branch, Code 185

Mr. Munekawa's fax number is (415) 244-3737, and telephone is (415) 244-3022. Written comments must be postmarked no later than **October 12, 1995**, in order to assure their full consideration in the EIS/EIR preparation. For specific information concerning the EIR, please contact Ms. Anu Raud at the City of Oakland, Office of Planning and Building, Environmental Review Section, at telephone (510) 238-6346, or fax number (510) 238-3586. For information concerning the Oak Knoll Reuse Plan - Preliminary Alternatives process, please contact Mr. Paul Nahm or Mr. Barry Cromartie at the City of Oakland, Oakland Base Reuse Authority, telephone (510) 238-7256 or fax number (510) 238-3691.

Thank you for participating with the Navy and the City in the environmental planning process.

John H. Kennedy

JOHN H. KENNEDY
Head, Environmental Planning Branch

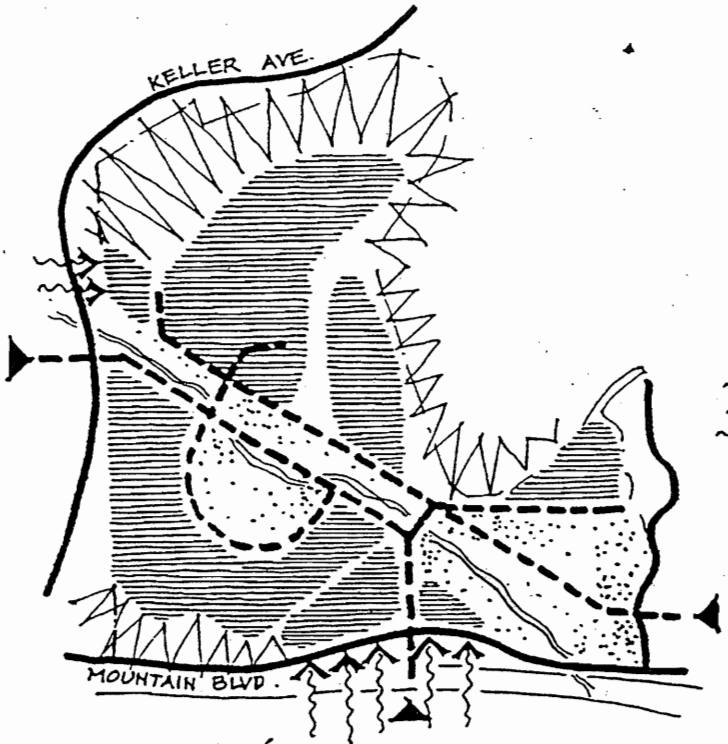


SITE MAP
NAVAL MEDICAL CENTER OAKLAND

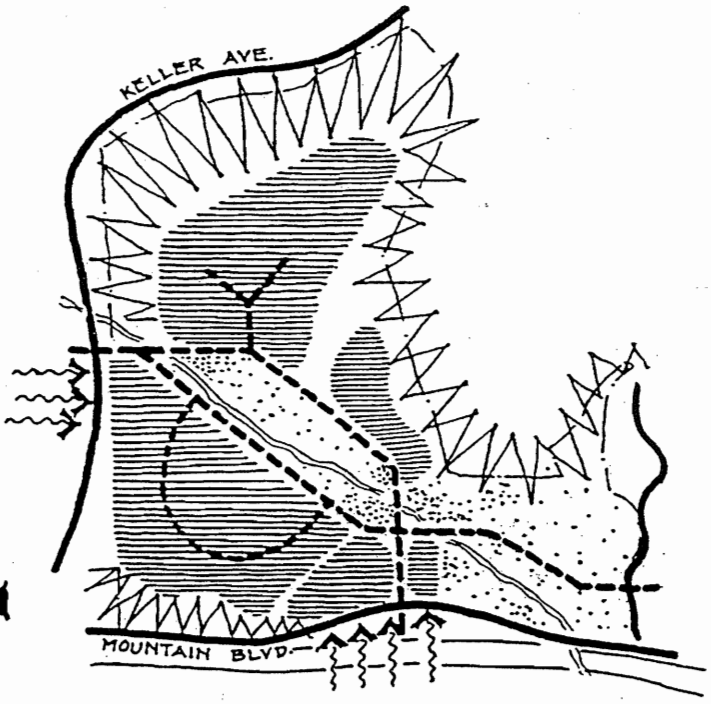
Preliminary Land Use Alternatives
Information Summary

Oak Knoll Naval Medical Center Reuse Plan

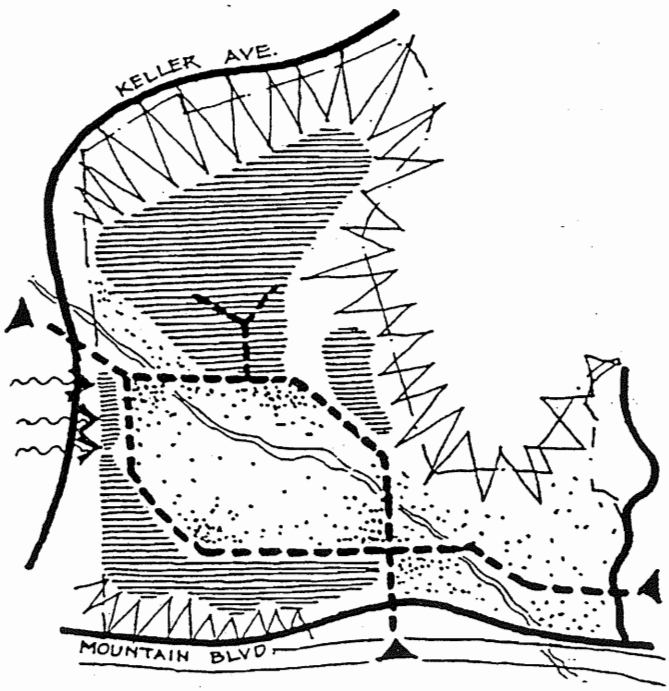
Land use alternatives - Main features	Total Built Area (in sqft)	Total Open Space (in acres)	Total Parking (# of cars on site)	Total Employment
Seniors/Community Option Senior independent/assisted & convalescent housing in West Quadrant Senior nursing care and health clinic in North Quadrant Possible use of hospital building as nursing care facility Dispersed community facilities Riparian corridor along Rifle Range Creek Existing active recreation facilities maintained Senior education facility north of active recreation area Neighborhood retail near Mountain Boulevard entry area Public library near retail area	271,000 plus 460 senior & 18 family units	86	1,010	670
Mixed Use Village Option Mixed use development in West Quadrant Community retail near Mountain Boulevard entry area Existing active recreation facilities maintained Riparian corridor along Rifle Range Creek Cultural/meeting facility north of active recreation area R & D complex in North Quadrant Club Knoll/Credit Union building retained	724,000	95	1,380	1,140
Single Use Campus Option Entire site designated for a single campus use Education, Conference, Corporate Hq. possible uses Concentrated development in West & North Quadrant Central area given over to large open space Existing active recreation facilities maintained Neighborhood retail near Keller entry area	828,000	110	1,900	1,150
Residential Option Single family homes in either 10,000 or 20,000 sf lots Existing active recreation facilities maintained Riparian corridor along Rifle Range Creek Club Knoll/Credit Union building retained Neighborhood retail near Mountain Boulevard entry area	83,000 & 178 units (Option 1) or 357 units (Option 2)	55	577 (Option 1) 777 (Option 2)	170



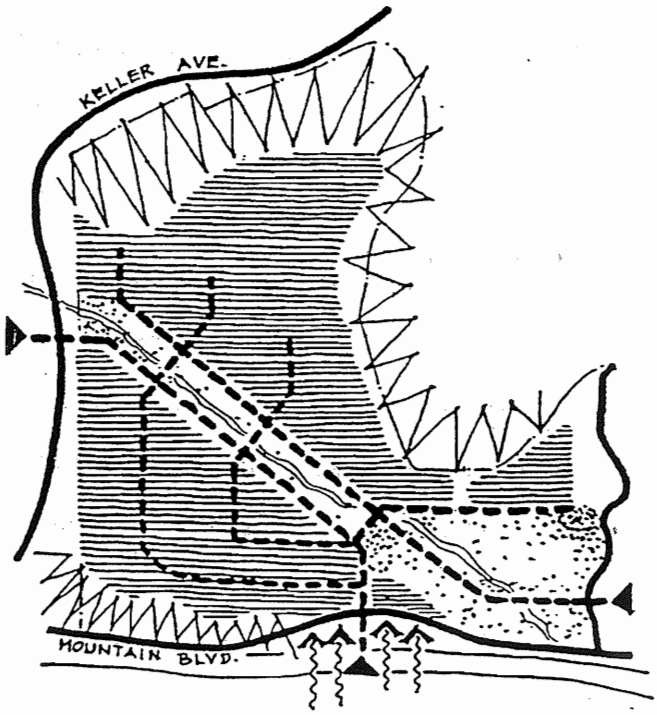
SENIORS/COMMUNITY



MIXED USE VILLAGE



SINGLE USE CAMPUS



RESIDENTIAL

Visual/physical access for retail/community facilities
Natural green slopes
Active open space
Built Area
Major circulation

Site Organization of Preliminary Alternatives
Oak Knoll Naval Medical Center Reuse Plan

Billing Code 3810-FF

DEPARTMENT OF DEFENSE

DEPARTMENT OF THE NAVY

NOTICE OF INTENT TO PREPARE A JOINT ENVIRONMENTAL IMPACT STATEMENT (EIS)/ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE DISPOSAL AND POTENTIAL REUSE OF THE NAVAL MEDICAL CENTER, OAKLAND, CALIFORNIA

SUMMARY: Pursuant to Section 102(2)(c) of the National Environmental Policy Act (NEPA) of 1969 as implemented by the Council on Environmental Quality regulations (40 CFR Parts 1500-1508) and the California Environmental Quality Act (CEQA), the Department of the Navy in coordination with the City of Oakland is preparing a joint Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the disposal and potential reuse of the Naval Medical Center Oakland (NMCO) property and structures located in Oakland, California. The Navy shall be the EIS lead agency and the City of Oakland shall be the EIR lead agency. The Defense Base Closure and Realignment Act (Public Law 101-510) of 1990, as implemented by the 1993 base closure process, directed the U.S. Navy to close NMCO. NMCO is scheduled for closure in September of 1996.

NMCO is within the jurisdiction of the City of Oakland in Alameda County, and is located approximately nine miles southeast of the Oakland central business district, and 17 miles east of the City

of San Francisco. The medical center site is approximately 192 acres developed with approximately 89 structures including the hospital, 5 modern buildings, 20 older buildings, 24 miscellaneous structures, and 38 military family housing units.

The EIS/EIR will address the disposal of the property and the potential impacts to the environment that may result from reuse development based upon implementation of the Oak Knoll Reuse Plan (currently under preparation by the City of Oakland) and a "no action" alternative. The Oak Knoll Reuse Plan-Preliminary Alternatives, dated August 1995, prepared by the City of Oakland Base Reuse Authority in conjunction with the residents of the City of Oakland will serve as the basis for reuse alternatives. The "no action" alternative would have NMCO remain federal government property in a caretaker status.

The Oak Knoll Reuse Plan Preliminary Alternatives listed the following preliminary alternatives: Senior/Community, Mixed Use Village, Single Use Campus, and Residential. These alternatives comprise land uses (neighborhood retail area, community facilities area, educational/training and institutional area, active recreational area, open space area, and residential area) combined in different acreage configurations. A neighborhood retail area (including supermarket, convenience shops, restaurants, laundry, beauty shop, copy service, travel agency, and bank uses) could range up to 5 acres. A community facilities

area (including senior residential, homeless housing, elder hostel, health and social services facility, post office, small professional offices, and daycare facilities) could range up to 33 acres. An educational/training and institutional use area (including professional research development and biotech facilities, offices, administration, storage, conference and assembly halls, and health clinic) could range up to 35 acres. An active recreation area (including swimming pool, bowling alley, gymnasium, tennis courts, baseball fields, playfields and picnic area) could range between 8-14 acres. An open space area (recreation trails, creek restoration, conserved woodlands, wildlife habitat, and parkland) could range between 55-110 acres. A residential area (including variable mixes of market rate housing, single-family housing units, and/or medium density townhouses, live/work spaces, and senior/homeless housing) could range up to 82 acres.

DATES: Federal, state, and local agencies, and interested individuals are encouraged to participate in the scoping process for the EIS/EIR to determine the range of issues and alternatives to be addressed. A public scoping meeting to receive oral and written comments will be held at 7:00 p.m. on Wednesday, September 27, 1995, at the NMCO Club Knoll Caduceus Room, 8750 Mountain Boulevard, Oakland, California. In the interest of available time, each speaker will be asked to limit oral comments to five (5) minutes. Longer comments should be summarized at the

public meeting or mailed to the address listed at the end of this announcement.

ADDRESSES: All written comments should be submitted within 30 days of the published date of this notice to Mr. Gary J. Munekawa (Code 185), Engineering Field Activity West, Naval Facilities Engineering Command, 900 Commodore Drive, San Bruno, California 94066-5006, telephone (415) 244-3022, fax (415) 244-3737. For information concerning the EIR, please contact the City of Oakland, Office of Planning and Building, Environmental Review Section, Ms. Anu Raud at telephone (510) 238-6346, or Mr. Nixon Lam at telephone (510) 238-2229, or fax (510) 238-3586. For further information regarding the Oak Knoll Reuse Plan-Preliminary Alternatives, dated August 1995, please contact the City of Oakland, Oakland Base Reuse Authority, Mr. Paul Nahm, or Mr. Barry Cromartie at telephone (510) 238-7256, or fax (510) 238-3691.

Apr 8, 1995
Dated

M. D. SCHETZSLE,
LT, JAGC, USNR,
Alternate Federal Register
Liaison Officer.

STATE OF CALIFORNIA PETE WILSON, Governor

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

DATE: October 11, 1995

TO: Reviewing Agencies

RE: NAVAL MEDICAL CENTER FOR OAKLAND
SCH# 95103035

Attached for your comment is the Notice of Preparation for the NAVAL MEDICAL CENTER FOR OAKLAND draft Environmental Impact Report (EIR).

Responsible agencies must transmit their concerns and 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 this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

GARY MUNEKAWAJOHN KENNEDY
DEPARTMENT OF THE NAVY
9710 Commodore Dr.
San Bruno California 94066-5006

with a copy to 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 review process, call at (916) 445-0613.

Sincerely,

Antero A. Rivasplata

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

Attachments

cc: Lead Agency

NOP Distribution List

SCH# 95[illegible]045

S = sent by lead agency
X = sent by SCH

Resources Agency

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916/445-6281

[ ] Gary L. Holloway
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45 Fremont Street, Suite 1970
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[X] Hans Kreutzberg
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[X] Ken Pierce
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Sacramento, CA 94296-0001
916/653-0538

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[ ] Steve McAdam
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San Francisco, CA 94102
415/557-3686

[ ] Nadell Gayou
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Sacramento, CA 95814
916/327-1722

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601 N. 7th Street, PO Box 942732
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916/323-6111

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[ ] Fred A. Worthley, Jr., Reg. Manager
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1516 Ninth Street, MS-15
Sacramento, CA 95814
916/654-3944

[ ] Native American Heritage Comm.
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Sacramento, CA 95814
916/653-4082

[ ] Douglas Long
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San Francisco, CA 94102
415/703-2011

[X] Betty Eubanks
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Sacramento, CA 95814
916/5741880

[ ] Gerald R. Zimmerman
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[ ] Rick Angelocci
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[ ] Thomas Ottoman
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[ ] Debby Eddy
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Walnut Grove, CA 95690
916/776-2290 FAX 776-2293

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707/445-6407

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Fresno, CA 93778-2616
209/448-4020

[ ] Wilford Melton
Caltrans, District 7
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Los Angeles, CA 90012
213/897-1338 or 897-1344

[ ] Harvey Sawyer
Caltrans, District 8
P.O. Box 231
San Bernardino, CA 92402
909/383-4808 (8-670)

[ ] Lisa Flores
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619/872-5203

[ ] Mitchell Baker II
Caltrans, District 10
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209/948-3803

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[ ] Tom Micone
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Sacramento, CA 94298-0001
916/657-7222

[ ] Ron Helgeson
Caltrans - Planning
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Sacramento, CA 94274-0001
916/445-5570

State and Consumer Services

[ ] Robert Sleppy
Dept. of General Services
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Sacramento, CA 95814
916/324-0214

[ ] Office of Local Assistance
501 J Street, Suite 400
Sacramento, CA 95814
916/445-3160

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[ ] Barbara Fry
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Sacramento, CA 95815
916/322-8267

[ ] Mark deBie
Calif. Waste Management Board
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Sacramento, CA 95826
916/255-2367

[ ] Wayne Hubbard
State Water Resources Control Board
Division of Clean Water Programs
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Sacramento, CA 94244-2120
916/227-4308

[ ] Phil Zentner
State Water Resources Control Board
Division of Water Quality
P.O. Box 944213
Sacramento, CA 94244-2130
916/657-0912

[ ] Mike Falkenstein
State Water Resouces Control Board
Division of Water Rights
901 P Street, 3rd Floor
Sacramento, CA 95814
916/657-1377 (8-437)

[ ] Dept. of Toxic Substances Control
CEQA Tracking Center
400 P Street, Fourth Floor
P.O. Box 806
Sacramento, CA 95812-0806
916/324-3119

Regional Water Quality C[illegible] Board

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707/576-2220 (8-590)

[X] SAN FRANCISCO BAY REGION (2)
2101 Webster, Suite 500
Oakland, CA 94612
510/286-1255

[ ] CENTRAL COAST REGION (3)
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San Luis Obispo, CA 93401-5427
805/549-3147 (8-629)

[ ] LOS ANGELES REGION (4)
101 Centre Plaza Drive
Monterey Park, CA 91754-2156
213/266-7556

[ ] CENTRAL VALLEY REGION (5)
3443 Routier Road, Suite A
Sacramento, CA 95827-3098
916/255-3000

○ Fresno Branch Office
3614 East Ashlan Avenue
Fresno, CA 93726
209/445-5116 (8-421)

○ Redding Branch Office
415 Knollcrest Drive
Redding, CA 96002
916/224-4845 (ATS 441)

[ ] LAHONTAN REGION (6)
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South Lake Tahoe, CA 96150
916/542-5400

○ Victorville Branch Office
15428 Civic Drive, Suite 100
Victorville, CA 92392-2359
619/241-6583

[ ] COLORADO RIVER BASIN REGION (7)
73720 Fred Waring Drive, #100
Palm Desert, CA 92260-2564
619/346-7491

[ ] SANTA ANA REGION (8)
2010 Iowa Avenue, Suite 100
Riverside, CA 92507
714/782-4130 (8-632)

[ ] SAN DIEGO REGION (9)
9771 Clairemont Mesa Blvd., Suite B
San Diego, CA 92124-1331
619/265-5114 (8-636)

[ ] OTHER: _____

[ ] OTHER: _____

A-13

NEWSPAPER ADVERTISEMENT

The following newspaper advertisement appeared in the San Francisco Chronicle and Oakland Tribune on Sunday, September 17, 1995, and Monday, September 18, 1995.

PUBLIC NOTICE

PUBLIC NOTICE

The United States Navy announces its intent to prepare a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) to evaluate the environmental impacts of disposal and proposed reuse of the Naval Medical Center (NMCO), Oakland, CA. The Navy's Engineering Field Activity West, Naval Facilities Engineering Command, and the City of Oakland will be joint lead agencies for the preparation of the EIS/EIR. This action is being conducted in accordance with the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510) and the specific 1993 base closure decisions approved by the Congress in September 1993.

The EIS/EIR will address the disposal of the property and the potential impacts to the environment that may result from reuse development based upon implementation of the Oak Knoll Reuse Plan (currently under preparation by the City of Oakland) and a "no action" alternative. The Oak Knoll Reuse Plan-Preliminary Alternatives, dated August 1995, prepared by the City of Oakland Base Reuse Authority in conjunction with the residents of the City of Oakland will serve as the basis for reuse alternatives. The "no action" alternative would have NMCO remain federal government property in a caretaker status. Probable environmental issues that will be addressed in the EIS/EIR include, but are not limited to, land use, public policy conformity, cultural resources, transportation, vegetation and wildlife, air quality, noise, geology and soils, hydrology, hazardous materials, municipal services and utilities, and socioeconomics. The Draft EIS/EIR is due to be published in the Spring of 1996. A public hearing and a 45-day review period will follow the publication and distribution of the Draft EIS/EIR.

A PUBLIC SCOPING HEARING will be held Wednesday, September 27, 1994 at 7:00 p.m. at the following address:

NAVAL MEDICAL CENTER CLUB KNOLL 8750 MOUNTAIN BLVD. OAKLAND, CA

The purpose of this hearing is to receive written and verbal comments regarding the potential environmental impacts of the disposal and proposed reuse of Naval Medical Center, Oakland. A brief presentation will precede the request for public comment. Navy and City of Oakland representatives will be available at this hearing to receive comments from the public regarding issues of concern to the public. It is important that federal, state, and local agencies and interested individuals take this opportunity to identify environmental concerns that should be addressed during the preparation of the EIS/EIR.

Agencies and the public are also invited and encouraged to provide written comments in addition to, or in lieu of, oral comments at the public hearing. To be most helpful, scoping comments should clearly describe specific issues or topics which the commentor believes the EIS/EIR should address. Written statements must be received at the address below no later than October 12, 1995:

MR. GARY MUNEKAWA, CODE 1852GM ENGINEERING FIELD ACTIVITY WEST NAVAL FACILITIES ENGINEERING COMMAND 900 COMMODORE DRIVE SAN BRUNO, CA 94066-5006 Telephone (415) 244-3022 Fax (415) 244-3737

For further information regarding the EIR, contact Ms. Anu Raud, City of Oakland, Office of Planning and Building, Environmental Review Section, 1330 Broadway, 2nd Floor, Oakland, CA 94612, telephone (510) 238-6346, fax (510) 238-3586. For information regarding the Oak Knoll Reuse Plan-Preliminary Alternatives, contact Mr. Paul Nahm, City of Oakland, Oakland Base Reuse Authority, 1333 Broadway, 9th Floor Oakland, CA 94612, telephone (510) 238-7256, fax (510) 238-3691

Oakland Tribune, Legal No. 4569
September 17, 18, 1995

Naval Medical Center Oakland

Public Affairs Department
8750 Mountain Blvd.
Oakland, CA 94627-5000
(510) 633-5918
DSN: 828-5918
Fax: (510) 636-8043

Media advisory

U.S. Navy/City of Oakland EIS/EIR

FOR IMMEDIATE RELEASE
Sept. 22, 1995
Release #14-95
FOR ADDITIONAL INFORMATION CONTACT:
LT Barbara Idone, (510) 633-5009
Andree Marechal-Workman, 633-5918

OAKLAND, Calif. — The United States Navy, in association with the city of Oakland, announces its intent to prepare a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) to evaluate the environmental impacts of disposal and proposed reuse of Naval Medical Center Oakland (NMCO). The Navy's Engineering Field Activity West, Naval Facilities Engineering Command and the City of Oakland will be joint lead agencies for the preparation of the EIS/EIR. This action is being conducted in accordance with the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510) and the specific 1993 base closure decisions approved by the Congress in September 1993.

The EIS/EIR will address the Navy's disposal of the property and the potential environmental impacts that may result from its reuse alternatives. The reuse alternatives will be derived mainly from the Oak Knoll Reuse Plan - Preliminary Alternatives, dated August 1995, prepared by the City of Oakland Base Reuse Authority (OBRA) with City residents input. Alternatives may also include viable reuse suggestions from the public. The "no action" alternative, which would have NMCO remain federal government property in a closed caretaker maintenance status, will also be evaluated.

Major environmental issues that will be addressed in the EIS/EIR include, but are not limited to, land use, public policy conformity, cultural resources, transportation, vegetation and wildlife, air quality, noise, aesthetics, geology and soils, hydrology, hazardous materials, municipal services and utilities, as well as socioeconomics. The draft EIS/EIR should be completed in spring 1996. A public hearing and a

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45-day review period will follow the publication and distribution of the draft EIS/EIR.

A scoping meeting will be held Sept. 27, 1995, 7 p.m., at NMCO, Club Knoll Caduceus Room, 8750 Mountain Blvd., Oakland, to hear community concerns and comments about the potential environmental impacts of the disposal and reuse of NMCO. Federal, state and local agencies, concerned groups and interested individuals are encouraged to participate in the EIS/EIR process through the submission of written comments.This input will help determine the range of issues and reuse alternatives to be addressed, and identify significant issues related to the proposed reuse of NMCO.

In addition, the public is invited to submit written comments by Oct. 12, 1995 to Gary Munekawa, Code 1852, Engineering Field Activity West, Naval Facilities Engineering Command, 900 Commodore Drive, San Bruno, Calif., 94066-5006; (415) 244-3022; FAX (415) 244-3737. The City of Oakland point of contact is Anu Raud, Office of Planning and Building, 1330 Broadway, 2nd floor, Oakland, Calif., 94612; telephone (510)238-6346, FAX (510) 238-3586.

For further information regarding the Oak Knoll Reuse Plan, contact Paul Nahm, Oakland Base Reuse Authority, 1333 Broadway, 9th floor, Oakland, Calif., 94612.Telephone: (510) 238-7256; FAX (510) 238-3691.

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PUBLIC SCOPING MEETING FOR
NAVAL MEDICAL CENTER OAKLAND DISPOSAL AND REUSE EIS/EIR
OAKLAND, CALIFORNIA

Wednesday, September 27, 1995; 7:00 pm
Caduceus Room, Club Knoll
Naval Medical Center Oakland
8750 Mountain Boulevard
Oakland, California

AGENDA

7:00	**Welcome and Introduction** **LCDR Juanita Buda (Hearing Officer)** **Head, Planning Department, Naval Medical Center Oakland**
7:10	**U.S. Navy Environmental Regulations and Responsibilities/The NEPA Process** **Mr. John Kennedy** **Head, Environmental Planning Branch - EFA West**
7:30	**City of Oakland Environmental Regulations and Responsibilities/CEQA Compliance** **Mr. Nixon Lam** **Planner, City of Oakland Office of Planning and Building, Environmental Review Section**
7:35	**City of Oakland, Oakland Base Reuse Authority/Reuse Planning** **Mr. Barry Cromartie** **Principal Planner, Military Base Conversion Unit,City of Oakland Base Reuse Authority**
7:50	**Break - Speaker Sign-up**
8:00	**Opening of Meeting for Public Comments —Facilitated by:** **LCDR Juanita Buda**
10:00	**Closing Remarks and Adjournment** **LCDR Juanita Buda**

NAVAL MEDICAL CENTER OAKLAND DISPOSAL AND REUSE EIS/EIR INFORMATION SHEET

Federal and State Lead Agencies for EIS/EIR Preparation

The Navy's Engineering Field Activity West and the City of Oakland will be Lead Agencies for the preparation of a joint environmental impact statement/environmental impact report (EIS/EIR) evaluating the environmental consequences potentially resulting from the disposal and proposed reuse of Naval Medical Center, Oakland (NMCO), commonly referred to as the Oak Knoll Naval Medical Center. This action is being conducted in accordance with the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510) and the specific 1993 base closure decisions approved by Congress in September 1993. Current schedules call for inpatient and outpatient care to cease, and for the pharmacy to close at NMCO on April 1, 1996. Full operational closure is scheduled to occur in September of 1996. The Navy will be the lead agency for documentation pursuant to the National Environmental Policy Act (NEPA) as it applies to impacts potentially resulting from the disposal of the NMCO property and structures. The City of Oakland will be the lead agency for documentation pursuant to the California Environmental Quality Act (CEQA) as it applies to impacts potentially resulting from reuse plan implementation.

Scope of the EIS/EIR Analysis

The EIS/EIR will address the disposal of the property and the potential impacts to the environment that may result from the implementation of the reuse scenarios included in the Oak Knoll Reuse Plan and a "no-action" alternative. The no-action alternative would have NMCO remain federal government property in a caretaker status. The Oak Knoll Reuse Plan - Preliminary Alternatives document (August, 1995) describes four alternatives: (1) Senior/Community Option; (2) Mixed Use Village Option; (3) Single Use Campus Option; and (4) Residential Option. Although they may be refined as the reuse plan becomes finalized, these four alternatives are comprised of overlapping land uses, combined in different acreage configurations.

Purpose of This Public Scoping Hearing and the Public Involvement Program

The purpose of this public scoping hearing is to solicit public comments regarding the scope and content of the environmental document prior to its publication as a Draft EIS/EIR. **Written comments must be postmarked no later than October 12, 1995, in order to assure their full consideration in the EIS/EIR preparation.** This hearing is part of the overall public involvement program established for the Naval Medical Center Oakland Disposal and Reuse EIS/EIR. The program will also include a project status information brochure to be distributed before publication of the Draft EIS/EIR, and ongoing press releases announcing future publication and hearing dates.

Schedule for Receiving Further Public Input

Further public input will be solicited following publication of the Draft EIS/EIR in the spring of 1996. Public comment on the Draft EIS/EIR will continue through a 45-day public review period and will also include one more public hearing. Written responses to public comments received on the Draft EIS/EIR will be prepared and included in the final document. **If you would like to submit written comments or wish to be added to the Navy mailing list for future information, please forward your comments and/or your name and address to the following contact person and address:**

Mr. Gary Munekawa, Code 1852GM
Engineering Field Activity West
Naval Facilities Engineering Command
900 Commodore Drive — **Telephone (415) 244-3022**
San Bruno, Ca 94066-5006 — **Fax (415) 244-3737**

LOCATION, DESCRIPTION, AND HISTORY OF NAVAL MEDICAL CENTER OAKLAND

Location and Description of the NMCO Site

The NMCO site is approximately 192 acres of gently to steeply sloping, wooded topography. About 70% of the land area is sloped 15% or more. The area is generally bounded on the south and east by residential development, on the north by Keller Avenue and residential development, and on the west by Mountain Boulevard. Immediately to the west of Mountain Boulevard lies Interstate Route 580 (I-580), the McArthur Freeway. The compound is developed with approximately 89 total structures. Club Knoll, built in 1922, was the original clubhouse for the preexisting golf and country club. The main hospital, five modern buildings, 20 "vintage" wooden buildings, 24 miscellaneous other structures, and 38 family housing structures comprise the remainder of the 89 buildings.

History

Before 1942, the NMCO site was used as a golf course and country club. However, with the influx of casualties in 1941 from the war in the Pacific, additional medical facilities were required along the West Coast. At the climax of the war, the hospital was caring for 6,000 patients with a military and civilian staff of approximately 3,000. With demobilization of forces after World War II, both the activity and the population of the hospital declined, only to increase again during the Korean War when the daily population averaged 2,500. This figure subsequently fell to a peacetime low of about 600, but with the influx of Vietnam casualties beginning in 1965, patient care activities increased once again.

REUSE PLAN GOALS AND ALTERNATIVES DEVELOPMENT

Goals

In November 1993, the Oakland Base Closure/Conversion Task Force (OBC/CTF) was formed by the Oakland City Council to recommend actions which would mitigate the effects of the closure of military facilities in Alameda County. The Oakland Base Reuse Authority (OBRA) was established in March 1995 in compliance with the Department of Defense's Office of Economic Adjustment (OEA) mandate. The OEA views the OBRA as the principal agent governing the reuse planning, management, and disposition of the site. OBRA serves as the regional decision-making body for the reuse management and disposition of the property. The OBRA has proceeded to develop a mission statement (adopted by OBRA in 1995) for the NCMO site that includes reuse planning, employment, socioeconomic, public involvement, and land use planning goals.

Reuse Alternatives Development/Land Uses

Through the implementation of an active community involvement program already conducted, which has included several City of Oakland Town Hall meetings and Interactive Concept Planning Meetings held in 1994 and 1995, several reuse land uses and configurations were derived by the City of Oakland. These uses and configurations reflect potential reuse opportunities from a balanced and interactive marketability, fiscal responsibility, site planning, employment opportunities, and traffic impacts purview. Land uses included as part of one or more of the four alternatives to be analyzed in the EIS/EIR include:

(a) A neighborhood retail area (including for example, a supermarket, convenience shops, restaurants, laundry, beauty shop, copy service, travel agency, and bank uses) could range up to five acres.

(b) A community facilities area (including for example, senior residential, ~~moncless~~ homeless housing, elder hostel, health and social services facility, post office, small professional offices, and daycare facilities) could range up to 33 acres.

(c) An educational/training and institutional use area (including for example, professional research development and biotech facilities, offices, administration, storage, conference and assembly halls, and health clinic) could range up to 35 acres.

(d) An active recreation area (including for example, swimming pool, bowling alley, gymnasium, tennis courts, base ball fields, play fields, and picnic area) could range between eight and 14 acres.

(e) An open space area (including for example, recreation trails, creek restoration, conserved woodlands, wildlife habitat, and parkland) could range between 55 and 110 acres.

(f) A residential area (including for example, variable mixes of market rate housing, single-family housing units and/or medium-density townhouses, live/work spaces, and senior/homeless housing) could range up to 82 acres.

The Oak Knoll Reuse Plan - Preliminary Alternatives document (August 1995), prepared by the City of Oakland provides additional information on the reuse planning process, existing site conditions, preliminary alternatives to be analyzed in the EIS/EIR, and related marketing and finance information. The attached maps and table are provided to assist you in contributing comments to this public involvement program. They include illustrations of: (1) Existing Buildings now at the site; (2) A table summarizing the main features of the four Preliminary Reuse Alternatives; (3) A map of the Seniors Community Option Alternative; (4) A map of the Mixed Use Village Option Alternative; (5) A map of the Single Use Campus Option Alternative; and (6) A map of the Residential Option Alternative.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIS/EIR

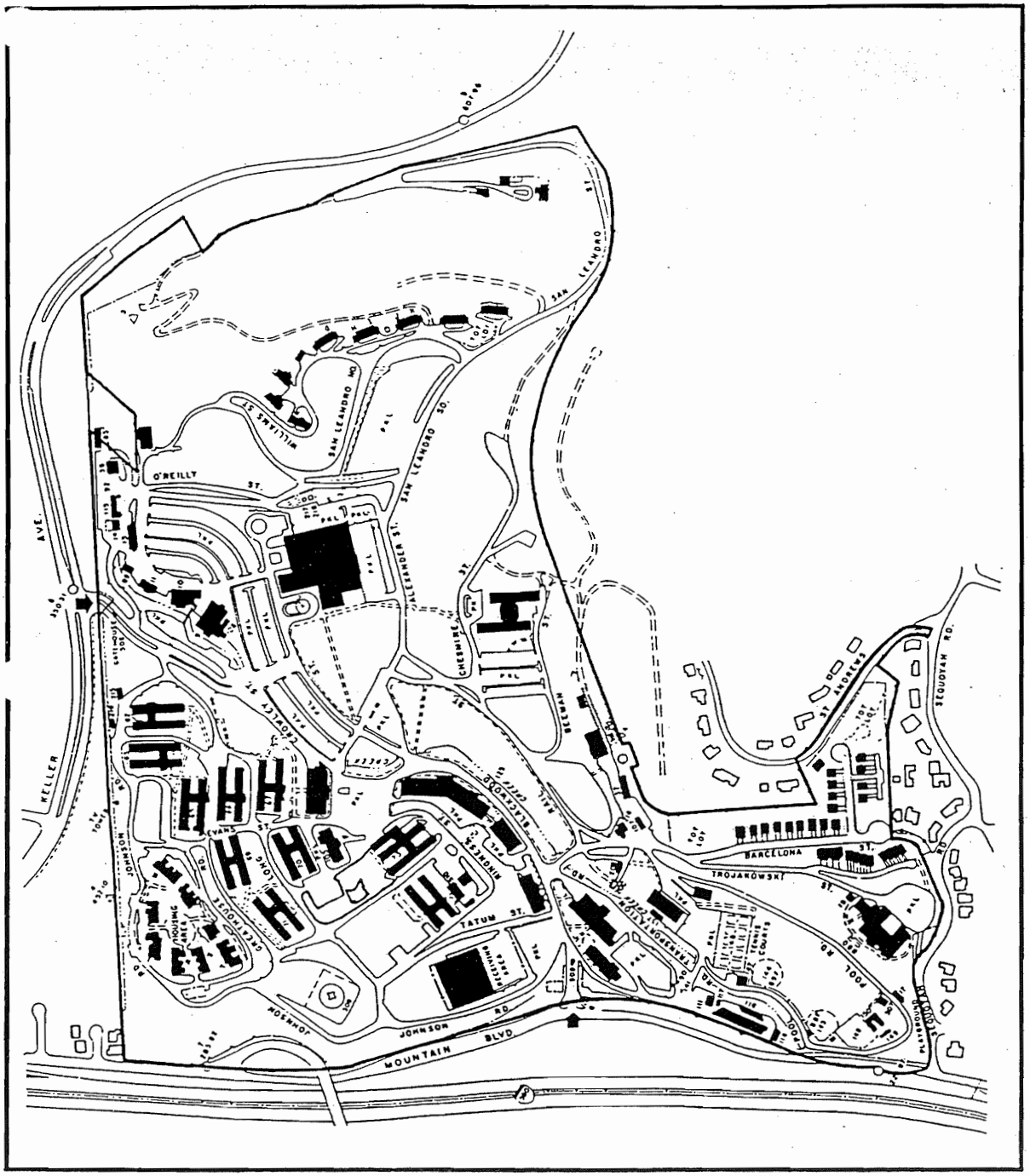
Although the issues of special concern may change as the scoping and EIS/EIR process continues, the following issues have been initially identified as particularly sensitive to future reuse activities on the NMCO site:

- Socio-economic impacts on the local community;
- Traffic and circulation impacts associated with ingress and egress of future site users;
- The potential for increased noise and related nuisances/disturbances to surrounding residents;
- Visual and aesthetic impacts associated with new construction; and
- Potential impacts on the wildlife species and habitat occupying the site.

The EIS/EIR will describe the existing conditions/environmental setting, identify significant and less than significant impacts due to disposal and proposed reuse, and will recommend mitigation measures for significant impacts identified for the following resources or categories of investigation:

Land Use	Socioeconomics	Public Services
Cultural Resources	Aesthetic and Scenic Resources	Biological Resources
Water Resources	Geology and Soils	Traffic and Circulation
Air Quality and Meteorology	Noise	Utilities
Hazardous Materials and Waste.		

For specific information concerning the EIR, please contact Ms. Anu Raud at the City of Oakland, Office of Planning and Building, Environmental Review Section, at telephone (510) 238-6346, or fax number (510) 238-3586. For information concerning the Oak Knoll Reuse Plan - Preliminary Alternatives process, please contact Mr. Paul Nahm or Mr. Barry Cromartie at the City of Oakland, Oakland Base Reuse Authority, telephone (510) 238-7256, or fax number (510) 238-3691. Thank you for participating with the Navy and the City in the environmental planning process.

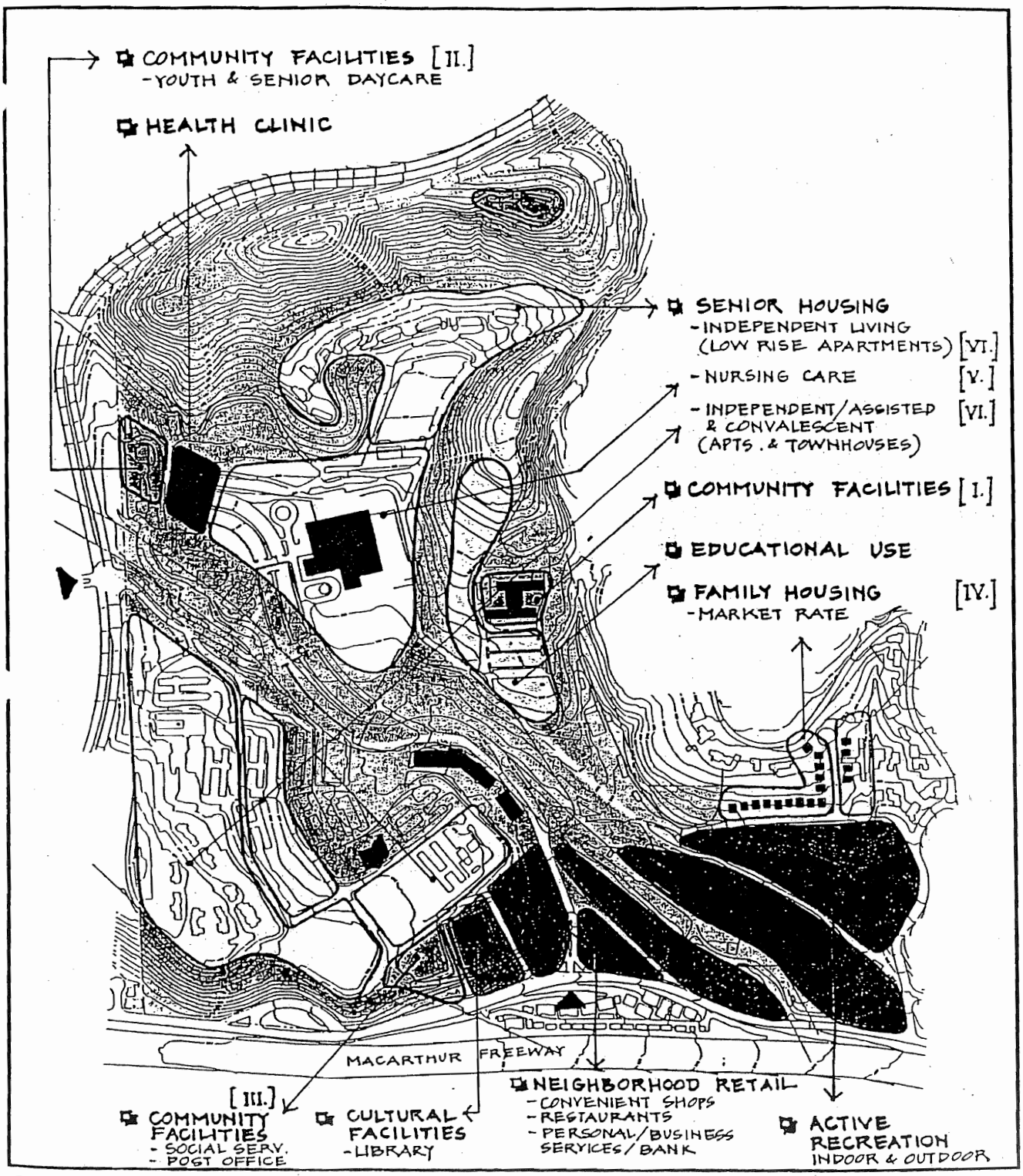


Oak Knoll Site Reuse Plan

Source: *Master Plan, Naval Hospital, Oakland California*, Western Division, Naval Facilities Engg. Command, September 1984

Preliminary Land Use Alternatives
Information Summary

Land use alternatives - Main features	Total Built Area (in sqft)	Total Open Space (in acres)	Total Parking (# of cars on site)	Total Employment
Seniors/Community Option Senior independent/assisted & convalescent housing in West Quadrant Senior nursing care and health clinic in North Quadrant Possible use of hospital building as nursing care facility Dispersed community facilities Riparian corridor along Rifle Range Creek Existing active recreation facilities maintained Senior education facility north of active recreation area Neighborhood retail near Mountain Boulevard entry area Public library near retail area	271,000 plus 460 senior & 18 family units	86	1,010	670
Mixed Use Village Option Mixed use development in West Quadrant Community retail near Mountain Boulevard entry area Existing active recreation facilities maintained Riparian corridor along Rifle Range Creek Cultural/meeting facility north of active recreation area R & D complex in North Quadrant Club Knoll/Credit Union building retained	724,000	95	1,380	1,140
Single Use Campus Option Entire site designated for a single campus use Education, Conference, Corporate Hq. possible uses Concentrated development in West & North Quadrant Central area given over to large open space Existing active recreation facilities maintained Neighborhood retail near Keller entry area	828,000	110	1,900	1,150
Residential Option Single family homes in either 10,000 or 20,000 sf lots Existing active recreation facilities maintained Riparian corridor along Rifle Range Creek Club Knoll/Credit Union building retained Neighborhood retail near Mountain Boulevard entry area	83,000 & 178 units (Option 1) or 357 units (Option 2)	55	577 (Option 1) 777 (Option 2)	170



Oak Knoll Site Reuse Plan

Simon Martin-Vegue Winkelstein Moris (SMWM)

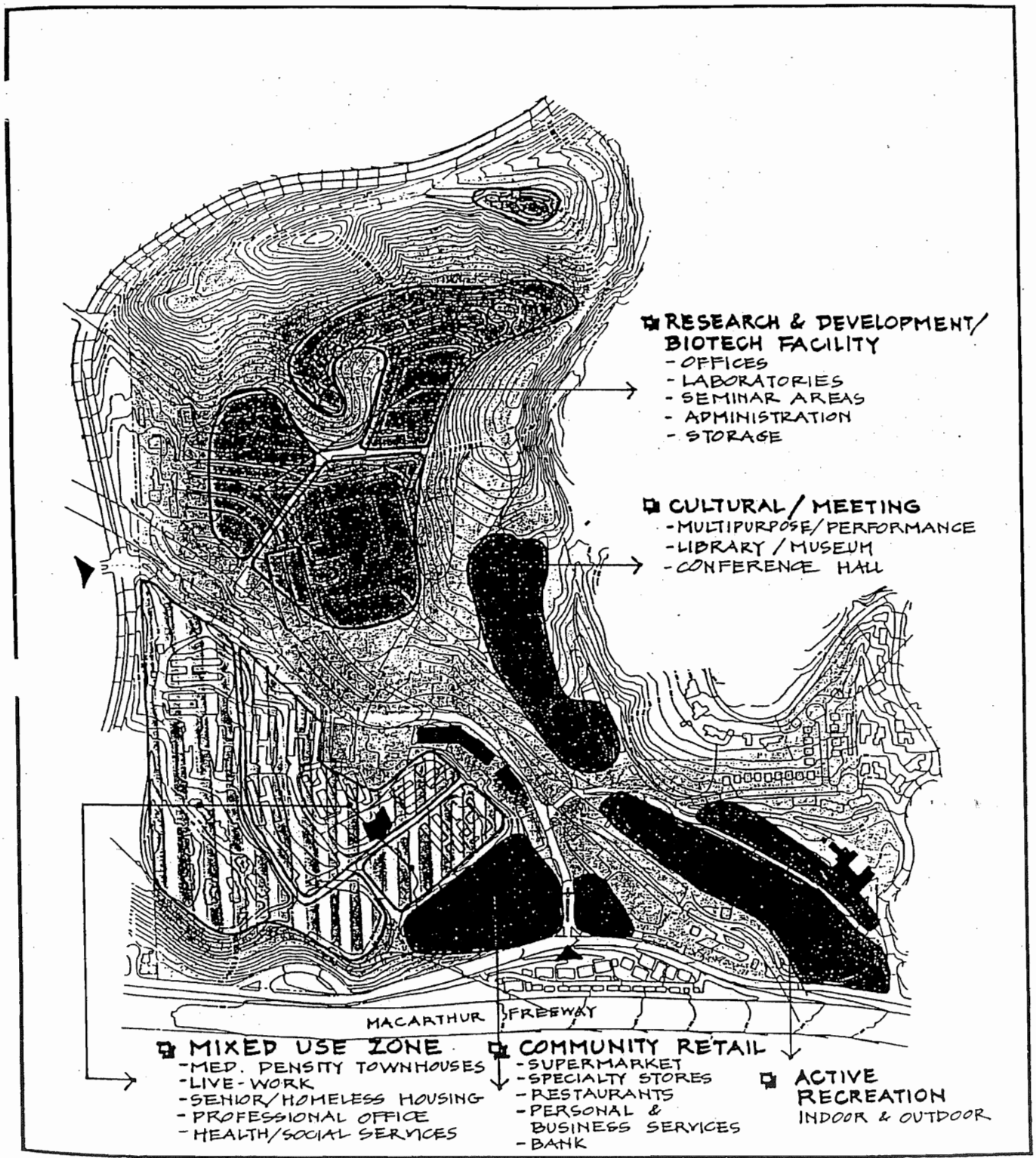
City of Oakland
Office of Economic Development and Employment

- Community Facilities
- Educational
- Cultural Meeting
- Health/Medical
- Housing
- Retail
- Office/Research
- Active Recreation
- Open Space
- Mixed Use

PRELIMINARY ALTERNATIVES

NORTH

Seniors/Community Option



Oak Knoll Site Reuse Plan

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- Community Facilities
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- Open Space
- Mixed Use

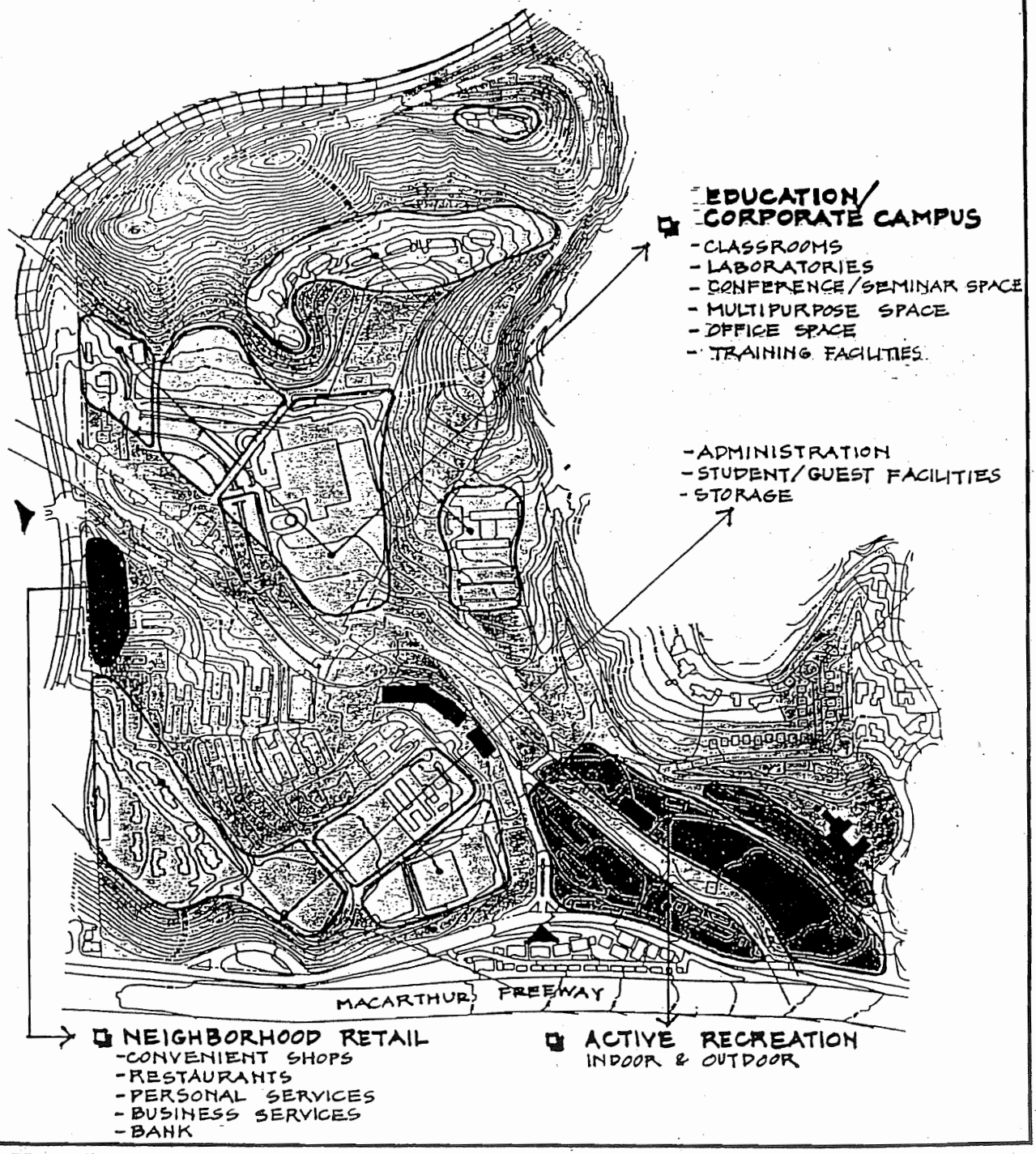
NORTH

0 250 500 1000

PRELIMINARY ALTERNATIVES

Mixed Use Village Option

* EDUCATION/CORPORATE CAMPUS IS ONE OF SEVERAL APPROPRIATE SINGE USE OPTIONS FOR OAK KNOLL. OTHER USES INCLUDE A CONFERENCE/HOTEL FACILITY OR A RESEARCH HEADQUARTERS CAMPUS.



Oak Knoll Site Reuse Plan

Simon Martin-Vegue Winkelstein Moris (SMWM)

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- Community Facilities
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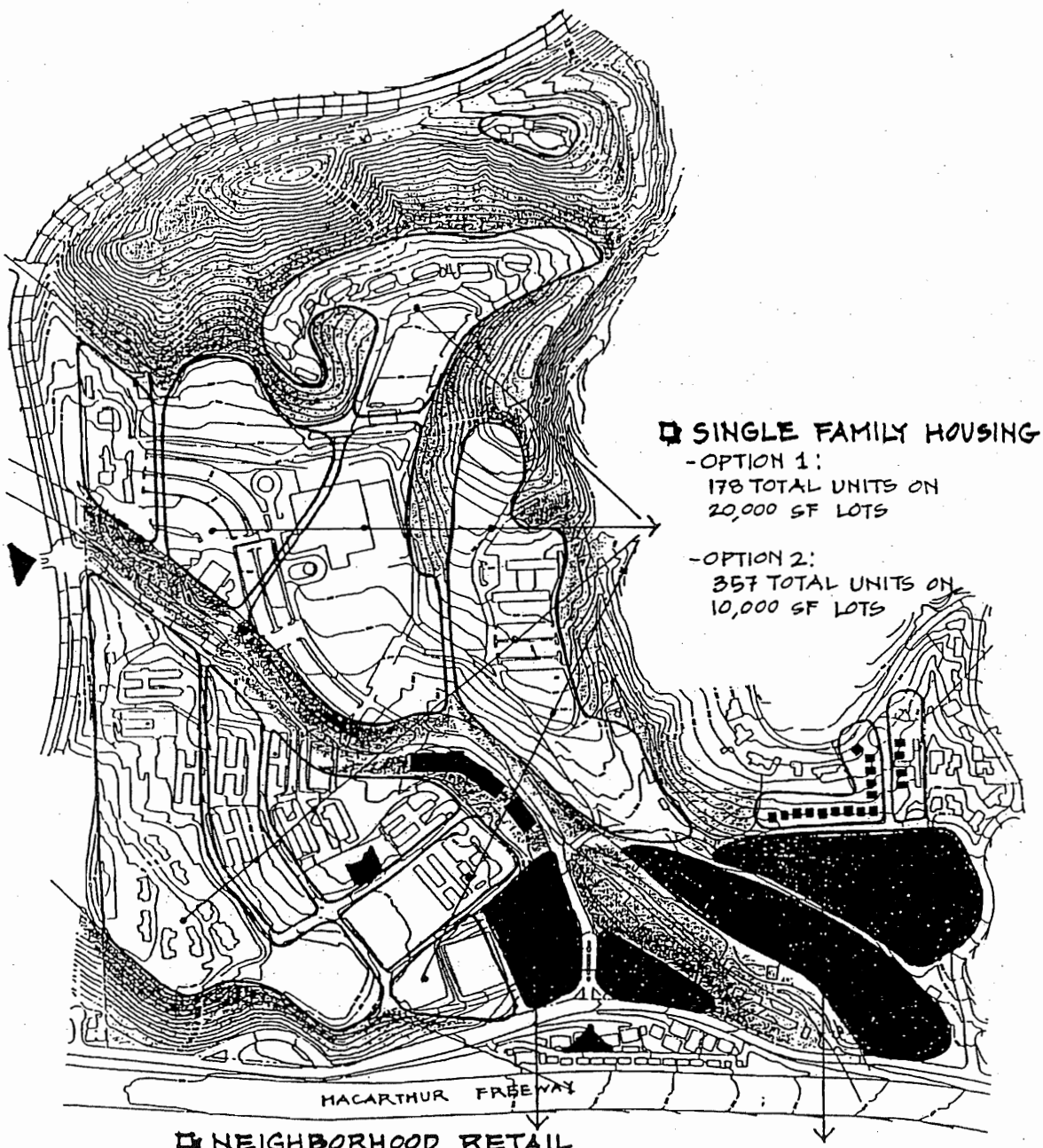
PRELIMINARY ALTERNATIVES

NORTH

0 250 500 1000

Single Use Campus Option



Oak Knoll Site Reuse Plan

Simon Martin-Vegue Winkelstein Moris (SMWM)

City of Oakland
Office of Economic Development and Employment

- Community Facilities
- Educational
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- Retail
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- Active Recreation
- Open Space
- Mixed Use

PRELIMINARY ALTERNATIVES

NORTH

0 250 500 1000

Residential Option

Respondent	Concern or Issue Raised
Federal Agencies	
US Environmental Protection Agency	Several environmental issues identified as warranting careful consideration, including air quality, wetlands and water quality, biological resources, public services and utilities, hazardous materials, NEPA, significance criteria, impacts evaluation, mitigation, and clear definition of baseline. The Federal Environmental Protection Agency (EPA) commented that the EIS/EIR should include a survey of regional water supplies available to the NMCO and an analysis of the net increase or decrease in water demand as a result of the proposed reuse. EPA requested that the impacts associated with any substantial increases in water demand be assessed in conjunction with the Regional Water District. The EPA commented that the EIS/EIR should include a survey of regional landfill capacities available to the NMCO and an analysis of the net increase or decrease in solid waste generation as a result of the proposed reuse. The EPA commented that the EIS/EIR should discuss the current air quality (attainment) status of the Bay Area Air Quality Management District and the proposed project's impacts on that status. The EPA commented that the Draft EIS/EIR include a complete examination of existing air quality conditions, problems, and planning; air quality impacts from the proposed action; conformity with the State Implementation Plan (SIP); air quality mitigation measures; and project alternatives, including alternatives that minimize air quality impacts. Some residents were concerned about the dust and noise that could result from construction activities associated with reuse plan implementation. EPA commented that the US Army Corps of Engineers should be contacted to determine the need for a Section 404 (Clean Water Act) discharge permit for any portion of the proposed project. EPA requested that the Draft EIS/EIR consider alternatives that will preserve wetland resources. EPA commented that baseline characterizations in the EIS/EIR should include maps, text, and tables that feature areas occupied by wetlands, aquatic systems, and nonwetland riparian habitat, and that direct, indirect, and cumulative impacts to these resources also be fully described. EPA briefly discussed areas not

Agencies, Organizations, and Individuals Who Responded to the Scoping Letter
(continued)

Respondent	Concern or Issue Raised
	suitable for mitigation and commented on the potential need for a mitigation plan if wetlands are identified.
	EPA commented that the Draft EIS/EIR should ensure that the proposed disposal and reuse would not affect the DOD's obligation to meet water quality standards. They continued to state that the Draft EIS/EIR should describe existing treatment facilities and National Pollutant Discharge Elimination System permits and should discuss the need for additional facilities and permits for the proposed project. EPA commented that the Draft EIS/EIR should discuss how protected and endangered species may be affected by the proposed action. EPA also commented that the US Navy should conduct all necessary field surveys and consult with all appropriate state and federal agencies, including the US Fish and Wildlife Service and the California Natural Diversity Data Base, in determining the range of species that could be affected by the action. The EPA commented that the Draft EIS/EIR should identify NMCO's hazardous materials storage, disposal and containment history as relevant to the siting of future uses under the proposed lease and redevelopment action. They also state that any plans to remediate contaminated areas or to demolish or disturb facilities or areas with existing contamination (asbestos, lead paint, etc.) should be discussed in detail. The EPA commented that nearby residential areas should be documented and described in the Draft EIS/EIR, and that the document should determine the potential magnitude of redevelopment-related effects on such areas (e.g. noise, air quality, circulation, public services, visual quality, etc.). EPA also commented that federal actions to address environmental justice should be consisted with Executive Order 12898.

Agencies, Organizations, and Individuals Who Responded to the Scoping Letter
(continued)

Respondent	Concern or Issue Raised
	The EPA also commented that the Draft EIS/EIR should include an analysis of potential cumulative effects in the NMCO's ROI, and that such analysis should describe all planned, pending, and approved projects in the ROI, including a map illustrating those projects. EPA also stated the importance of mitigation to either avoid, minimize, rectify, or compensate for adverse significant environmental impacts. In general comments, the EPA stated that the Draft EIS/EIR should define significance criteria as they are applied to the impact analysis and to corresponding mitigation measures (for significant impacts). EPA also stated that the draft EIS/EIR should clearly define and describe "baseline" conditions as those conditions that exist at the NMCO immediately prior to project commencement, and that positive and negative impacts be assessed by comparing future conditions against the "baseline" conditions, which should remain constant throughout the document.
State Agencies	
Department of Toxic Substances Control	The California Department of Toxic Substances Control listed standards apply for remediation of soil contamination other than petroleum. California Department of Toxic Substances Control also commented that the Navy should submit a remedial action plan based on section 25350, subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan if it becomes necessary to remediate hazardous waste at NMCO. If remediation of soil contamination is needed, consider applicable sections of California Health and Safety Code, California Code of Regulations, State Water Resources Control Board Resolution Numbers 68-16, 88-63, 92-49, and San Francisco Bay Region Water Quality Control Plan (Basin Plan).
Department of Transportation	Recommended a complete traffic study to assess impacts of the proposed project and alternatives on State Routes 13 and 580, and on affected streets and intersections. The Department recommended that the impacts be analyzed for trip generation, distribution, and assignment, using current data, and for average daily traffic and cumulative traffic volumes. The Department stated that the analysis should include all approved and proposed projects in the area, including those projects not under the jurisdiction of the lead

Agencies, Organizations, and Individuals Who Responded to the Scoping Letter
(continued)

Respondent	Concern or Issue Raised
	agency. They requested that mitigations consider highway and nonhighway improvements, especially solutions to circulation problems that would not rely an increased highway construction. The Department requested that mitigation measures include methods of traffic demand management and public transit development, and that this discussion include financing, scheduling, implementation, and monitoring responsibilities.
Local Agencies	
City of Oakland, Landmarks Preservation Advisory Board	The City of Oakland, Landmarks Preservation Advisory Board has placed Club Knoll on the preservation study list in recognition of the building's historic and architectural significance. They urge adoption of a reuse plan that preserves Club Knoll without compromising its appearance or integrity, and evaluate reuse proposals as to their impact on Club Knoll.
East Bay Regional Park District	Offered assistance in evaluating impacts to regional parks.
East Bay Municipal Utility District	Acknowledge East Bay Utility District's right-of-way for two raw water large diameter transmission conduits crossing the medical center property, and provide for mitigation measures to prevent impacts to these conduits. Recognize need for traveled paths or open space easements of 20 feet to provide frontage if reuse plan results in the need for water mains in public streets. Contact district for water service estimate upon reuse plan approval, and include measures to reduce, and if possible, eliminate inflow infiltration of stormwater and ground water to the sanitary sewer collection system. EBMUD also recommended reuse plan consideration of water conservation, stormwater discharges, and wastewater planning.

Agencies, Organizations, and Individuals Who Responded to the Scoping Letter
(continued)

Respondent	Concern or Issue Raised
Alameda County Congestion Management Agency	Recommended that reuse plans be analyzed for their impacts on the Congestion Management Plan, Congestion Management Plan levels of service, the Metropolitan Transportation System, Metropolitan Transportation System levels of service, and trip reduction measures. The Agency also stated that mitigation measures should be developed in participation with the corridor/areawide transportation planning process, assessed according to specific criteria, and that the EIS/EIR include a discussion regarding the feasibility of funding any transportation improvements, especially roadway and transit improvements. The Alameda County Congestion Management Agency also recommended that the transportation funding feasibility discussion be consistent with the Capital Improvements Program contained within the Congestion Management Plan, and with the federal Transportation Improvement Program.
Organizations	
Oak Knoll Heights Townhomes Association	Analyze morning and evening commute traffic impacts on the Mountain Boulevard entrance gate. Evaluate increased vehicle traffic that may result on Mountain Boulevard.
Oak Knoll Heritage Committee	Analyze Club Knoll in the affected environment and environmental consequences sections of the EIS/EIR regarding cultural resources.
Individuals	
Thordie Ashley	Prefers Single Use Campus Alternative, with preservation of land, creeks, and wildlife. No use by homeless. Expressed concern about police response times.
Paule F. Aubery	Clarify no action alternative and its implementation. Retain public ownership of the site.
Lester Cobb	Requests more input from neighbors. Questions willingness of a single corporate tenant to move in because of doubts about available labor force. Requests consideration of police substation on-site and retail uses limited to areas adjacent to pool and bowling alley.
Lori Dreyer	Requested analysis of cumulative impacts, land use compatibility, public services impacts, an storm water impacts.

Agencies, Organizations, and Individuals Who Responded to the Scoping Letter
(continued)

Respondent	Concern or Issue Raised
Joe Hadley	Cites lack of progress by City of Oakland and lack of specific plans. Requests analysis of impacts to neighbors, traffic, noise, and crime related to retail use.
Louis Hal	Cited perceived link between retail uses and crime, and vulnerability of retired persons to crime. Requested dedicated police protection and improved response time for fire/police/ambulance.
Anna-Maria Hardenstine	Include present power plant, large tanks, and underground conduits in utilities analysis. Discuss opportunities for public access, private purchase of property, and purchase terms.
Ken Pementell	Exclude all retail space considerations due to accompanying crime and violence historically.
Mrs. Eugene Rainbow	Requests consideration of NMCO as medical care clinic for veterans, dependents, and retirees.
Lydia E. Rocha	Favors Seniors/Community Option first, with Single Use Campus Alternative as second choice. Exclude retail.
Roger Shepherd	Requests evaluation of impacts to riparian corridor, transportation, and parking.
Lee Ann Smith	Favors Single Use Campus Alternative with use as city park rather than corporate campus.
Barbara Sutherland	Preserve site as open space, recreation, and wildlife refuge. Exclude all retail and homeless housing.
Judith Thomas	Retain land use control by one entity as presented in the single use campus alternative.
Winifred Walsh	Prefers recreational, cultural, and open space uses.
Charles Wilson	Favors mixed use village alternative.

Oak Knoll Naval Medical Center EIS/EIR Scoping Notice Mailing List

Title	Last	First	Organization	Branch	City	State
Elected Officials						
Supervisor	King	Mary	Alameda County	District No. 4	Oakland	CA
			Assemblyman Bates' Office	14th District	Oakland	CA
			Assemblywoman Lee's Office	16th District	Oakland	CA
Mayor	Appezzato	Ralph	City of Alameda	Office of the Mayor	Alameda	CA
Mayor	Dean	Shirley	City of Berkeley	Office of the Mayor	Berkeley	CA
Mayor	Kassis	Dick	City of Emeryville	Office of the Mayor	Emeryville	CA
Mayor	Harris	Elihu	City of Oakland	Office of the Mayor	Oakland	CA
	Bayton	Natalie	City of Oakland	District No. 3	Oakland	CA
Councilmember	Chang, Jr.	Henry	City of Oakland	Member at Large	Oakland	CA
Councilmember	De La Fuente	Ignacio	City of Oakland	District No. 5	Oakland	CA
Councilmember	Jordan	Sheila	City of Oakland	District No. 1	Oakland	CA
Councilmember	Miley	Nate	City of Oakland	District No. 6	Oakland	CA
Councilmember	Russo	John	City of Oakland	District No. 2	Oakland	CA
Councilmember	Spees	Richard	City of Oakland	District No. 4	Oakland	CA
Councilmember	Woods-Jones	Dezie	City of Oakland	District No. 7	Oakland	CA
Mayor	Kegley	Milt	City of Piedmont	Office of the Mayor	Piedmont	CA
Mayor	Jordan	Frank	City of San Francisco	Office of the Mayor	San Francisco	CA
Mayor	Corbitt	Ellen	City of San Leandro	Office of the Mayor	San Leandro	CA
			Congressman Dellum's Office		Oakland	CA
			Congressman Stark's Office		Hayward	CA
Mr.	Hass	John	Senator Boxer's Office		San Francisco	CA
Mr.	Lowe	Russell	Senator Feinstein's Office		San Francisco	CA
Senior Staff Member	Brooks	Roberta	9th Congressional District		Oakland	CA
District Director	Swanson	Sandre	9th Congressional District		Oakland	CA
Federal Agencies						
			Advisory Council on Historic Preservation	Western Division, Project Review	Golden	CO
Executive Director			Advisory Council on Historic Preservation		Washington	DC
Director HUD Office	Sachs	Steven	Department of Housing and Urban Development	Community Planning & Development, 9ADE	San Francisco	CA
Mr.	Prater	Jimmy	Department of Housing and Urban Development		San Francisco	CA
Chief			Federal Aviation Administration, Air Space & Program	Branch AWP 530	Los Angeles	CA
Regional Director			Federal Emergency Management Agency	Region IX	San Francisco	CA
			Federal Transit Administration		San Francisco	CA
	Gates	Sharel	General Services Administration		Sacramento	CA
Chief, Northern Branch	Cah	Dianne	General Services Administration	Office of Real Estate Sales (90R)	San Francisco	CA
			Housing and Urban Development Headquarters Library		Washington	DC
Mr.	Brown	Richard	Housing and Urban Development Office of Community Viability		Washington	DC
Manager	Radke	Betsy	San Francisco Bay National Wildlife Refuge		Newark	CA
District Engineer			U.S. Army Corps of Engineers	Attn.: CESPK-PM-M	Sacramento	CA
Dr.	Lerner	Richard	U.S. Army Corps of Engineers, SF Branch	Environmental Branch, (CESP-CF-R)	San Francisco	CA
Ms.	Klimas	Denise	U.S. Dept. of Commerce	National Oceanic & Atmospheric Administration	San Francisco	CA
Mr.	Dempsey	Paul	U.S. Dept. of Defense	Office of Economic Adjustment	Washington	DC
Mr.	Ryeff	Paul	U.S. Dept. of Defense	Office of Economic Adjustment	Sacramento	CA
Mr.	Hoops	George	U.S. Dept. of Education	Federal Real Property Assistance Program	Seattle	WA

Title	Last	First	Organization	Branch	City	State
			U.S. Dept. of Energy	Office of EC&E, Environmental Prg. Div., 3G-092	Oakland	CA
			U.S. Dept. of State	Environmental Affairs Office	Washington	DC
Chief	Environmental. Section		U.S. Dept. of the Interior	Bureau of Indian Affairs	Sacramento	CA
Mr.	Hestey	Ed	U.S. Dept. of the Interior	Bureau of Land Management	Sacramento	CA
Mr.	Albright	Stanley	U.S. Dept. of the Interior	National Park Service	San Francisco	CA
Chief of Planning & Environmental Quality	Murray	Ray	U.S. Dept. of the Interior	National Park Service	San Francisco	CA
	Port	Pat	U.S. Dept. of the Interior	Office of Environmental Policy and Compliance	San Francisco	CA
Director's Representative			U.S. Dept. of the Interior, USGS		Menlo Park	CA
Regional Hydrologist			U.S. Dept. of the Interior, USGS	Water Resources Division	Menlo Park	CA
Region IX Secretary	Patak	Thomas	U.S. Dept. of Transportation		San Francisco	CA
			U.S. Dept. of Transportation, Federal Highway Administration	Regional Administration, Region IX	San Francisco	CA
			U.S. Dept. of Transportation		San Francisco	CA
			U.S. Dept. of Transportation		Washington	DC
Mr.	Mittlehotz	Ken	U.S. Environmental Protection Agency	Office of Federal Activities	Washington	DC
			U.S. Environmental Protection Agency Headquarters	Public Information Center	Washington	DC
Mr.	Farrel	David	U.S. Environmental Protection Agency, Region IX	Environmental Review Section (E-3-1)	San Francisco	CA
Mr.	Tomsovic	David	U.S. Environmental Protection Agency, Region IX	Office of External Affairs	San Francisco	CA
Ms.	Hill	Esther	U.S. Environmental Protection Agency, Region IX	Reuse Rep.	San Francisco	CA
Mr.	Smith	Barbara	U.S. Environmental Protection Agency, Region IX		San Francisco	CA
Mr.	Aceituno	Mike	U.S. Fish & Wildlife Service	Ecological Services	Sacramento	CA
Mr.	Haas	James	U.S. Fish & Wildlife Service	Ecological Services	Sacramento	CA
Mr.	Medlin	Joel	U.S. Fish & Wildlife Service	Ecological Services	Sacramento	CA
Ms.	Osugi	Cathy	U.S. Fish & Wildlife Service	Realty Division (ARW-RE)	Portland	OR
Mr.	Esparantz	John	U.S. Fish & Wildlife Service	Refuge Division - Third Floor	Portland	OR
Navy/Coast Guard						
	Abbott	Kim			San Bruno	CA
	Russ	Morise			Oakland	CA
	Zarah	Baha			San Bruno	CA
Chief of Naval Operations			Facilities and Engineering Command (N44E)		Washington	CA
Commander			Naval Facilities Engineering Command	Attn.: Sam Rosenblatt (Code 60A1)	Alexandria	VA
CDR	Daughety	Steve	Navy CNO(N44)		Reston	VA
CDR	Elkins	Al	Base Transition Coordinator		San Francisco	CA
Capt.	Snyder	David	Commanding Officer, NMCO		Oakland	CA
L CDR	Buda	Juanita	Head, Planning Department NMCO		Oakland	CA
Mr.	Douchand	Larry	Environmental Program Manager		Oakland	CA
State Agencies						
Mr.	Fletcher	Bob	CA Air Resources Board		Sacramento	CA
			CA Dept. of Conservation	Division of Mines & Geology	San Francisco	CA

Title	Last	First	Organization	Branch	City	State
Mr.	Trott	Ken	CA Dept. of Conservation	Office of Land Conservation	Sacramento	CA
Program Coordinator	O'Bryant	Dennis	CA Dept. of Conservation		Sacramento	CA
Mr.	Phillips	Pete	CA Dept. of Fish & Game	Environmental Services Division	Sacramento	CA
Mr.	Hunter	Brian	CA Dept. of Fish & Game	NW Region 3	Yountville	CA
Director			CA Dept. of Fish & Game		Sacramento	CA
Mr.	Wickizer	Douglas	CA Dept. of Forestry		Sacramento	CA
Mr.	Lucas	Jerome	CA Dept. of Health Services	Office of Noise Control	Berkeley	CA
Mr.	Hsu	Steve	CA Dept. of Health Services	Radiological Health Dept.	Sacramento	CA
Director			CA Dept. of Health Services		Sacramento	CA
Mr.	Pierce	Ken	CA Dept. of Parks & Recreation	Resource Management Division	Sacramento	CA
	Barrie	Terry	CA Dept. of Transportation	Transportation Planning	Oakland	CA
Branch Chief	Forsen	Ace	CA Dept. of Transportation, District 4	Transportation Planning Branch, 14th Floor	Oakland	CA
Mr.	Pettit	Walt	CA Dept. of Water Resources		Sacramento	CA
Mr.	Cassa	Mary Rose	CA Environmental Protection Agency	Dept. of Toxic Substance Control	Berkeley	CA
	Heusinkneld	Valerie	CA Environmental Protection Agency		Berkeley	CA
Ms.	Peebler	Diana	CA Environmental Protection Agency	Dept. of Toxic Substance Control, Office of Military Facilities - Reuse Rep.	Sacramento	CA
			CA Environmental Protection Agency		Sacramento	CA
Mr.	White	Mike	CA Labor Foundation		San Francisco	CA
			CA Office of Emergency Services		Pleasant Hill	CA
Mr.	Chiaritti	Mike	CA Office of Planning & Research		Sacramento	CA
Mr.	Gansbury	Tom	CA Regional Water Quality Control Board	Basic Planning Unit	Oakland	CA
Mr.	Adams	John	CA Regional Water Quality Control Board	Land Disposal Section	Sacramento	CA
Ms.	Lee	Shin-Rae	CA Regional Water Quality Control Board		Oakland	CA
			CA State Clearinghouse		Sacramento	CA
Historic Preservation Officer	Widell	Cherilyn	CA State Historic Preservation Office		Sacramento	CA
Mr.	Plummer	Dave	CA State Lands Commission	Division of Research & Planning	Sacramento	CA
Chief	Sekelsky	Jane	CA State Lands Commission	Division of Land Management	Sacramento	CA
Mr.	Berry	Robert	CA Trade and Commerce		Sacramento	CA
District CEQA Coordinator			Caltrans	District #4	Oakland	CA
	Brittle	Chris	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Goldblatt	Craig	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Roddin	Marc F.	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Johnson	Bill	Native American Heritage Commission		Sacramento	CA
Mr.	Langenthal	Josh	SF Bay Regional Water Quality Control Board		Oakland	CA
Mr.	Bruhns	Will	SF Bay Regional Water Quality Control Board		Oakland	CA
Mr.	Wheeler	Douglas	The Resources Agency		Sacramento	CA
Regional and Local Agencies						
			AC Transit	Planning & Development Dept.	Oakland	CA
Ms.	Banks	Sharon	AC Transit		Oakland	CA
Resource Development Director			Alameda County	Economic Opportunity Committee	Alameda	CA
Director			Alameda County	Environmental Health Division	Alameda	CA

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Title	Last	First	Organization	Branch	City	State
Director			Alameda County	Health & Social Services	Oakland	CA
			Alameda County	Mosquito Abatement District	Hayward	CA
Planning Director			Alameda County	Planning Department	Hayward	CA
Director			Alameda County	Flood Control and Water Conservation Dept.	Hayward	CA
Ms.	Hart	Jean	Alameda County CMA		Oakland	CA
Ms.	Perry	Patricia	Association of Bay Area Governments		Oakland	CA
Planning Director	Binger	Gary	Association of Bay Area Governments		Oakland	CA
	Bursztynsky	Terry	Association of Bay Area Governments		Oakland	CA
Executive Director	Leong	Eugene	Association of Bay Area Governments		Oakland	CA
Ms.	Pryor	Margaret	BART		Oakland	CA
Mr.	White	Richard	BART		Oakland	CA
Mr.	Ordway	Jeff	BART District Planning		Oakland	CA
Co-Chair	DeWitt	Albert	Base Reuse Group		Alameda	CA
Supervising Environmental Planner	Mussen	Irwin	Bay Area Air Quality Management District		San Francisco	CA
Mr.	Feldstein	Milton	Bay Area Air Quality Management District		San Francisco	CA
Planning Director	Kelley	Gil	City of Alameda	Planning Department	Alameda	CA
Director		Gil	City of Berkeley	Planning Department	Berkeley	CA
Planning Director	Quinn	Gaye	City of Emeryville	Planning Department	Emeryville	CA
Mr.	Guiboa	Patrick	City of Fremont	Employment Development Department	Fremont	CA
Planning Director	Allred	Bruce	City of Hayward	Planning Department	Hayward	CA
Ms.	Becker	Jayne	City of Oakland		Oakland	CA
Ms.	David	Frances	City of Oakland		Oakland	CA
Mr.	Leonhardy	Jay	City of Oakland		Oakland	CA
Ms.	Molotsky	Michele	City of Oakland		Oakland	CA
Mr.	Wheeler	Ralph	City of Oakland	City Attorney's Office	Oakland	CA
Mr.	Rapport	Ezra	City of Oakland	City Manager's Office	Oakland	CA
Director			City of Oakland	Development Services Department	Oakland	CA
Mr.	Kern	Bruce	City of Oakland	Economic Development Director	Oakland	CA
Fire Marshall	Blueford	Jerry	City of Oakland	Fire Department	Oakland	CA
Fire Chief			City of Oakland	Fire Department	Oakland	CA
Commissioner			City of Oakland	Housing & Redevelopment Commission	Oakland	CA
Program Manager			City of Oakland	Oak Knoll Conversion Division	Oakland	CA
	Gonzales	Viola	City of Oakland	Office of the Mayor	Oakland	CA
Ms.	Blacksher	Jean	City of Oakland	Planning Commission	Oakland	CA
Mr.	De Luca	Joseph P.	City of Oakland	Planning Commission	Oakland	CA
Ms.	Jaquez	Dolores	City of Oakland	Planning Commission	Oakland	CA
Mr.	Pegram	Anthony	City of Oakland	Planning Commission	Oakland	CA
Mr.	Reyes	Vincent	City of Oakland	Planning Commission	Oakland	CA
Ms.	Rowe	Judy	City of Oakland	Planning Commission	Oakland	CA
Mr.	Smith	Harold	City of Oakland	Planning Commission	Oakland	CA
			City of Oakland	Planning Division	Oakland	CA
Police Chief			City of Oakland	Police Department	Oakland	CA
Community Services Division			City of Oakland	Police Department	Oakland	CA
Traffic Division			City of Oakland	Police Department	Oakland	CA
City Engineer			City of Oakland	Public Works Dept.	Oakland	CA
Public Works Director			City of Oakland	Public Works Dept.	Oakland	CA
Chief of Staff	Reid	Larry	City of Oakland		Oakland	CA

Oak Knoll Naval Medical Center EIS/EIR Scoping Notice Mailing List

Title	Last	First	Organization	Branch	City	State
Community Development Director			City of Oakland		Oakland	CA
Water Superintendent			City of Oakland		Oakland	CA
Ms.	Anu	Raud	City of Oakland	Office of Planning & Bldg.	Oakland	CA
Mr.	Lam	Nixon	City of Oakland	Office of Planning & Bldg.	Oakland	CA
Planning Director			City of Piedmont		Piedmont	CA
Director	Farah	James	City of Richmond	Planning Department	Richmond	CA
Planning Director	Blazej	Lu	City of San Francisco	City Planning	San Francisco	CA
Planning Director	Emslie	Stephen	City of San Leandro	Planning Division	San Leandro	CA
Director	Monroe	Craig	City of San Pablo	Planning Department	San Pablo	CA
Planning Director			City of South San Francisco	City Planning Division	S. San Francisco	CA
Community Development Director	Bragdon	Harvey	Contra Costa County		Martinez	CA
Planning Director			Contra Costra County	Community Development Department	Martinez	CA
Mr.	Hunt	Gary	East Bay Municipal Utility District		Oakland	CA
Mr.	Lampe	John	East Bay Municipal Utility District		Oakland	CA
Chair Director	Smartt	Susan	East Bay Regional Park District	Finance and Legislation	Oakland	CA
Ms.	Green	Gladys	Elmhurst District Board		Oakland	CA
	Lessler	Chris	Employee Transition Center		Oakland	CA
Ms.	Prentice	Helaine	Landmarks Preservation	Advisory Board	Oakland	CA
Mr.	Cromartie	Barry	Oakland Base Reuse Authority		Oakland	CA
Executive Director	Nahm	Paul	Oakland Base Reuse Authority		Oakland	CA
Executive V.P.			Oakland Chamber of Commerce		Oakland	CA
Mr.	Toney	Robert	Oakland Chamber of Commerce		Oakland	CA
Executive Director			Oakland Convention & Visitors Bureau		Oakland	CA
Chair, Employment & Social Committees	Cobb	Gay Plair	Oakland Private Industry Council		Oakland	CA
Ms.	Handis	Marilyn	Oakland Private Industry Council		Oakland	CA
Ms.	McElroy	Toni	Oakland Private Industry Council		Oakland	CA
Facilities Director			Oakland Unified School District		Oakland	CA
Mr.	Long	Bob	Oakland Unified School District		Oakland	CA
	Quan	Jean	Oakland Unified School District		Oakland	CA
Mr.	Beratta	Mark	Office of Economic Development and Employment		Oakland	CA
Director	Rinehart	Jim	Office of Economic Development and Employment		Oakland	CA
Manager	Carter	Lonnie	Office of Housing & Neighborhood Development.	Program Development. & Coordinator	Oakland	CA
Ms.	Lombard	Mona	Office of Marketing & Public Information		Oakland	CA
Director	Williams	Cleve	Office of Parks and Recreation		Oakland	CA
	Levin	Brooke	Office of Public Works	Environmental Affairs	Oakland	CA
Director	Roberts	Terry	Office of Public Works		Oakland	CA
Ms.	Giordano	Lorraine	Port of Oakland	East Bay Conversion & Reinvestment Commission	Oakland	CA
Co-Chair, Land Reuse Director	Foster	Charles	Port of Oakland		Oakland	CA
	Meyer	Loretta	Port of Oakland	Environmental Division	Oakland	CA
Mr.	Bobino	Carl	Public Health Department		Oakland	CA
Ms.	Bowman	Dorothy	Public Works Center		Oakland	CA
Manager	Fanelli	Frank	City of Oakland	Real Estate	Oakland	CA
Ms.	Clark	Pamela	District 6		Oakland	CA

Title	Last	First	Organization	Branch	City	State
			Organizations			
Ms.	Holmes	Lavern	Apricot Street Home Alert		Oakland	CA
			Asian Immigrant Workers Advocates		Oakland	CA
			Asian Pacific Environmental Network		Oakland	CA
Mr.	Shepherd	Roger	Associated Residents of Sequoyah Highlands, Inc.		Oakland	CA
Mr.	Penny	Austin	Austin Penny & Associates		Oakland	CA
Ms.	Johnck	Ellen	Bay Planning Coalition		San Francisco	CA
Mr.	Gilbert	Frank	Brookfield Home Improvement Association		Oakland	CA
			CA Council for Environmental. and Economic. Balance		San Francisco	CA
			CA Environmental Trust		San Francisco	CA
			CA Native Plant Society	East Bay Chapter	Berkeley	CA
			CA Network for a New Economy		San Francisco	CA
Ms.	Crit	Karen	California Research Bureau		Sacramento	CA
			Center for Economic Conversion		Mountain View	CA
Mr.	Littles	Ben	Chabot Park Estates		Oakland	CA
Ms.	Van Huffel	Nancy	Chabot Park Highlands Homeowners Association		Oakland	CA
Ms.	Oliver	Ethel	Concerned Citizens of South Eastmont		Oakland	CA
Mr.	Blunt	Alfred	Crest Avenue Homeowners Association		Oakland	CA
Ms.	Walsh	Winifred	Durant Park Highlands		Oakland	CA
Ms.	Matsuoka	Martha	Earth Island Institute	Urban Habitat Program	San Francisco	CA
Ms.	Wilson	Wenona	Earth Island Institute	Urban Habitat Program	San Francisco	CA
Mr.	Jinkins	Ira	East Oakland Sports Complex Committee		Oakland	CA
Mr.	Hemphill	Henry	Eastmont Mall		Oakland	CA
Mr.	Hill	Charles	Elmhurst Merchant Association		Oakland	CA
Ms.	Gallagher	Mary Jane	Environmental Defense Fund		Oakland	CA
			Greenpeace		San Francisco	CA
Mr.	Eaton	Virgil W.	Hillcrest Court Homeowners Association		Oakland	CA
Mrs.	Hadley	Robert H.	Hillcrest Estates Improvement Association		Oakland	CA
Mr.	Frazen	Jeffrey E.	Hill Area Coalition Homeowners Association		Oakland	CA
Ms.	Proulx	Sonja	Homeowners of Crestmont Association		Oakland	CA
Co-Chair, Land Reuse	Dobson	Frank	Jordon, Woodman, Dobson		Oakland	CA
Mr.	Rawson	Michael	Legal Aid Society		Oakland	CA
Mr.	Laverty	Gordon L.	Leona Heights Improvement Association		Oakland	CA
Ms.	Ware	Shirley	Local 250		Oakland	CA
Mr.	Thompson	Bruce	Metropolitan Horsemans Association		Oakland	CA
			Military Toxics Project		San Francisco	CA
Mr.	Franklin	Harvey M.	Mills Neighborhood Home Alert Association		Oakland	CA
Mr.	Pesonen	Bill	Montebello Terrace Homeowners Association		Oakland	CA
			National Rifle Association		Sacramento	CA
Mr.	Candee	Hal	Natural Resources Defense Council		San Francisco	CA
			Nature Conservancy		San Francisco	CA
Ms.	Robinson	Sharon	Oak Knoll Estates		Oakland	CA
			Oak Knoll Heights Townhomes Association		Oakland	CA
Mr.	Daniel	Glen	Oak Knoll Homeowners Improvement Association		Oakland	CA
Ms.	Sutherland	Barbara	Oak Knoll Kings Estates		Oakland	CA
Ms.	Marr	Melody	Oakland Airport Center, Inc.		Oakland	CA
Ms.	Muse	Deborah	Oakland Community Development District, Central East Oakland		Oakland	CA
Ms.	Green	Gladys	Oakland Community Development District, Elmhurst		Oakland	CA
	Pattillo	Chris	Oakland Design Advocates		Oakland	CA
Mr.	Ryan	Ken	Oakland Design Advocates		Oakland	CA

Title	Last	First	Organization	Branch	City	State
			Oakland Heritage Alliance		Oakland	CA
Mr.	MacDonald	David	Oakland Scavenger		Oakland	CA
Ms.	Terry	Leola	Organized People of Elmhurst Neighborhood Association		Oakland	CA
Mr.	Schonherr	Michael	Pacific Gas & Electric		San Francisco	CA
Ms.	Yura	Jane	Pacific Gas & Electric		Oakland	CA
Mr.	Binggeli	Donald R.	Parkside Estates Improvement Association		Oakland	CA
Mr.	Byrd	Owen	People for Open Space-Greenbelt Alliance		San Francisco	CA
Mr.	Boyle	Mike	Redwood Creek Village Neighborhood Association		Oakland	CA
Ms.	O'Toole	Mary M.	Redwood Heights Improvement Association		Oakland	CA
Mr.	Nunar	Patrick	Redwood Hills Homeowners Association		Oakland	CA
Ms.	Marsh	Pat	Ridgemont at Skyline Condominiums		Oakland	CA
Mr.	Robbin	Larry	Robbin & Associates		Oakland	CA
Ms.	Lore	Helen	Sequoyah Highlands		Oakland	CA
Ms.	Marburg	Sandra	Sequoyah Highlands		Oakland	CA
Mr.	Shepherd	Rodger	Sequoyah Highlands		Oakland	CA
Mr.	Haskins	James H.	Sequoyah Hills Homeowners Association		Oakland	CA
Ms.	Bray	Barbara	Sequoyah Hills/Oak Knoll Association		Oakland	CA
			Social Economic Environmental Justice Advocates		San Francisco	CA
Mr.	Montgomery	Oscar	Stonehurst Homeowners and Renters Association		Oakland	CA
			Theresa Hughes and Associates		Oakland	CA
Co-Chair, Housing & Homeless	Newman	Joseph	Toler Heights		Oakland	CA
Ms.	Robinson	Eunice	Toler Heights Citizens Council		Oakland	CA
Ms.	Watson	Carol	United Way		Oakland	CA
Ms.	Castain	Jacquee	Webster Tract Neighbors		Oakland	CA
			Individuals			
	Allen	Walter			Oakland	CA
	Ashley	Thordie			Oakland	CA
	Austin	Penny			Oakland	CA
	Baeta	Lisa & Mike			Oakland	CA
	Bautista	Arlene			Oakland	CA
	Bergman	Mary			Oakland	CA
	Bethune	Sandi			Oakland	CA
	Bierman	Joann & Paul			Oakland	CA
	Bishop	Marilyn & Arden			Oakland	CA
	Boaknight	Ann			Oakland	CA
	Bodine	Roberta			Oakland	CA
	Bornor	Nat			Oakland	CA
	Borrelli	Mary			Oakland	CA
	Braly	Mark			Sacramento	CA
Mr.	Brauer	John			Hayward	CA
	Brice	Valerie			Oakland	CA
	Brown	Amelie & Cordell			Oakland	CA
	Brown	Richard & Gertrude			Oakland	CA
	Brown	Ron			Oakland	CA
	Burton	Katherine			Oakland	CA
	Cabrera	Tony			Oakland	CA
	Canning	Claire			Oakland	CA
	Carlson	Ed			Oakland	CA
Mr.	Carter	Robert			Oakland	CA
Ms.	Castain	Jacquee			Oakland	CA
	Cheng	Peter			San Francisco	CA
	Choy	Donnell			Oakland	CA
Ms.	Clay	Colleen F.			Oakland	CA
	Coaston	Shirley			Oakland	CA

Title	Last	First	Organization	Branch	City	State
	Cobb	Lester and Connie			Oakland	CA
	Coddington	Glen			Oakland	CA
	Coffee	Diane			Oakland	CA
	Collins	Zommei			Oakland	CA
	Combs	Rosselyn			Oakland	CA
Mr.	Cook	Noel			Oakland	CA
	Cowan	Stephen			Oakland	CA
	Crawford	Mary			Oakland	CA
	Crawford	Valerie			Oakland	CA
	Cross	Barbara & Kermit			Oakland	CA
	Dare	Lorna			Oakland	CA
	Davis	John			Oakland	CA
	De Coligny	Elaine			Oakland	CA
	Deaton	Myrkle			Oakland	CA
	Dehn	Bill			Oakland	CA
	Dickie	C.E.			Oakland	CA
	Dornet	Sylvena Hoff			Oakland	CA
	Douchard	L.E.			Oakland	CA
Ms.	Duncan	Susan			Oakland	CA
	Durst	Onnil			Berkeley	CA
Mr.	Ekhoff	Bill			Concord	CA
	Findley	Sheila			Oakland	CA
	Flannagan	Meilian			Oakland	CA
	Fleming	Stephanie			Oakland	CA
	Flewelling	Ross			Oakland	CA
	Floriani	Herb			Oakland	CA
	Fong	Melanie			Oakland	CA
	Fran	David			Oakland	CA
	Franha	Jeff			Oakland	CA
	Franke	Evelyn			Oakland	CA
Mr.	Gage	Melvin			Oakland	CA
	Galant	David & Jean			Oakland	CA
	Gallagher	Pat			Oakland	CA
Mr.	Gardner	Henry			Oakland	CA
	Geiy	Barbara			Oakland	CA
	Gezelle	John			Oakland	CA
Ms.	Glyer	Margaret			Oakland	CA
	Green	Gerald & Monica			Oakland	CA
	Grimes	Cecil			Oakland	CA
	Grisby	Sylvester			Oakland	CA
	Groeschel	Thelma & Rob			Oakland	CA
	Haase	David			San Francisco	CA
	Haberman	Elmer			San Lorenzo	CA
	Hadley	Joe & Laurie			Oakland	CA
	Hahm	Paul			Oakland	CA
Mr.	Hal	Louis			Oakland	CA
	Hamphill	Henry			Oakland	CA
	Hardenstine	A.N.			Oakland	CA
	Henderson	Mable			Oakland	CA
Mr.	Hill	Larry			Oakland	CA
Ms.	Hofmann	Gaile			Oakland	CA
	Holmlund	Phyllis			Oakland	CA
	Hufferd	Kevin			Berkeley	CA
	Hunt	Mary			Oakland	CA
	Hunter	Celeste			Oakland	CA
	Huntting	Doris			Oakland	CA
	Huntting	Lynne			Oakland	CA
	Hyde	Noel			Oakland	CA
	Inge	Claudette			Hayward	CA

Oak Knoll Naval Medical Center EIS/EIR Scoping Notice Mailing List

Title	Last	First	Organization	Branch	City	State
	Jenks	Erika			Oakland	CA
	Jeter	Howard			Berkeley	CA
	Johnson	Alva			Oakland	CA
	Johnson	Marc			Carmel Valley	CA
	Johnson	Tom			Oakland	CA
	Jones	Ann			Oakland	CA
	Jones	Connie & Chris			Oakland	CA
	Jones	Marvin			Oakland	CA
Ms.	Kahn	Vivian			Oakland	CA
	Kasal	Kathryn			Oakland	CA
	Keener	Paul			Oakland	CA
Ms.	King	Thelda			Oakland	CA
	Kirkwood	Kathleen			Oakland	CA
	Krilh	Jean			Oakland	CA
	Lahn	Deena			Oakland	CA
Co-Chair	Lamenti	Jim			Concord	CA
	Lawrence	Marie			Oakland	CA
	Leath	Leonard & Betty			Oakland	CA
	Lemus	Toni			Oakland	CA
	Lentz	Bill & Naomi			Oakland	CA
	Lew	Nolan			San Francisco	CA
	Litherland	Irene			Oakland	CA
	Logwood	Harold			Oakland	CA
	Lowe	Clark & Marguerite			Oakland	CA
	Luboviski	Barry			Oakland	CA
	Mack	Joyce			Oakland	CA
	Maeren-Beweden	Ricky			Oakland	CA
	March	Pat			Oakland	CA
Ms.	Marechal-Workman	Andree			Oakland	CA
	Martin	Lucelle & Chris			Oakland	CA
	Martin Jr.	Freddie			Oakland	CA
Mr.	Matoces	Frank			Oakland	CA
	McCarty	Una & Mac			Oakland	CA
	McCulloch	Healther			Oakland	CA
Mr.	McElree	Alex			Oakland	CA
	McNichol	Alda			San Lorenzo	CA
	Mechan	Clara			Oakland	CA
	Meissner	Dorothy & Richard			Oakland	CA
Mr.	Merideth	Geoff			San Francisco	CA
	Metz	Jerry			Castro Valley	CA
	Monwell	Eleanor			Oakland	CA
	Murphy	Mayme			Oakland	CA
	Nanlohy	Uhib			Oakland	CA
Ms.	Neal	Deborah			Oakland	CA
	Nelson	Margaret			Oakland	CA
	Neveln	Richard			Oakland	CA
	Nicholson	Jack			Oakland	CA
	Nisby	John			Lodi	CA
	Njike	Francois			Oakland	CA
	Ohiewe	Jernuf			Oakland	CA
	Oliver	Gloria			Oakland	CA
	Olofson	Shirley & Bob			Oakland	CA
	Palm	Peter			Oakland	CA
Mr.	Pementecc	Ken			Oakland	CA
	Perkins	Versa			Oakland	CA

Oak Knoll Naval Medical Center EIS/EIR Scoping Notice Mailing List

Title	Last	First	Organization	Branch	City	State
	Peterson	Tom			Orinda	CA
	Pleasants	Preston & Freda			Oakland	CA
	Quakenbush	Leo & Helen			Oakland	CA
	Queller	Herb			Oakland	CA
	Ratto	Ron			Oakland	CA
	Raulsten	Diana			Oakland	CA
	Reese	Robert			Oakland	CA
	Richardson	Dan			Castro Valley	CA
	Ricketts	Kerry Jo			Oakland	CA
	Robbins	Lucille			Hayward	CA
	Robinson	Sharon			Oakland	CA
	Robrich	Rita			Oakland	CA
Mr.	Rogers	Eddie N.			San Francisco	CA
	Rouice	Inman			Oakland	CA
	Roure	Betty			Oakland	CA
	Russell	Bill			Oakland	CA
	Sachs	Johnathan			Oakland	CA
	Sandstrom	Lars			Oakland	CA
	Schreiber	Christa			Oakland	CA
	Seaman	E.G.			Oakland	CA
	Seher	Kristina			Berkeley	CA
Mr.	Sherman	Alan			San Leandro	CA
	Shogren	Dodrothy			Oakland	CA
	Smartt	S.			Oakland	CA
	Smith	Arletta and Charles			Oakland	CA
Ms.	Smith	Lee Ann			Oakland	CA
	Smith	Lincoln			Oakland	CA
	Stallone	Steve			Oakland	CA
	Steinfirst	John			Oakland	CA
	Stoute	Patrick			Oakland	CA
	Tate	Ralph			Oakland	CA
	Taylor	Gloria			Oakland	CA
	Taylor	Leon			Oakland	CA
	Taylor	M			Oakland	CA
Mr.	Thomas	James V.			Oakland	CA
Mr.	Thompson	Hadwick & Lily			Oakland	CA
	Thornton	Eleis			Oakland	CA
	Tolbert	Audrey			Oakland	CA
	Torrey	Michael			Alameda	CA
	Troulx	Louise & Joseph			Oakland	CA
Mr.	Tryon	Thomas R.			Oakland	CA
	Tucker	Clark			Oakland	CA
Ms.	van Leeuwen	Yvonne			Oakland	CA
	Vrankovich	Vicki			Oakland	CA
	W	Scott & Barbara			Oakland	CA
	Walker	Dan			Oakland	CA
	Wharton	Raber			Oakland	CA
	White	Martin			Oakland	CA
	Williams	Josef			Oakland	CA
	Willis	John			Oakland	CA
	Winston	Henry			Oakland	CA
	Worm	Loren			Oakland	CA
	Wyuns	Jill			Hayward	CA
	Younger	Carolyn			Oakland	CA

Oak Knoll Naval Medical Center EIS/EIR Scoping Notice Mailing List

Title	Last	First	Organization	Branch	City	State
			Libraries			
Mr.	Schmidt	Fred	Colorado State University		Fort Collins	CO
			Oakland Public Library	Eastmont Branch	Oakland	CA
			Oakland Public Library	Main Library	Oakland	CA
			U.S. EPA Region IX Library		San Francisco	CA
			Newspapers			
			KTVU Television		Oakland	CA
			Oakland Tribune	City Desk	Oakland	CA
			San Francisco Chronicle	News Room	San Francisco	CA
			The Montclarion	News Room	Oakland	CA
			Oak Knoll Newsletter Hotline			

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DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY, WEST
NAVAL FACILITIES ENGINEERING COMMAND
900 COMMODORE DRIVE
SAN BRUNO, CALIFORNIA 94066-5006

IN REPLY REFER TO:
5090.1B
1852GM/EP7-1115
10 October 1996

NOTICE OF PUBLIC HEARING

Draft Environmental Impact Statement/Environmental Impact Report for the Disposal and Reuse of the former Naval Medical Center Oakland, Oakland, California

6:30 P.M.
WEDNESDAY, NOVEMBER 13, 1996
HEARING ROOM 2
CITY HALL
ONE CITY HALL PLAZA
OAKLAND, CALIFORNIA

A public hearing to receive oral and written comments concerning the Draft Environmental Impact Statement /Environmental Impact Report (EIS/EIR) will be held at 6:30 p.m. on Wednesday, November 13, 1996, in Hearing Room 2, City Hall, One City Hall Plaza, Oakland, California. Federal, state, and local agencies, and interested individuals are encouraged to participate in the environmental review process for the Draft EIS/EIR. In the interest of available time, each speaker will be asked to limit oral comments to five (5) minutes or less, and may submit lengthy or more detailed comments in writing to the address listed at the end of this announcement.

The former Naval Medical Center Oakland (NMCO) closed on 30 September 1996 pursuant to the Defense Base Closure and Realignment Act, Public Law 101-510, as amended, Title XXIX and specific base closure decisions approved by Congress in September 1993.

As part of this process, the Department of Navy in coordination with the City of Oakland have jointly prepared a Draft EIS/EIR to evaluate the potential for significant environmental effects of the proposed federal disposal and community reuse of NMCO. The Draft EIS/EIR has been prepared pursuant to Section 102 (2)(c) of the National Environmental Policy Act and the Council on Environmental Quality implementing regulations (40 CFR 1500-1508) and the California Environmental Quality Act (CEQA - Cal. Pub. Res. Code Section 21000 to 21178.1).

The Oakland Base Reuse Authority (OBRA) has adopted a Final Reuse Plan for the NMCO property. The NMCO Reuse Plan was adopted in June 1996 and published for distribution in August 1996. The preferred reuse alternative in the Draft EIS/EIR is the Maximum Capacity alternative which includes the Reuse Plan. The NMCO Reuse Plan proposes development of an executive 9-hole golf course combined with residential development, mixed corporate, commercial, and residential uses, open space, and active recreation.

In addition to the preferred alternative, the other alternatives analyzed in the Draft EIS/EIR include: 1) a Mixed Use Village alternative that would include a mixed use zone, areas for a research and development facility, cultural/meeting facilities, neighborhood retail development,

residential development open space, and active recreation; 2) a Single Use Campus alternative that would include an educational campus, neighborhood retail development, open space, and active recreation; and 3) a Residential alternative that would include either low-density or high-density housing units, combined with neighborhood retail development, open space, and active recreation, and 4) a No Action alternative that would result in the NMCO property remaining in federal ownership in a caretaker status.

The Draft EIS/EIR is available for review at the following public libraries in the vicinity of NMCO:

Oakland-Eastmont Mall Branch Library, 175 Eastmont Mall, 2nd Floor, Oakland, CA
Oakland Main Library, 125 14th Street, Oakland, CA
Oakland-Montclair Branch Library, 1687 Mountain Blvd., Oakland, CA
San Leandro Main Library, 300 Estudillo Ave, San Leandro, CA.

Written comments concerning the Draft EIS/EIR must be submitted no later than November 27, 1996 to:

Commanding Officer
Engineering Field Activity West
Naval Facilities Engineering Command
Attn: Mr. Gary J. Munekawa, Environmental Planning Branch,
Code 1852GM,
900 Commodore Drive
San Bruno, California, 94066-5006

For additional information on the EIS, contact Mr. Gary J. Munekawa at the address shown above, telephone (415) 244-3022 or fax (415) 244-3737. For information concerning the EIR, please contact Ms. Anu Raud, City of Oakland, Community and Economic Development Agency, telephone (510) 238-6346 or fax (510) 238-4730. For information concerning the Oakland Base Reuse Planning process, please contact Mr. Mel Blair, City of Oakland Base Reuse Authority, telephone (510) 238-6908 or fax (510) 238-2936. Thank you for your participation in this process.

John H. Kennedy
JOHN H. KENNEDY
Head, Environmental Planning Branch

Enclosure

ER File No. ER96-32 DATE: October 10, 1996

RELEASE OF REPORT FOR PUBLIC REVIEW
City of Oakland, California

Draft Environmental Impact Statement/Environmental Impact Report for the Disposal and Reuse of the former Naval Medical Center Oakland, Oakland, California.

The City of Oakland and the Navy are hereby releasing this Draft Environmental Impact Statement (EIS), Environmental Impact Report (EIR), finding it to be accurate and complete and ready for public review. Members of the public are invited to respond to the EIS/EIR. Comments should focus on the sufficiency of the EIS/EIR in discussing possible impacts on the environment, ways in which adverse effects might be minimized, and alternatives to the project in light of the EIS/EIR's purpose to provide useful and accurate information about such factors. Please address comments to Commanding Officer, Engineering Field Activity West, Naval Facilities Engineering Command, Attn: Mr. Gary J. Munekawa, Environmental Planning Branch, Code 1852GM, 900 Commodore Drive, San Bruno, CA 94066-5006. Comments should be postmarked by Wednesday, November 27, 1996.

___ The City Planning Commission will conduct a public hearing on the Draft EIS/ EIR on November 13, 1996 at 6:30 p.m. in Hearing Room 2, City Hall, One City Hall Plaza, Oakland, California.

___ After all comments are received, a Final EIS/EIR will be prepared and considered for acceptance by the City Planning Commission at a meeting to be scheduled

___ A limited number of copies of the Draft EIS/EIR are available for distribution to interested parties at no charge on a first come, first served basis at the Community and Economic Development Agency, Environmental Review Section, 1330 Broadway, 2nd Floor, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 4 p.m. When this supply is exhausted, additional copies may be ordered at this office for a fee (not to exceed the cost of copying).

If you challenge the environmental document in court, you may be limited to raising only those issues raised at the public hearing, or in written correspondence received by the Environmental Review Coordinator at or prior to November 27, 1996. If you have any questions, please telephone Anu Raud at (510) 238-6346.

WILLIE YEE
Zoning Manager

Anu Raud

By: ANU RAUD
Environmental Review Coordinator

Form ER-12.ROR (Rev. 5/95)

[Federal Register: October 11, 1996 (Volume 61, Number 199)]
[Notices]
[Page 53372-53373]
From the Federal Register Online via GPO Access [wais.access.gpo.gov]
[DOCID:fr11oc96-53]

ENVIRONMENTAL PROTECTION AGENCY
[ER-FRL-5473-8]

Environmental Impact Statements; Notice of Availability

Responsible Agency: Office of Federal Activities, General Information (202) 564-7167 OR (202) 564-7153. Weekly receipt of Environmental Impact Statements Filed September 30, 1996 Through October 04, 1996 Pursuant to 40 CFR 1506.9.

EIS No. 960460, Final EIS, FRC, ME, Penobscot River Basin Hydroelectric Project, Ripogenus (FERC No. 2572) and Penobscot Mills (FERC No. 2458) Operation Changes and Minor Construction, Licenses Renewal, Piscataquis and Penobscot Counties, ME, Due: November 12, 1996, Contact: Edward R. Meyer (202) 208-7998.

EIS No. 960461, Draft Supplement, FHW, HI, Makai Boulevard Concept/ Nimitz Highway Improvements, Updated Information, Construction from Keehi Interchange to Pier 16 (Awa Street) in the Kalihi-Palama District, Funding, US Coast Guard and COE Section 404 Permits, City of Honolula and Honolula County, HI, Due: December 13, 1996, Contact: Abraham Wong (808) 541-2700.

EIS No. 960462, Final EIS, COE, CA, Norco Bluffs Bank Stabilization Measures, Implementation, Riverside County Flood Control and Water Conservation District, National Economic Development, Santa Ana River, City of Norco, Riverside County, CA, Due: November 12, 1996, Contact: Alex Watt (213) 452-3860.

[[Page 53373]]

EIS No. 960463, Draft EIS, NPS, ME, Saint Croix Island International Historic Site, General Management Plan, Implementation, Calais, Washington County, ME, Due: November 25, 1996, Contact: David Clark (617) 223-5141.

EIS No. 960464, Draft EIS, USA, MO, US Army Chemical School and US Army Military Police School Relocation to Fort Leonard Wood (FWL) from Fort McClellan, Alabama, Implementation, Cities of St. Robert, Waynesville, Richland, Dixon, Crocker, Rolla, Houston and Lebanon; Pulaski, Texas, Phelps and Laclede Counties, MO, Due: November 25, 1996, Contact: Alan Gehrt (816) 426-3358.

EIS No. 960465, Final EIS, COE, LA, Programmatic EIS-Marsh Management Project, Hydrologic Manipulation, COE Section 10 and 404 Permit Issuance, Coastal Wetland of Louisiana a part of the Coastal Wetlands Planning, Protection and Restoration Act (CWPPRA) River Basins, LA, Due: November 12, 1996, Contact: Robert Bosenberg (504) 862-2522.

EIS No. 960466, Final EIS, COE, IN, Indianapolis North Flood Damage Reduction Feasibility Study, Construction of Floodwalls and Levees, White River, Marion County, IN, Due: November 12, 1996, Contact: William Ray Haynes (502) 582-6475.

EIS No. 960467, Final EIS, BLM, AZ, Morenci Land Exchange, Implementation, Exchange of Federal Lands for Private Lands, Safford District, Greenlee, Graham, Cochise and Pima Counties, AZ, Due: November 12, 1996, Contact: Scott Evans (520) 428-4040.

EIS No. 960468, Final EIS, COE, CA, Kaweah River Basin Investigation Feasibility Study, Flood Protection of Terminus Dam, Increase Storage Space in Lake Kaweah for Irrigation of Water Supply, Construction, Modification and Operation, San Joaquin Valley, Tulare and King Counties, CA, Due: November 12, 1996, Contact: Jane Rinck (916) 557-6715.

EIS No. 960469, Final EIS, FHW, CA, Alternatives to Replacement of the Embarcadero Freeway and the Terminal Separator Structure, (Formerly

CA-480) Implementation, Permit Approvals and Funding, San Francisco County, CA, Due: November 12, 1996, Contact: John R. Schultz (916) 498-5011.

EIS No. 960470, Draft EIS, COE, IL, Chicagoland Underflow Plan, McCook Reservoir Construction and Operation for Temporary Retention of Floodwaters in Metropolitan Chicago, Implementation, Cook County, IL, Due: December 9, 1996, Contact: Keith Ryder (312) 353-6400 ext. 2020.

EIS No. 960471, Draft EIS, NPS, WA, OR, ID, MT, Nez Perce National Historical Park and Big Hole National Battefield General Management Plan, Implementation, Asotin and Okanogan Counties, WA; Wallowa County, OR; Idaho, Lewis, Nez Perce, Clearwater and Clank Counties, ID; and Blaine, Yellowstone and Beaverhead Counties, MT, Due: December 9, 1996, Contact: Clifford Hawkes (303) 969-2262.

EIS No. 960472, Draft EIS, AFS, AZ, Eastern Roosevelt Lake Watershed Analysis Area Grazing Strategy and Associated Range Improvements Management Plan, Development and Implementation, Tonto National Forest, Tonto Basin Ranger District, Gila County, AZ, Due: November 30, 1996, Contact: Linny Warren (520) 467-3200.

EIS No. 960473, Draft EIS, COE, LA, Westwego to Harvey Canal Hurricane Protection Project, Implementation, Lake Cataouatche Area, Jefferson Parish, LA, Due: November 25, 1996, Contact: Bill Wilson (504) 862-2527.

EIS No. 960474, Draft EIS, BLM, MT, SD, ND, Standards for Rangeland Health and Guidelines for Livestock Grazing Management on Bureau of Land Management Administered Lands, Implementation, MT, ND and SD, Due: January 13, 1997, Contact: Dan Lechefsky (406) 255-2919.

EIS No. 960475, Draft Supplement, USN, PA, Former **Naval** Hospital Philadelphia, Pennsylvania Disposal and Reuse, New Information concerning Additional Alternatives, Implementation, City of Philadelphia, PA, Due: November 25, 1996, Contact: Tina A. Deininger (610) 565-0761.

EIS No. 960476, Final EIS, FRC, MI, WI, Menominee River Basin Multiple Project, Application for New Licenses and (Relicense) for Four Existings Projects, FERC Nos. 2536, 2357, 2394 and 2433, Menominee and Dickerson Cos., MI and Michigan and Marinette Cos., WI , Due: November 13, 1996, Contact: Jim Haimes (202) 219-2780.

EIS No. 960477, Draft EIS, USN, CA, **Oakland Naval Medical Center**, Disposal and Reuse, Implementation, in the City of **Oakland**, Alameda County, CA, Due: November 25, 1996, Contact: Gary Munekawa (415) 244-3022.

EIS No. 960478, Final EIS, FRC, NY, Felts Mills Hydroelectric Project (FERC No. 4715-006), Issuance of Original License, Construction, Operation and Maintenance, Site Specific, Black River, Jefferson County, NY, Due: November 12, 1996, Contact: Edward R. Meyer (202) 208-7998.

Dated: October 8, 1996.
William D. Dickerson,
Director, NEPA Compliance Division, Office of Federal Activities.
[FR Doc. 96-26210 Filed 10-10-96; 8:45 am]
BILLING CODE 6560-50-U

[Federal Register: October 24, 1996 (Volume 61, Number 207)]
[Notices]
[Page 55135-55136]
From the Federal Register Online via GPO Access [wais.access.gpo.gov]

DEPARTMENT OF DEFENSE
Department of the Navy, DoD

Notice of Public Hearing for the Joint Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for Disposal and Proposed Reuse of the Naval Medical Center Oakland, Oakland, CA

SUMMARY: Pursuant to Section 102(2)(c) of the National Environmental Policy Act (NEPA) of 1969 as implemented by the Council on Environmental Quality regulations (40 CFR Parts 1500-1508), the California Environmental Quality Act (CEQA) Section 15170, the Department of the Navy, in coordination with the City of Oakland, California, has prepared and filed with the U.S. Environmental Protection Agency a joint Draft Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for disposal and proposed reuse of the former Naval Medical Center Oakland (NMCO) property and structures in Oakland, California. The Navy is the lead agency for NEPA documentation and the City of Oakland is the lead agency for CEQA documentation. The Draft EIS/EIR is being prepared in compliance with the 1993 Base Realignment and Closure (BRAC) directive from Congress to close NMCO. NMCO property will be disposed of in accordance with the provisions of the Defense Base Closure and Realignment Act (Pub. L. 101-510) of 1990 as amended, and applicable federal property disposal regulations. NMCO closed on September 30, 1996.

The Draft EIS/EIR assesses the potential impacts to the environment that may result from Navy disposal of the NMCO property and subsequent community reuse. The Oakland Base Reuse Authority (OBRA) has adopted a Final Reuse Plan for the NMCO property. The NMCO Reuse Plan was adopted in June 1996 and published for distribution in August 1996. The preferred reuse alternative described in the Draft EIS/EIR as the Maximum Capacity alternative proposes development of an executive 9-hole golf course combined with residential development, mixed corporate, commercial and residential uses, open space, and active recreation.

In addition to the preferred alternative, the other alternatives analyzed in the Draft EIS/EIR include: (1) A Mixed Use Village alternative that would include a mixed use zone, areas for a research and development facility, cultural/meeting facilities, neighborhood retail development, residential development, open space, and active recreation; (2) a Single Use Campus alternative that would include an educational campus, neighborhood retail development, open space, and active recreation; and (3) a Residential alternative that would include either low-density or high-density housing units, combined with neighborhood retail development, open space, and active recreation; and (4) a ``No Action'' alternative that would result in the NMCO property remaining in federal ownership in a caretaker status.

The Draft EIS/EIR is available for Review at the following public libraries in the vicinity of NMCO: (1) Oakland-Eastmont Mall Branch Library, 175 Eastmont Mall, 2nd Floor, Oakland, CA; (2) Oakland-Montclair Branch Library, 1687 Mountain Blvd., Oakland, CA; (3) Oakland Main Library, 125 14th Street, Oakland, CA; and (4) San Leandro Main Library, 300 Estudillo Ave., San Leandro, CA.

ADDRESSES: The Navy will conduct a public hearing on Wednesday, November 13, 1996, at 6:30 p.m., in the Hearing Room 2, City Hall, One City Hall Plaza, Oakland, California, to inform the public of the Draft EIS/EIR findings and to solicit comments. Federal, state and local agencies, and interested individuals are invited to be present or represented at the hearing. Oral comments will be heard and transcribed by a stenographer. To assure accuracy of the record, all comments should be submitted in writing. All comments, both oral and written,

will become part of the public record in the study. In the interest of available time, each speaker will be asked to limit oral comments to five minutes. Longer comments should be summarized at the public hearing and submitted in writing either at the hearing or mailed to the address listed below.

FOR FURTHER INFORMATION CONTACT: All written comments must be submitted no later than November 27, 1996 to Mr. Gary J. Munekawa (Code 185GM), Engineering Field Activity West, Naval Facilities Engineering Command, 900

[[Page 55136]]

Commodore Drive, San Bruno, California 94066-5006, telephone (415) 244-3022, fax (415) 244-3737. For information concerning the EIR, please contact Ms. Anu Raud, City of Oakland, Community and Economic Development Agency, telephone (415) 238-6346, or fax (510) 238-4730. For further information regarding the Oakland Base Reuse Planning Process, please contact Mr. Mel Blair, City of Oakland Base Reuse Authority, telephone (510) 238-6908, or fax (510) 238-2936.

Dated: October 21, 1996.
M.A. Waters,
LCDR, JAGC, USN, Alternate Federal Register Liaison Officer.
[FR Doc. 96-27277 Filed 10-23-96; 8:45 am]
BILLING CODE 3810-FF-P

Notice of Completion

Form A

See NOTE below

SCH # 95 103035

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Naval Medical Center- Oak Knoll - Base Closure

Lead Agency: City of Oakland U.S. Navy Contact Person: Anu Rana

Street Address: 1330 Broadway 2nd flr. Phone: (510) 238-6346

City: OAKLAND Zip: 94612 County: Alameda

Project Location

County: ALAMEDA City/Nearest Community: OAKLAND

Cross Streets: MOUNTAIN BLVD / ~~HIGH~~ KELLER Zip Code: _____ Total Acres: 180 acres

Assessor's Parcel No. _____ Section: _____ Twp. _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-580 Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent ☐ EIR (Prior SCH No.) _____ ☒ Other Draft EIS

☐ Early Cons ☐ Neg Dec ☒ Draft EIR

NEPA: ☐ NOI ☐ EA ☒ Draft EIS ☐ FONSI

Other: ☒ Joint Document ☐ Final Document ☐ Other _____

Local Action Type

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☒ Community Plan

☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan

☒ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other BASE RE-USE PLAN

Development Type

☒ Residential: Units _____ Acres _____

☒ Office: Sq.ft. _____ Acres _____ Employees _____

☒ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational _____

☒ Recreational Golf Course

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ Watts _____

☐ Waste Treatment: Type _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal

☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities ☒ Recreation/Parks

☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation ☐ Vegetation

☐ Water Quality ☐ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Wildlife ☐ Growth Inducing ☒ Landuse ☐ Cumulative Effects ☐ Other _____

Present Land Use/Zoning/General Plan Use

Institutional - Military; General Plan Zoning R-30 - One Family Residential Zone

Project Description

Disposal - Reuse of the former Naval Medical Center Oakland, The preferred reuse alternative is the Maximum Open Space Alternative which includes an executive 9-hole golf course combined w/ residential development, mixed corporate commercial, and residential uses, open space and active recreation.

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

Revised October 1989

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NEWSPAPER ADVERTISEMENT

This advertisement appeared in the *San Francisco Sunday Examiner and Chronicle* on November 3, 1996 and in the *San Francisco Chronicle* on November 4, 1996.

NOTICE OF PUBLIC HEARING ***NAVAL MEDICAL CENTER OAKLAND***

The Department of the Navy in association with the City of Oakland announces the availability of the former Naval Medical Center Oakland (NMCO) Disposal and Reuse Draft Environmental Impact Statement/Environmental Impact Report (Draft EIS/EIR) and the scheduling of a public hearing to receive public comments on the report. The Draft EIS/EIR, prepared in accordance with the National Environment Policy Act (NEPA) and the California Environmental Quality Act (CEQA), analyzes the potential environmental impacts associated with the disposal of federal surplus property and structures at NMCO, and of reuse alternatives. The NMCO Reuse Plan, developed by the Oakland Base Reuse Authority, includes the preferred reuse alternative, which is analyzed in the Draft EIS/EIR. Three alternative reuse scenarios are also considered, and a no action alternative which would result in the federal government retaining the property in an "inactive," or "caretaker" status. Pursuant to Section 102(2)(C) of NEPA, the Council on Environmental Quality Guidelines (40CFR 1500-1508), the Navy and the City of Oakland are soliciting public comment on the Draft EIS/EIR. Copies of the Draft EIS/EIR are available for review at the following librariesw and public locations:

Oakland Main Library
125 14th Street
Oakland, California

Oakland Montclair Branch Library
1687 Mountain Boulevard
Oakland, California

City of Oakland Zoning Division
Community and Economic
Development Agency
1330 Broadway, 2nd Floor
Oakland, California

Oakland-Eastmont Mall Branch Library
175 Eastmont Mall, 2nd Floor
Oakland, California

San Leandro Main Library
300 Estudillo Avenue
San Leandro, California

A PUBLIC HEARING ON THE DRAFT EIS/EIR
will be held
Wednesday, November 13, 1996 at 6:30 p.m.
at the following address:

Oakland City Hall
Hearing Room 2
One City Hall Plaza
Oakland, California

The purpose of the public hearing is to receive written and verbal comments on the former NMCO Draft EIS/EIR. A brief presentation will precede the request for public comment. Navy and City of Oakland representatives will be available at this public hearing to receive comments from the public regarding the environmental documentation.

Agencies and the public are encouraged to provide written comments in addition to, or in lieu of, oral comments at the public hearing. Comments should clearly describe specific issues or topics of concern. Written statements must be submitted to the address below no later than November 27, 1996:

COMMANDING OFFICER
ENGINEERING FIELD ACTIVITY WEST
NAVAL FACILITIES ENGINEERING COMMAND
900 COMMODORE DRIVE
SAN BRUNO, CA 94066-5006
ATTN: MR. GARY J. MUNEKAWA (Code 1852GM)

For additional information, please contact Mr. Gary J. Munekawa at telephone (415) 244-3022, fax (415) 244-3737, or Ms. Anu Raud, City of Oakland Zoning Division, Community and Economic Development Agency, 1330 Broadway, 2nd Floor, Oakland, California 94612, telephone (510) 238-6346, fax (510) 238-4730.

NEWSPAPER ADVERTISEMENT

This advertisement appeared in *The Tribune* on November 3 and 4, 1996, and in *The Argus, The Review, The Herald, and The Times-Star* on November 4, 1996.

NOTICE OF PUBLIC HEARING
NAVAL MEDICAL CENTER OAKLAND

The Department of the Navy in association with the City of Oakland announces the availability of the former Naval Medical Center Oakland (NMCO) Disposal and Reuse Draft Environmental Impact Statement/Environmental Impact Report (Draft EIS/EIR) and the scheduling of a public hearing to receive public comments on the report. The draft EIS/EIR, prepared in accordance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), analyzes the potential environmental impacts associated with the disposal of federal surplus property and structures at NMCO, and of reuse alternatives. The NMCO Reuse Plan, developed by the Oakland Base Reuse Authority, includes the preferred reuse alternative, which is analyzed in the Draft EIS/EIR. Three alternative reuse scenarios are also considered, and a no action alternative which would result in the federal government retaining the property in an "inactive," or "caretaker" status. Pursuant to Section 102(2)(C) of NEPA, the Council on Environmental Quality guidelines (40 CFR 1500-1508), the Navy and the City of Oakland are soliciting public comment on the Draft EIS/EIR. Copies of the Draft EIS/EIR are available for review at the following libraries and public locations:

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NEWSPAPER ADVERTISEMENT

This advertisement appeared in the *Montclarion* on November 5, 1996.

NOTICE OF PUBLIC HEARING *NAVAL MEDICAL CENTER OAKLAND*

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Title	First	Last	Organization	Branch	City	State
Elected Officials						
Supervisor	Mary	King	Alameda County	District No. 4	Oakland	CA
			Assemblyman Bates' Office	14th District	Oakland	CA
			Assemblywoman Lee's Office	16th District	Oakland	CA
Mayor	Ralph	Appezzato	City of Alameda	Office of the Mayor	Alameda	CA
Mayor	Shirley	Dean	City of Berkeley	Office of the Mayor	Berkeley	CA
Mayor	Dick	Kassis	City of Emeryville	Office of the Mayor	Emeryville	CA
Mayor	Elihu	Harris	City of Oakland	Office of the Mayor	Oakland	CA
Councilmember	Natalie	Bayton	City of Oakland	District No. 3	Oakland	CA
Councilmember	Henry	Chang, Jr.	City of Oakland	Member at Large	Oakland	CA
Councilmember	Ignacio	De La Fuente	City of Oakland	District No. 5	Oakland	CA
Councilmember	Sheila	Jordan	City of Oakland	District No. 1	Oakland	CA
Councilmember	Nate	Miley	City of Oakland	District No. 6	Oakland	CA
Councilmember	John	Russo	City of Oakland	District No. 2	Oakland	CA
Councilmember	Richard	Spees	City of Oakland	District No. 4	Oakland	CA
Councilmember	Dezie	Woods-Jones	City of Oakland	District No. 7	Oakland	CA
Mayor	Milt	Kegley	City of Piedmont	Office of the Mayor	Piedmont	CA
Mayor	Willie	Brown	City of San Francisco	Office of the Mayor	San Francisco	CA
Mayor	Ellen	Corbitt	City of San Leandro	Office of the Mayor	San Leandro	CA
			Congressman Dellum's Office		Oakland	CA
			Congressman Stark's Office		Hayward	CA
Mr.	John	Hass	Senator Boxer's Office		San Francisco	CA
Mr.	Russell	Lowe	Senator Feinstein's Office		San Francisco	CA
Senior Staff Member	Roberta	Brooks	9th Congressional District		Oakland	CA
District Director	Sandre	Swanson	9th Congressional District		Oakland	CA
Federal Agencies						
	Lee	Keating	Advisory Council on Historic Preservation	Western Division, Project Review	Golden	CO
Executive Director			Advisory Council on Historic Preservation		Washington	DC
Director HUD Office	Steven	Sachs	Department of Housing and Urban Development	Community Planning & Development, 9ADE	San Francisco	CA
Mr.	Jimmy	Prater	Department of Housing and Urban Development		San Francisco	CA
Chief			Federal Aviation Administration, Air Space & Program	Branch AWP 530	Los Angeles	CA
Regional Director			Federal Emergency Management Agency	Region IX	San Francisco	CA
			Federal Transit Administration		San Francisco	CA
	Sharel	Gates	General Services Administration		Sacramento	CA
Chief, Northern Branch	Dianne	Cah	General Services Administration	Office of Real Estate Sales (90R)	San Francisco	CA
Mr.	Tom	Doszkocs	General Services Administration	Interagency Real Estate Coordinator	San Francisco	CA
			Housing and Urban Development Headquarters Library		Washington	DC
Mr.	Richard	Brown	Housing and Urban Development Office of Community Viability		Washington	DC
	Marge	Kolar	San Francisco Bay National Wildlife Refuge		Newark	CA
			U.S. Dept. of Commerce	National Oceanic & Atmospheric Administration	San Francisco	CA
Mr.	George	Hoops	U.S. Dept. of Education	Federal Real Property Assistance Program	Seattle	WA
Mr.	David	Hakola	U.S. Dept. of Education	Real Property Group	Washington	DC
			U.S. Dept. of Energy	Office of EC&E, Environmental Prg. Div., 3G-092	Oakland	CA
			U.S. Dept. of State	Environmental Affairs Office	Washington	DC

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Chief		Environmental Section	U.S. Dept. of the Interior	Bureau of Indian Affairs	Sacramento	CA
Mr.	Ed	Hestey	U.S. Dept. of the Interior	Bureau of Land Management	Sacramento	CA
Mr.	Stanley	Albright	U.S. Dept. of the Interior	National Park Service	San Francisco	CA
Chief of Planning & Environmental Quality	Ray	Murray	U.S. Dept. of the Interior	National Park Service	San Francisco	CA
	Pat	Port	U.S. Dept. of the Interior	Office of Environmental Policy and Compliance	San Francisco	CA
Director			U.S. Dept. of the Interior	Office of Environmental Policy and Compliance	Washington	DC
Director's Representative			U.S. Dept. of the Interior, USGS		Menlo Park	CA
Region IX Secretary	Thomas	Patak	U.S. Dept. of Transportation		San Francisco	CA
			U.S. Dept. of Transportation, Federal Highway Administration	Regional Administration, Region IX	San Francisco	CA
			U.S. Dept. of Transportation		Washington	DC
Mr.	David	Farrel	U.S. Environmental Protection Agency, Region IX	Environmental Review Section (E-3-1)	San Francisco	CA
Mr.	David	Tomsovic	U.S. Environmental Protection Agency, Region IX	Office of External Affairs	San Francisco	CA
Ms.	Esther	Hill	U.S. Environmental Protection Agency, Region IX	Reuse Rep.	San Francisco	CA
Mr.	Barbara	Smith	U.S. Environmental Protection Agency, Region IX		San Francisco	CA
Mr.	Joel	Medlin	U.S. Fish & Wildlife Service	Ecological Services	Sacramento	CA
Military						
Mr.	Tom	Peeling, N456	Office of the Chief of Naval Operations	Crystal Plaza, Room 680	Arlington	VA
Mr.	Pat	O'Brien	U.S. Dept. of Defense	Office of Economic Adjustment	Arlington	VA
Mr.	Paul	Ryeff	U.S. Dept. of Defense	Office of Economic Adjustment	Sacramento	CA
District Engineer			U.S. Army Corps of Engineers		San Francisco	CA
District Engineer			U.S. Army Corps of Engineers	Attn: CESPK-PM-M	Sacramento	CA
Commander			Naval Facilities Engineering Command	Attn.: Sam Rosenblatt (Code 60A1)	Alexandria	VA
CDR	Steve	Daughety	Navy CNO(N44)		Reston	VA
CDR	Al	Elkins	Base Transition Coordinator (00TC)		Oakland	CA
			Defense Technical Information Center	DTIC Customer Service Help Desk (DTIC-BLS)	Ft. Belvoir	VA
Env. Planning Manager	Gary	Munekawa	US Navy	EFA West, Code 1852	San Bruno	CA
CAPT(s)	Tom R.	McCoy	Commanding Officer, NMCO		Oakland	CA
LCDR	Ms. A. M.	Kobuszewski	Head, Planning Department NMCO		Oakland	CA
State Agencies						
Mr.	Bob	Fletcher	CA Air Resources Board		Sacramento	CA
			CA Dept. of Conservation	Division of Mines & Geology	San Francisco	CA
Mr.	Ken	Trott	CA Dept. of Conservation	Office of Land Conservation	Sacramento	CA
Program Coordinator	Dennis	O'Bryant	CA Dept. of Conservation		Sacramento	CA
Mr.	Pete	Phillips	CA Dept. of Fish & Game	Environmental Services Division	Sacramento	CA
Mr.	Brian	Hunter	CA Dept. of Fish & Game	NW Region 3	Yountville	CA
Director			CA Dept. of Fish & Game		Sacramento	CA
Mr.	Douglas	Wickizer	CA Dept. of Forestry		Sacramento	CA
Mr.	Jerome	Lucas	CA Dept. of Health Services	Office of Noise Control	Berkeley	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Mr.	Steve	Hsu	CA Dept. of Health Services	Radiological Health Dept.	Sacramento	CA
Director			CA Dept. of Health Services		Sacramento	CA
Mr.	Ken	Pierce	CA Dept. of Parks & Recreation	Resource Management Division	Sacramento	CA
	Terry	Barrie	CA Dept. of Transportation	Transportation Planning	Oakland	CA
Branch Chief	Phillip	Badal	CA Dept. of Transportation, District 4	Office of Transportation Planning, IGR/CEQA Branch	Oakland	CA
Mr.	Walt	Pettit	CA Dept. of Water Resources		Sacramento	CA
Ms.	Shirley	Buford	CA Environmental Protection Agency	Dept. of Toxic Substance Control	Berkeley	CA
	Valerie	Heusinkneld	CA Environmental Protection Agency		Berkeley	CA
Ms.	Diana	Peebler	CA Environmental Protection Agency	Dept. of Toxic Substance Control, Office of Military Facilities - Reuse Rep.	Sacramento	CA
			CA Environmental Protection Agency		Sacramento	CA
Mr.	Mike	White	CA Labor Foundation		San Francisco	CA
			CA Office of Emergency Services		Pleasant Hill	CA
Mr.	Mike	Chiaritti	CA Office of Planning & Research		Sacramento	CA
Mr.	Tom	Gansbury	CA Regional Water Quality Control Board	Basic Planning Unit	Oakland	CA
Mr.	John	Adams	CA Regional Water Quality Control Board	Land Disposal Section	Sacramento	CA
Ms.	Shin-Rae	Lee	CA Regional Water Quality Control Board		Oakland	CA
			CA State Clearinghouse		Sacramento	CA
Historic Preservation Officer	Cherilyn	Widell	CA State Historic Preservation Office		Sacramento	CA
Mr.	Dave	Plummer	CA State Lands Commission	Division of Research & Planning	Sacramento	CA
Chief	Jane	Sekelsky	CA State Lands Commission	Division of Land Management	Sacramento	CA
Mr.	Robert	Berry	CA Trade and Commerce		Sacramento	CA
District CEQA Coordinator			CA Dept. of Transportation District #4	Transport Pl Br. 14th Fl.	Oakland	CA
	Chris	Brittle	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Craig	Goldblatt	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Marc F.	Roddin	Metropolitan Transportation Commission	Metro Center	Oakland	CA
Mr.	Larry	Myers	Native American Heritage Commission	Executive Secretary	Sacramento	CA
Mr.	Josh	Langenthal	SF Bay Regional Water Quality Control Board		Oakland	CA
Mr.	Will	Bruhns	SF Bay Regional Water Quality Control Board		Oakland	CA
Mr.	Douglas	Wheeler	The Resources Agency		Sacramento	CA
Regional and Local Agencies						
			AC Transit	Planning & Development Dept.	Oakland	CA
Ms.	Sharon	Banks	AC Transit		Oakland	CA
Mr.	Bruce	Kern	Alameda County	Economic Development Director	Oakland	CA
Director			Alameda County	Environmental Health Division	Alameda	CA
Director			Alameda County	Flood Control and Water Conservation Dept.	Hayward	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Director			Alameda County	Health & Social Services	Oakland	CA
			Alameda County	Mosquito Abatement District	Hayward	CA
Planning Director	Rohin		Alameda County	Planning Department	Hayward	CA
		Saleh	Alameda County	Public Works	Hayward	CA
Ms.	Jean	Hart	Alameda County	Congestion Management Agency	Oakland	CA
Ms.	Patricia	Perry	Association of Bay Area Governments		Oakland	CA
Planning Director	Gary	Binger	Association of Bay Area Governments		Oakland	CA
	Terry	Bursztynsky	Association of Bay Area Governments		Oakland	CA
Executive Director	Eugene	Leong	Association of Bay Area Governments		Oakland	CA
Ms.	Margaret	Pryor	BART		Oakland	CA
Mr.	Richard	White	BART		Oakland	CA
Mr.	Jeff	Ordway	BART District Planning		Oakland	CA
Co-Chair	Albert	DeWitt	Base Reuse Group		Alameda	CA
Supervising Environmental Planner	Irwin	Mussen	Bay Area Air Quality Management District		San Francisco	CA
Mr.	Milton	Feldstein	Bay Area Air Quality Management District		San Francisco	CA
Planning Director	Colette	Meunier	City of Alameda	Planning Department	Alameda	CA
Director	Gil	Kelley	City of Berkeley	Planning Department	Berkeley	CA
Planning Director	Claudia	Cappio	City of Emeryville	Planning Department	Emeryville	CA
Mr.	Patrick	Guiboa	City of Fremont	Employment Development Department	Fremont	CA
Planning Director	Bruce	Allred	City of Hayward	Planning Department	Hayward	CA
Ms.	Jayne	Becker	City of Oakland		Oakland	CA
Ms.	Frances	David	City of Oakland		Oakland	CA
Mr.	Jay	Leonhardy	City of Oakland		Oakland	CA
Ms.	Michele	Molotsky	City of Oakland		Oakland	CA
Mr.	Ralph	Wheeler	City of Oakland	City Attorney's Office	Oakland	CA
Mr.	Lamont	Ewell	City of Oakland	City Manager's Office	Oakland	CA
Director			City of Oakland	Development Services Department	Oakland	CA
Fire Marshal	Jerry	Blueford	City of Oakland	Fire Department	Oakland	CA
Fire Chief			City of Oakland	Fire Department	Oakland	CA
Director	Antoinette	Hewlett	City of Oakland	Housing & Redevelopment Commission	Oakland	CA
Program Manager			City of Oakland	Oak Knoll Conversion Division	Oakland	CA
Mr.	Andrew	Altman	City of Oakland	Office of Planning & Bldg.	Oakland	CA
Ms.	Anu	Raud	City of Oakland	Office of Planning & Bldg.	Oakland	CA
Mr.	Willie	Yee	City of Oakland	Office of Planning & Bldg.	Oakland	CA
	Viola	Gonzales	City of Oakland	Office of the Mayor	Oakland	CA
Ms.	Jean	Blacksher	City of Oakland	Planning Commission	Oakland	CA
Ms.	Linda	Bytof	City of Oakland	Planning Commission	San Francisco	CA
Mr.	Joseph P.	De Luca	City of Oakland	Planning Commission	Oakland	CA
Ms.	Dolores	Jaquez	City of Oakland	Planning Commission	Oakland	CA
Mr.	Anthony	Pegram	City of Oakland	Planning Commission	Oakland	CA
Mr.	Vincent	Reyes	City of Oakland	Planning Commission	Oakland	CA
Mr.	Phil	Tagami	City of Oakland	Planning Commission	Oakland	CA
			City of Oakland	Planning Division	Oakland	CA
Police Chief			City of Oakland	Police Department	Oakland	CA
Community Services Division			City of Oakland	Police Department	Oakland	CA
Traffic Division			City of Oakland	Police Department	Oakland	CA
City Engineer	John	Soderling	City of Oakland	Public Works Dept.	Oakland	CA
Manager	Frank	Fanelli	City of Oakland	Real Estate	Oakland	CA

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Title	First	Last	Organization	Branch	City	State
Chief of Staff	Larry	Reid	City of Oakland		Oakland	CA
Community Development Director			City of Oakland		Oakland	CA
Water Superintendent			City of Oakland		Oakland	CA
Planning Director			City of Piedmont		Piedmont	CA
Director	James	Farah	City of Richmond	Planning Department	Richmond	CA
Planning Director	Lu	Blazej	City of San Francisco	City Planning	San Francisco	CA
Planning Director	Stephen	Emslie	City of San Leandro	Planning Division	San Leandro	CA
Director	Craig	Monroe	City of San Pablo	Planning Department	San Pablo	CA
Planning Director			City of South San Francisco	City Planning Division	S. San Francisco	CA
Community Development Director	Harvey	Bragdon	Contra Costa County		Martinez	CA
Planning Director			Contra Costra County	Community Development Department	Martinez	CA
Mr.	Gary	Hunt	East Bay Municipal Utility District		Oakland	CA
Mr.	John	Lampe	East Bay Municipal Utility District		Oakland	CA
Chair Director	Susan	Smart	East Bay Regional Park District	Finance and Legislation	Oakland	CA
Ms.	Gladys	Green	Elmhurst District Board		Oakland	CA
	Chris	Lessler	Employee Transition Center		Oakland	CA
Ms.	Helaine	Prentice	Landmarks Preservation	Advisory Board	Oakland	CA
Mr.	Mel	Blair	Oakland Base Reuse Authority		Oakland	CA
	Henry	Gardner	Oakland Base Reuse Authority		Oakland	CA
Executive Director	Paul	Nahm	Oakland Base Reuse Authority		Oakland	CA
Mr.	Charles	Schwyn	Oakland Chamber of Commerce		Oakland	CA
Chair, Employment & Social Committees	Gay Plair	Cobb	Oakland Private Industry Council		Oakland	CA
Ms.	Marilyn	Handis	Oakland Private Industry Council		Oakland	CA
Ms.	Toni	McElroy	Oakland Private Industry Council		Oakland	CA
Facilities Director			Oakland Unified School District		Oakland	CA
	Jean	Quan	Oakland Unified School District		Oakland	CA
Superintendent			Oakland Unified School District		Oakland	CA
Mr.	Mark	Beratta	Office of Economic Development and Employment		Oakland	CA
Director	Aliza	Gallo	Office of Economic Development and Employment		Oakland	CA
Manager	Lonnie	Carter	Office of Housing & Neighborhood Development.	Program Development. & Coordinator	Oakland	CA
Ms.	Mona	Lombard	Office of Marketing & Public Information		Oakland	CA
Director	Cleve	Williams	Office of Parks and Recreation		Oakland	CA
	Brooke	Levin	Office of Public Works	Environmental Affairs	Oakland	CA
Director	Terry	Roberts	Office of Public Works		Oakland	CA
Ms.	Lorraine	Giordano	Port of Oakland	East Bay Conversion & Reinvestment Commission	Oakland	CA
	Loretta	Meyer	Port of Oakland	Environmental Division	Oakland	CA
Co-Chair, Land Reuse Director	Charles	Foster	Port of Oakland		Oakland	CA
Mr.	Carl	Bobino	Public Health Department		Oakland	CA
			Organizations			
Ms.	Pamela	Clark			Oakland	CA
Ms.	Lorine	Hesleph	Ackland International, Inc		Oakland	CA
Ms.	Lavern	Holmes	Apricot Street Home Alert		Oakland	CA
			ARC Ecology		San Francisco	CA
			Asian Immigrant Workers Advocates		Oakland	CA
			Asian Pacific Environmental Network		Oakland	CA
Mr.	Roger	Shepherd	Associated Residents of Sequoyah Highlands, Inc.		Oakland	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Mr.	Austin	Penny	Austin Penny & Associates		Oakland	CA
Ms.	Ellen	Johnck	Bay Planning Coalition		San Francisco	CA
Mr.	Frank	Gilbert	Brookfield Home Improvement Association		Oakland	CA
			CA Council for Environmental. and Economic. Balance		San Francisco	CA
			CA Environmental Trust		San Francisco	CA
			CA Native Plant Society	East Bay Chapter	Berkeley	CA
			CA Network for a New Economy		San Francisco	CA
Ms.	Karen	Crit	California Research Bureau		Sacramento	CA
			Center for Economic Conversion		Mountain View	CA
Mr.	Ben	Littles	Chabot Park Estates		Oakland	CA
Ms.	Nancy	Van Huffel	Chabot Park Highlands Homeowners Association		Oakland	CA
Ms.	Ethel	Oliver	Concerned Citizens of South Eastmont		Oakland	CA
Mr.	Alfred	Blunt	Crest Avenue Homeowners Association .		Oakland	CA
Ms.	Winifred	Walsh	Durant Park Highlands		Oakland	CA
Ms.	Martha	Matsuoka	Earth Island Institute	Urban Habitat Program	San Francisco	CA
Ms.	Wenona	Wilson	Earth Island Institute	Urban Habitat Program	San Francisco	CA
Mr.	Henry	Hemphill	Eastmont Mall		Oakland	CA
Mr.	Charles	Hill	Elmhurst Merchant Association		Oakland	CA
Ms.	Mary Jane	Gallagher	Environmental Defense Fund		Oakland	CA
			Golden Gate Audubon Society		Berkeley	CA
			Greenpeace		San Francisco	CA
Mr.	Virgil W.	Eaton	Hillcrest Court Homeowners Association		Oakland	CA
Mrs.	Robert H.	Hadley	Hillcrest Estates Improvement Association		Oakland	CA
Mr.	Jeffrey E.	Frazen	Hill Area Coalition Homeowners Association		Oakland	CA
Ms.	Sonja	Proulx	Homeowners of Crestmont Association		Oakland	CA
Co-Chair, Land Reuse	Frank	Dobson	Jordon, Woodman, Dobson		Oakland	CA
Mr.	Michael	Rawson	Legal Aid Society		Oakland	CA
Mr.	Gordon L.	Laverty	Leona Heights Improvement Association		Oakland	CA
Ms.	Shirley	Ware	Local 250		Oakland	CA
Mr.	Bruce	Thompson	Metropolitan Horsemans Association		Oakland	CA
			Military Toxics Project		San Francisco	CA
Mr.	Harvey M.	Franklin	Mills Neighborhood Home Alert Association		Oakland	CA
Mr.	Bill	Pesonen	Montebello Terrace Homeowners Association		Oakland	CA
			National Rifle Association		Sacramento	CA
Mr.	Hal	Candee	Natural Resources Defense Council		San Francisco	CA
			Nature Conservancy		San Francisco	CA
Ms.	Sharon	Robinson	Oak Knoll Estates		Oakland	CA
			Oak Knoll Heights Townhomes Association		Oakland	CA
Ms.	Nancy	McDowell	Oak Knoll Heritage Committee		Oakland	CA
Mr.	Glen	Daniel	Oak Knoll Homeowners Improvement Association		Oakland	CA
Ms.	Barbara	Sutherland	Oak Knoll Kings Estates		Oakland	CA
Ms.	Laura	Dreyer	Oak Knoll Neighbors		Oakland	CA
Ms.	Melody	Marr	Oakland Airport Center, Inc.		Oakland	CA
Ms.	Deborah	Muse	Oakland Community Development District, Central East Oakland		Oakland	CA
Ms.	Gladys	Green	Oakland Community Development District, Elmhurst		Oakland	CA
	Chris	Pattillo	Oakland Design Advocates		Oakland	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Mr.	Ken	Ryan	Oakland Design Advocates		Oakland	CA
			Oakland Heritage Alliance		Oakland	CA
Mr.	David	MacDonald	Oakland Waste Management		Oakland	CA
Ms.	Leola	Terry	Organized People of Elmhurst Neighborhood Association		Oakland	CA
Mr.	Michael	Schonherr	Pacific Gas & Electric		San Francisco	CA
Ms.	Jane	Yura	Pacific Gas & Electric		Oakland	CA
Mr.	Donald R.	Binggeli	Parkside Estates Improvement Association		Oakland	CA
Mr.	Owen	Byrd	People for Open Space-Greenbelt Alliance		San Francisco	CA
Mr.	Mike	Boyle	Redwood Creek Village Neighborhood Association		Oakland	CA
Ms.	Mary M.	O'Toole	Redwood Heights Improvement Association		Oakland	CA
Mr.	Patrick	Nunar	Redwood Hills Homeowners Association		Oakland	CA
Ms.	Pat	Marsh	Ridgemont at Skyline Condominiums		Oakland	CA
Mr.	Larry	Robbin	Robbin & Associates		Oakland	CA
Ms.	Helen	Lore	Sequoyah Highlands		Oakland	CA
Ms.	Sandra	Marburg	Sequoyah Highlands		Oakland	CA
Mr.	Rodger	Shepherd	Sequoyah Highlands		Oakland	CA
Mr.	James H.	Haskins	Sequoyah Hills Homeowners Association		Oakland	CA
Ms.	Barbara	Bray	Sequoyah Hills/Oak Knoll Association		Oakland	CA
			Sierra Club	San Francisco Bay Chapter	Oakland	CA
			Social Economic Environmental Justice Advocates		San Francisco	CA
Mr.	Oscar	Montgomery	Stonehurst Homeowners and Renters Association		Oakland	CA
Ms.	Therea	Hughes	Theresa Hughes & Associates		Oakland	CA
Co-Chair, Housing & Homeless	Joseph	Newman	Toler Heights		Oakland	CA
Ms.	Eunice	Robinson	Toler Heights Citizens Council		Oakland	CA
Ms.	Carol	Watson	United Way		Oakland	CA
Ms.	Jacquee	Castain	Webster Tract Neighbors		Oakland	CA
			Individuals			
	Walter	Allen			Oakland	CA
	Thordie	Ashley			Oakland	CA
	Paul	Aubery			Oakland	CA
	Penny	Austin			Oakland	CA
	Lisa & Mike	Baeta			Oakland	CA
	Arlene	Bautista			Oakland	CA
	Mary	Bergman			Oakland	CA
	Sandi	Bethune			Oakland	CA
	Joann & Paul	Bierman			Oakland	CA
	Marilyn & Arden	Bishop			Oakland	CA
	Ann	Boaknight			Oakland	CA
	Roberta	Bodine			Oakland	CA
	Nat	Bornor			Oakland	CA
	Mary	Borrelli			Oakland	CA
	Mark	Braly			Sacramento	CA
Mr.	John	Brauer			Hayward	CA
	Valerie	Brice			Oakland	CA
	Amelie & Cordell	Brown			Oakland	CA
	Richard & Gertrude	Brown			Oakland	CA
	Ron	Brown			Oakland	CA
	Katherine	Burton			Oakland	CA
	Tony	Cabrera			Oakland	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
Chairperson	Rosemary	Cambra	Muwekma Indian Tribe		San Jose	CA
	Claire	Canning			Oakland	CA
	Ed	Carlson			Oakland	CA
Mr.	Robert	Carter			Oakland	CA
Ms.	Jacquee	Castain			Oakland	CA
	Peter	Cheng			San Francisco	CA
Ms.	Colleen F.	Clay			Oakland	CA
	Shirley	Coaston			Oakland	CA
	Lester and Connie	Cobb			Oakland	CA
	Glen	Coddington			Oakland	CA
	Diane	Coffee			Oakland	CA
	Zommei	Collins			Oakland	CA
	Rosselyn	Combs			Oakland	CA
Mr.	Noel	Cook			Oakland	CA
	Stephen	Cowan			Oakland	CA
	Mary	Crawford			Oakland	CA
	Valerie	Crawford			Oakland	CA
	Barbara & Kermit	Cross			Oakland	CA
	Lorna	Dare			Oakland	CA
	John	Davis			Oakland	CA
	Elaine	De Coligny			Oakland	CA
	Myrkle	Deaton			Oakland	CA
	Bill	Dehn			Oakland	CA
	C.E.	Dickie			Oakland	CA
	Sylvena Hoff	Dornet			Oakland	CA
	L.E.	Douchard			Oakland	CA
Ms.	Susan	Duncan			Oakland	CA
	Onnil	Durst			Berkeley	CA
Mr.	Bill	Ekhoff			Concord	CA
	Sheila	Findley			Oakland	CA
	Meilian	Flannagan			Oakland	CA
	Stephanie	Fleming			Oakland	CA
	Ross	Flewelling			Oakland	CA
	Herb	Floriani			Oakland	CA
	Melanie	Fong			Oakland	CA
	David	Fran			Oakland	CA
	Jeff	Franha			Oakland	CA
	Evelyn	Franke			Oakland	CA
Mr.	Melvin	Gage			Oakland	CA
	David & Jean	Galant			Oakland	CA
	Pat	Gallagher			Oakland	CA
Mr.	Andrew	Galvan			Mission San Jose	CA
	Barbara	Geiy			Oakland	CA
	John	Gezelle			Oakland	CA
Ms.	Margaret	Glyer			Oakland	CA
	Gerald & Monica	Green			Oakland	CA
	Cecil	Grimes			Oakland	CA
	Sylvester	Grisby			Oakland	CA
	Thelma & Rob	Groeschel			Oakland	CA
	David	Haase			San Francisco	CA
	Elmer	Haberman			San Lorenzo	CA
	Joe & Laurie	Hadley			Oakland	CA
	Paul	Hahm			Oakland	CA
Mr.	Louis	Hal			Oakland	CA
	Henry	Hamphill			Oakland	CA
	A.M.	Hardenstine			Oakland	CA
	Mable	Henderson			Oakland	CA
Mr.	Larry	Hill			Oakland	CA
Ms.	Gaile	Hofmann			Oakland	CA
	Phyllis	Holmlund			Oakland	CA

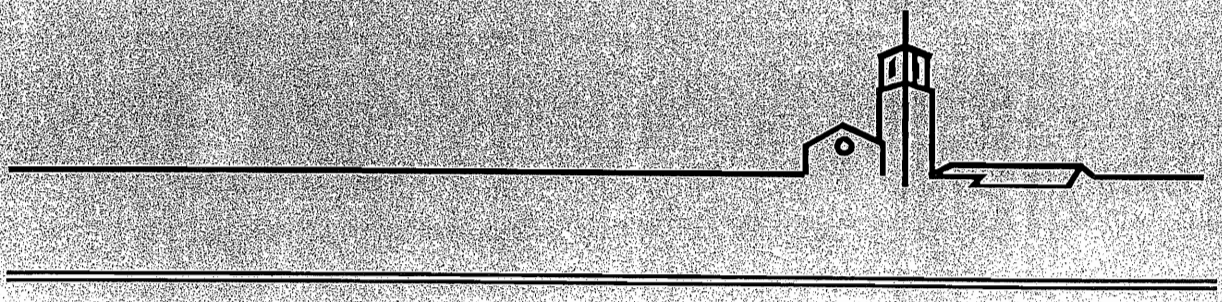
Title	First	Last	Organization	Branch	City	State
	Kevin	Hufferd			Berkeley	CA
	Mary	Hunt			Oakland	CA
	Celeste	Hunter			Oakland	CA
	Doris	Huntting			Oakland	CA
	Lynne	Huntting			Oakland	CA
	Noel	Hyde			Oakland	CA
	Claudette	Inge			Hayward	CA
	Erika	Jenks			Oakland	CA
	Howard	Jeter			Berkeley	CA
	Alva	Johnson			Oakland	CA
	Marc	Johnson			Carmel Valley	CA
	Tom	Johnson			Oakland	CA
	Ann	Jones			Oakland	CA
	Connie & Chris	Jones			Oakland	CA
	Marvin	Jones			Oakland	CA
Ms.	Vivian	Kahn			Oakland	CA
	Kathryn	Kasal			Oakland	CA
	Paul	Keener			Oakland	CA
	Jakki	Kehl			Byron	CA
Ms.	Thelda	King			Oakland	CA
	Kathleen	Kirkwood			Oakland	CA
	Jean	Krilh			Oakland	CA
	Deena	Lahn			Oakland	CA
Co-Chair	Jim	Lamenti			Concord	CA
	Marie	Lawrence			Oakland	CA
	Leonard & Betty	Leath			Oakland	CA
	Toni	Lemus			Oakland	CA
	Bill & Naomi	Lentz			Oakland	CA
	Nolan	Lew			San Francisco	CA
	Irene	Litherland			Oakland	CA
	Harold	Logwood			Oakland	CA
	Clark & Marguerite	Lowe			Oakland	CA
	Barry	Luboviski			Oakland	CA
	Joyce	Mack			Oakland	CA
	Ricky	Maeren-Beweden			Oakland	CA
	Pat	March			Oakland	CA
Ms.	Andree	Marechal-Workman			Oakland	CA
Mr.	Kenneth	Marquis			San Jose	CA
	Lucelle & Chris	Martin			Oakland	CA
	Freddie	Martin Jr.			Oakland	CA
Mr.	Frank	Matoces			Oakland	CA
	Una & Mac	McCarty			Oakland	CA
	Healther	McCulloch			Oakland	CA
Mr.	Alex	McElree			Oakland	CA
	Alda	McNichol			San Lorenzo	CA
	Clara	Mechan			Oakland	CA
	Dorothy & Richard	Meissner			Oakland	CA
Mr.	Geoff	Merideth			San Francisco	CA
	Jerry	Metz			Castro Valley	CA
	Eleanor	Monwell			Oakland	CA
Ms.	Jenney	Mousseaux (Mcleod)			San Jose	CA
	Mayme	Murphy			Oakland	CA
	Uhib	Nanlohy			Oakland	CA
Ms.	Deborah	Neal			Oakland	CA
	Margaret	Nelson			Oakland	CA
	Richard	Neveln			Oakland	CA
	Jack	Nicholson			Oakland	CA
	John	Nisby			Lodi	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
	Francois	Njike			Oakland	CA
	Jernuf	Ohiewe			Oakland	CA
	Gloria	Oliver			Oakland	CA
	Shirley & Bob	Olofson			Oakland	CA
Mr.	Patrick	Orozco			Watsonville	CA
	Peter	Palm			Oakland	CA
Mr.	Ken	Pementell			Oakland	CA
	Versa	Perkins			Oakland	CA
	Tom	Peterson			Orinda	CA
	Preston & Freda	Pleasants			Oakland	CA
	Leo & Helen	Quakenbush			Oakland	CA
	Herb	Queller			Oakland	CA
Mrs.	Eugene	Rainbow			Sunnyvale	CA
Mr.	Alex	Ramirez			San Jose	CA
	Ron	Ratto			Oakland	CA
	Diana	Raulsten			Oakland	CA
	Robert	Reese			Oakland	CA
	Dan	Richardson			Castro Valley	CA
	Kerry Jo	Ricketts			Oakland	CA
	Lucille	Robbins			Hayward	CA
	Sharon	Robinson			Oakland	CA
	Rita	Robrich			Oakland	CA
Ms.	Lydia	Rocha			Oakland	CA
Ms.	Ella Mae	Rodriguez			Seaside	CA
Mr.	Eddie N.	Rogers			San Francisco	CA
	Inman	Rouice			Oakland	CA
	Betty	Roure			Oakland	CA
	Bill	Russell			Oakland	CA
	Johnathan	Sachs			Oakland	CA
	Lars	Sandstrom			Oakland	CA
Chairperson	Ann Marie	Sayer	Indian Canyon Mutsun Band of Costanoan		Hollister	CA
	Christa	Schreiber			Oakland	CA
	E.	Seaman			Oakland	CA
	Kristina	Seher			Berkeley	CA
Mr.	Alan	Sherman			San Leandro	CA
	Dodrothy	Shogren			Oakland	CA
	Arletta and Charles	Smith			Oakland	CA
Ms.	Lee Ann	Smith			Oakland	CA
	Lincoln	Smith			Oakland	CA
	Steve	Stallone			Oakland	CA
	John	Steinfirst			Oakland	CA
	Patrick	Stoute			Oakland	CA
	Ralph	Tate			Oakland	CA
	Gloria	Taylor			Oakland	CA
	Leon	Taylor			Oakland	CA
	M	Taylor			Oakland	CA
Mr.	James V.	Thomas			Oakland	CA
Ms.	Judith	Thomas			Oakland	CA
Mr.	Hadwick & Lily	Thompson			Oakland	CA
	Eleis	Thornton			Oakland	CA
	Audrey	Tolbert			Oakland	CA
	Michael	Torrey			Alameda	CA
	Louise & Joseph	Troulx			Oakland	CA
Mr.	Thomas R.	Tryon			Oakland	CA
	Clark	Tucker			Oakland	CA
Ms.	Yvonne	van Leeuwen			Oakland	CA
	Vicki	Vrankovich			Oakland	CA
	Scott & Barbara	W			Oakland	CA
	Dan	Walker			Oakland	CA
	Raber	Wharton			Oakland	CA
	Martin	White			Oakland	CA
	Josef	Williams			Oakland	CA

Naval Medical Center Oakland Draft EIS/EIR Distribution List

Title	First	Last	Organization	Branch	City	State
	John	Willis			Oakland	CA
	Charles	Wilson			Oakland	CA
	Henry	Winston			Oakland	CA
	Loren	Worm			Oakland	CA
	Jill	Wyuns			Hayward	CA
Ms.	Linda G.	Yamane			Seaside	CA
	Carolyn	Younger			Oakland	CA
Chairperson	Irene	Zwierlein			Woodside	CA
			Libraries			
Mr.	Fred	Schmidt	Colorado State University		Fort Collins	CO
			Oakland Public Library	Eastmont Branch	Oakland	CA
			Oakland Public Library	Main Library	Oakland	CA
			Newspapers			
			KTVU Television		Oakland	CA
			Oakland Tribune	City Desk	Oakland	CA
			San Francisco Chronicle	News Room	San Francisco	CA
			The Montclarion	News Room	Oakland	CA
			Oak Knoll Newsletter Hotline			



APPENDIX B

SENSITIVE SPECIES SURVEY

APPENDIX B-1

SENSITIVE SPECIES SURVEY

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TC 0430-04

SENSITIVE SPECIES SURVEY

Naval Medical Center
Oakland, California

Prepared for:

U.S. Navy, Engineering Field Activity West
900 Commodore Drive
San Bruno, California 94066

October 1995

Prepared by:

Tetra Tech
180 Howard Street, Suite 250
San Francisco, California 94105

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TC 0430

Sensitive Species Survey

Naval Medical Center
Oakland, California

ABSTRACT

Biologists from Tetra Tech conducted a survey to determine the existing and potential presence of sensitive plant and animal species at the Naval Medical Center in Oakland, California. The purpose of this report was to respond to a letter from the U.S. Fish and Wildlife Service regarding the potential for sensitive species at the proposed sites. The survey consisted of two components, a rare plant assessment and a survey for sensitive wildlife species. Naval Medical Center Oakland contains approximately twenty acres of native habitat. A botanist and a wildlife biologist surveyed these sites by walking transects within the sites and examining immediately surrounding habitat areas. Species noted during this survey included plants, reptiles, birds, and mammals. One sensitive plant species and three sensitive bird species were observed at the site.

Prepared for:

U.S. Navy Field Engineering Activity West
900 Commodore Drive
San Bruno, California 94066

October 1995

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San Francisco, California 94105

Contract Number
N62474-94-D-7368

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LIST OF ACRONYMS

CDFG	California Department of Fish and Game
CNPS	California Native Plant Society
NEPA	National Environmental Policy Act
NMCO	Naval Medical Center Oakland
USFWS	U.S. Fish and Wildlife Service

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1.0 INTRODUCTION

1.1 Purpose and Need for Survey

Naval Medical Center, Oakland (NMCO) is scheduled for disposal by the U.S. Navy (Navy) and reuse by the local community. Tetra Tech conducted this survey in support of the environmental impact statement (EIS) for these disposal and reuse actions and to determine the potential for sensitive species on the facility.

The Navy submitted a letter to the U.S. Fish and Wildlife Service (USFWS) on November 23, 1993 to solicit their input on a number of projects under Section 7 of the Endangered Species Act. The Navy received a reply from the USFWS dated March 5, 1994, enclosure A-4 of which presented a list of species of concern at NMCO (USFWS 1994a). This letter is presented as Appendix B-2.

The purpose of this report is to evaluate the potential for sensitive species at the proposed sites. The survey consisted of two components, a rare plant assessment and a survey for sensitive wildlife species. An evaluation was also made regarding general site conditions and possible sensitive habitats on the site.

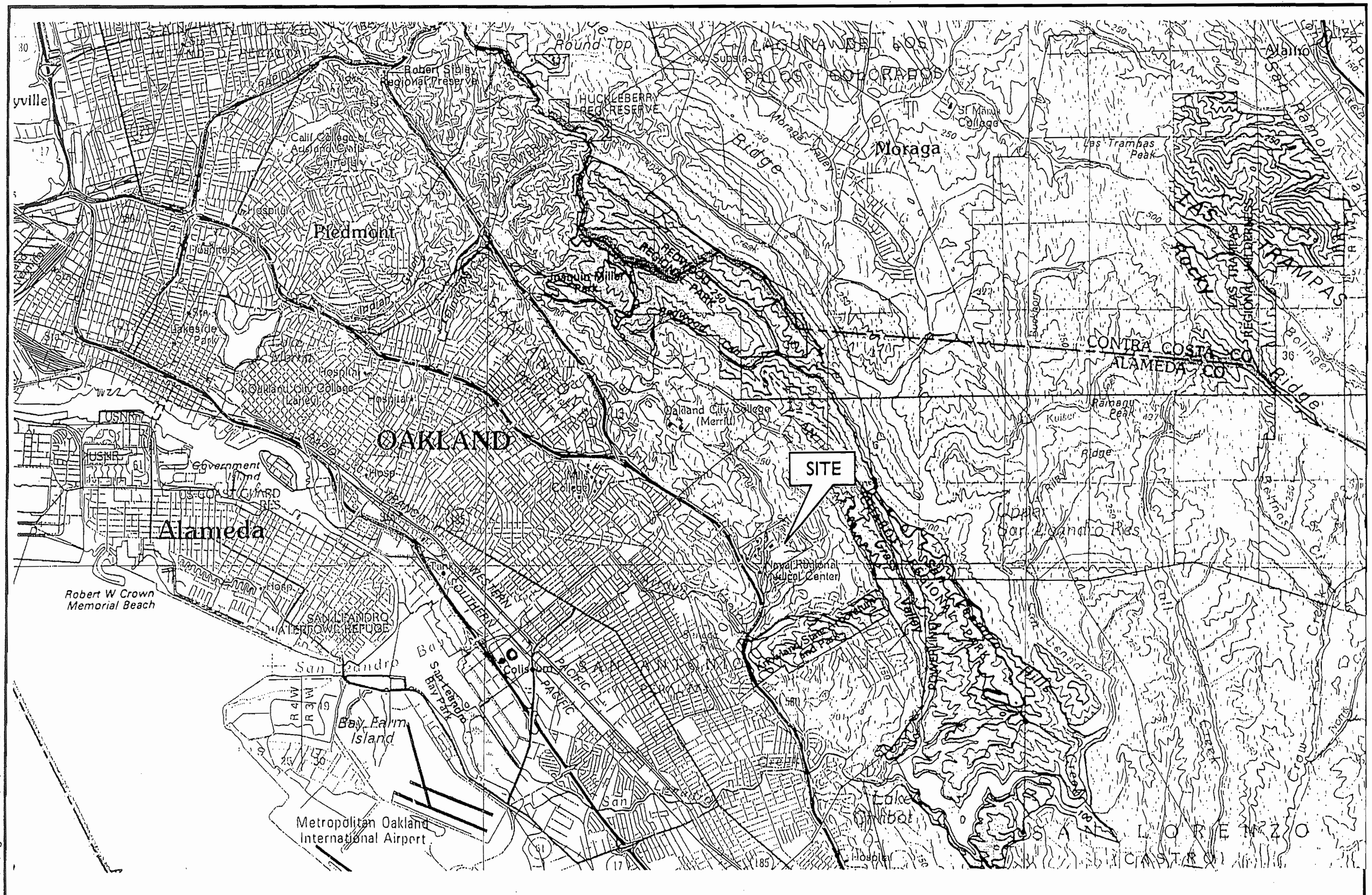
In this report, rare and sensitive species are defined as those that are listed by the USFWS or by the California Department of Fish and Game (CDFG) as endangered, threatened, proposed for endangered or threatened status, or candidate species for endangered or threatened status. Also included as sensitive species are those listed by the California Native Plant Society (CNPS) and species of special concern to the CDFG.

Prior to conducting the field survey, information on special status species that may be found at NMCO was collected to supplement the list provided in the USFWS letter discussed above (USFWS 1993a). Additional potential species were identified from the California Natural Diversity Data Base (CDFG 1995a). This data base lists all known sightings of sensitive species by 7.5 minute U.S. Geological Survey quadrangle maps (quads). NMCO lies within the Oakland East quad and is immediately adjacent to the Las Trampas Ridge and San Leandro quads. Information was also collected from a report of existing conditions at the facility (Hughes & Associates 1994), the NMCO Master Plan (U.S. Navy 1984), the NMCO Natural Resource Management Plan (U.S. Navy 1990), and the National Wetlands Inventory map for the Oakland East quad (National Wetlands Inventory 1985).

The results of this research are presented in Chapter 3 on Tables 1 and 3 for endangered and threatened species and on Tables 2 and 4 for special concern or species listed by the CNPS. Candidate species have been included with endangered and threatened species. Candidate listing indicates that these species have been determined to warrant listing as endangered or threatened but have not yet been listed. These species may be listed prior to the completion of the disposal and reuse actions.

1.2 Study Area Location and Description

The study area for this survey includes the lands within the NMCO fence line. NMCO encompasses approximately 183 acres within the city of Oakland, between Interstate 580 and Skyline Boulevard, in the southeastern part of the city (Figure 1). Approximately ten percent of the upland portion of the NMCO facility is relatively undisturbed. Elevations on the installation range from approximately 300 feet near Interstate 580 to 950 feet at Skyline Boulevard.



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NMC Oakland is located southeast from downtown Oakland, adjacent to Highway 580.

TETRA TECH

Regional Site Map

Naval Medical Center
Oakland, California

Figure 1

2.0 SURVEY METHODS

A botanist and a wildlife biologist conducted this survey on four days: Friday, April 28; Saturday, April 29; Tuesday, May 2; and Wednesday, May 3, 1995. This survey included searching for rare plants or suitable habitat for these plants, and sensitive wildlife species or suitable wildlife habitat. Transects spaced at approximately 50 feet were walked throughout nonnative habitats on the facility to determine the potential for sensitive species. Areas of native habitat were surveyed more intensively (approximately 20 foot spacing) because rare plants and sensitive animal species are more likely to inhabit these areas. The riparian corridor along Rifle Range creek and its tributaries was surveyed by walking along the center of the drainage and from the top of both banks. Surveys for riparian birds were conducted from an area along the creek in the southwestern part of the facility. An aquatic net was used in the creeks to detect the presence of any amphibian larvae.

Environmental conditions, including temperature, cloud cover, precipitation, and wind speed, were noted at each site during the survey. The general site conditions, including nonsensitive vegetation, nonsensitive wildlife populations, and disturbances in the study area were also noted. Disturbances can affect the potential for sensitive plant or animal species to exist on the facility. Disturbances are defined as human induced changes on the landscape, including mowing, grading, construction, demolition, wildfires, road construction, or hazardous materials spills. Photographs taken during this survey at NMCO are found in Appendix B-3.

3.0 RESULTS AND DISCUSSION

This section presents existing site conditions at NMCO, results of background research regarding sensitive plant and animal species that could be at the facility, and results of the survey. Discussion of these results is incorporated into the presentation of the results.

3.1 Environmental Conditions

Friday, April 28, was partly cloudy with cloud cover ranging from about 10 to 50 percent. The temperature ranged from approximately 50 to 65 degrees Fahrenheit, with winds blowing from the west at zero to ten miles per hour. Surveys were conducted between 1000 and 1600.

On Saturday, April 29, a light rain was falling at the beginning of the survey at 0900. Cloud cover was 100 percent throughout the survey and temperatures ranged from approximately 50 to 60 degrees Fahrenheit. The rain continued to increase until surveys were interrupted at 1130 due to heavy rainfall.

On Tuesday, May 2, the skies were partly cloudy following a heavy rainstorm on the night of May 1. Cloud cover varied from about 20 to 40 percent. The temperature at ONMC ranged from approximately 50 to 75 degrees Fahrenheit. Surveys were conducted between 0800 and 1600.

Wednesday, May 3, was warmer and more humid with cloud cover varying between 20 and 40 percent and the temperature ranging from about 65 to 80 degrees Fahrenheit. Surveys were conducted between 1330 and 1630.

Poor weather conditions during the survey may account for the low numbers of wildlife detected, particularly reptile species that require higher temperatures or bright sun.

Few recent disturbances were noted in most areas of the facility. The most disturbance has occurred in the riparian area in the northeastern part of the facility where a great deal of trash has accumulated.

3.1 Vegetation

3.1.1 Rare Plant Species Assessment

Four plants listed as endangered, threatened, or category 1 candidates were identified from preliminary research as potentially existing on the facility. None of these species were detected during this survey. The general habitat requirements of these species and a determination of the potential for them to inhabit NMCO are summarized in Table 1 and discussed below.

TABLE 1
ENDANGERED, THREATENED, AND CATEGORY 1 CANDIDATE PLANT SPECIES IN THE VICINITY OF NMCO[1]

Common Name Scientific Name	Federal/State/ CNPS Status	Flowering Period	Habitat	Habitat/Species found at NMCO?	Source[2]
pallid manzanita *Arctostaphylos pallida*	C1/E/1B	December - March	Native broad-leaved upland forest, chaparral	No/No	CDFG/ USFWS
Presidio clarkia *Clarkia franciscana*	PE/E/1B	May - July	Coastal scrub, valley and foothill grasslands	No/No	CDFG/ USFWS
Congdon's tarplant *Hemizonia parryi* ssp. *congdonii*	C1/none/1B	June - November	Valley and foothill grasslands	No/No	CDFG
most beautiful jewelflower *Streptanthus albidus* ssp. *peramoenus*	C1/none/1B	April - June	Chaparral, valley and foothill grasslands	No/No	CDFG/ USFWS

[1]The vicinity of NMCO is defined in this study as the area contained within the Oakland East, Las Trampas, and San Leandro 7.5 minute U.S. Geological Survey quadrangle maps.
[2]Source indicates whether the species was listed in the USFWS letter of December 31, 1993 (USFWS 1993a) and/or in the CDFG California Natural Diversity Data Base (CDFG, 1995a).

Sources: CDFG 1994a, 1995a, 1995b; Hickman 1993; Skinner and Pavlik 1994; USFWS 1993a, 1993b, 1994a, 1994b

Federal Status
PE = Proposed Endangered
C1 = Category 1 Candidate Species

State Status
E = Endangered

CNPS Status
1B = Plants rare, threatened, and endangered in California and elsewhere

Endangered and Threatened Plant Species

The closest known location of the pallid manzanita (*Arctostaphylos pallida*) is approximately three miles north of NMCO. This plant's preferred habitat of chaparral and mixed evergreen forest does exist on the site.

The Presidio clarkia (*Clarkia franciscana*) is found in coastal and valley grasslands, often on serpentine soils in the Bay Area. NMCO lacks suitable undisturbed habitat for this species. The closest known location of this species, recorded in 1991, is approximately two miles north of the site.

Congdon's tarplant (*Hemizonia parryi* ssp. *congdonii*) is found in valley and foothill grasslands, often on alkaline soils in the Bay Area.

NMCO lacks suitable undisturbed habitat for this species. The closest known location of this species, recorded in 1909, is approximately five miles southwest of the site.

The most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*) is found in chaparral and valley grasslands, often on serpentine soils in the Bay Area. NMCO lacks suitable undisturbed habitat for this species. The closest known location of this species, recorded in 1991, is approximately four miles north of the site.

Category 2 Candidate and CNPS Listed Plant Species

Sensitive plant species listed as federal category 2 species and those listed by the CNPS that have the potential to exist at NMCO are presented in Table 2. One sensitive plant species was observed during the survey, the Oakland star-tulip (*Calochortus umbellatus*), not previously recorded at the facility. This species is on the CNPS 4 list as a plant of limited distribution, but which has no state or federal protection. Of the five special concern and CNPS listed species in Table 2, no others are likely to be found at NMCO based on habitat present at the facility.

3.1.2 Vegetation Communities

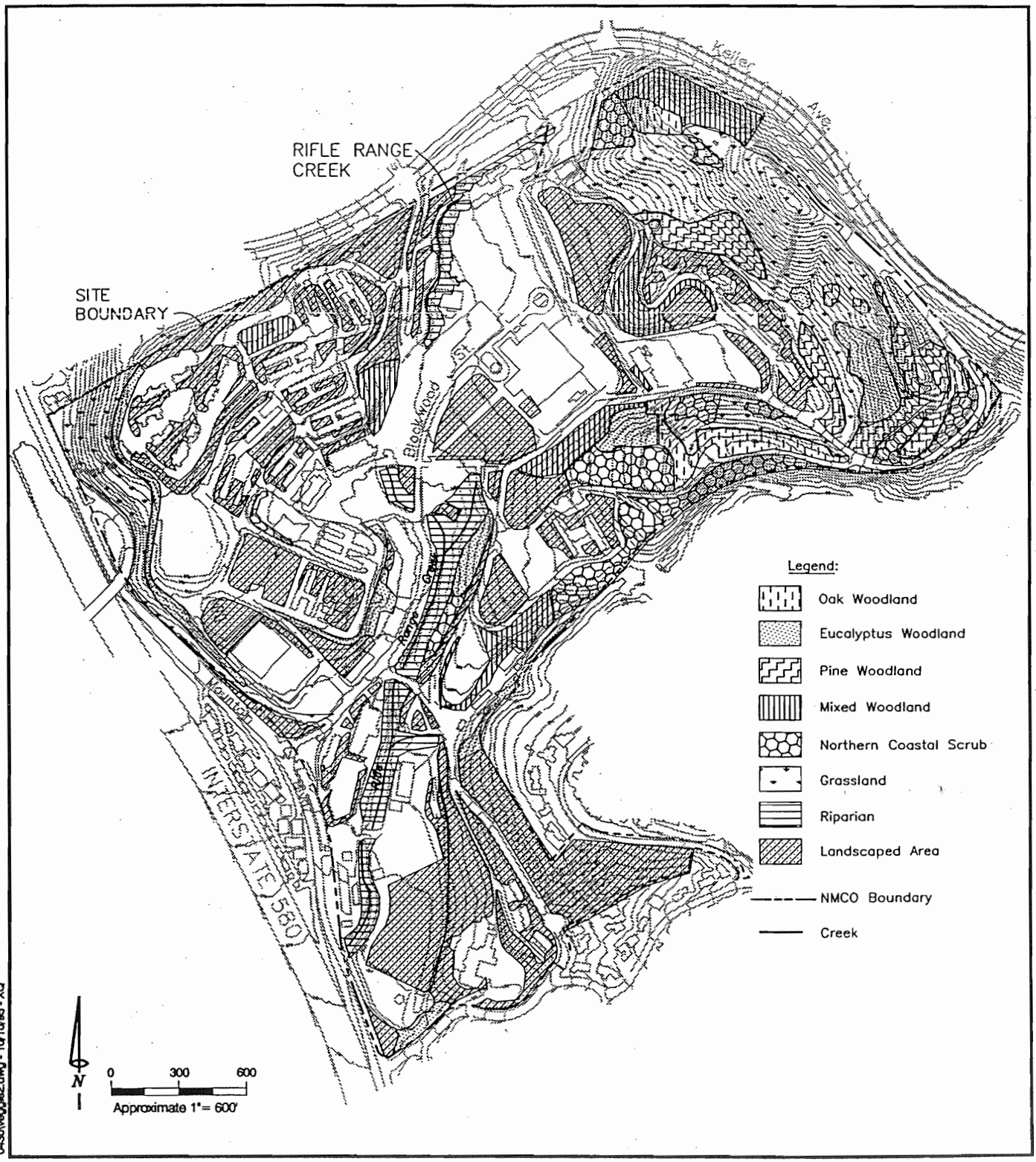
NMCO sustains five major vegetation communities including grasslands, northern coastal scrub, woodlands, riparian corridors, and landscaped areas (Figure 2). A list of plant species observed at the site and others that may be present based on habitat availability is presented in Appendix B-4.

Grasslands

A mixture of native and nonnative grasslands cover approximately 17 acres of NMCO in the northeastern part of the facility. These grasslands support native species such as purple needlegrass (*Nassella pulchra*) and silver bush lupines (*Lupinus albifrons*), and nonnative species such as slender wild oat (*Avena barbata*) and barley (*Hordeum* sp.).

Northern Coastal Scrub

Northern coastal scrub covers almost ten acres on the eastern portion of NMCO. This community is dominated by nonnative broom (*Genista* sp.), toyon (*Heteromeles arbutifolia*), coyote brush (*Baccharis pilularis*), and coastal sage (*Salvia* sp.).



NMCO supports native woodlands, scrub, grasslands, and a riparian corridor surrounding Rifle Range Creek.

Vegetation Communities

Naval Medical Center Oakland

Figure 2

Source: Theresa Hughes & Associates

TABLE 2
OTHER RARE PLANT SPECIES IN THE VICINITY OF NMCO[1]

Common Name	Scientific Name	Federal/State/ CNPS Status	Source[2]
alkali milk-vetch	*Astragalus tener* var. *tener*	none/none/1B	CDFG
Point Reyes bird's-beak	*Cordylanthus maritimus* ssp. *palustris*	C2/none/1B	CDFG
Diablo rock-rose	*Helianthella castanea*	C/none/1B	CDFG/USFWS
fragrant fritillary	*Fritillaria liliacea*	C2/none/1B	CDFG
Oakland star-tulip *	*Calochortus umbellatus*	none/none/4	field observation

[1]The vicinity of NMCO is defined in this study as the area contained within the Oakland East, Las Trampas, and San Leandro 7.5 minute U.S. Geological Survey quadrangle maps.
[2]Source indicates whether the species was listed in the USFWS letter of December 31, 1993 (USFWS 1993a) and/or in the CDFG California Natural Diversity Data Base (CDFG, 1995a).

Sources: CDFG 1994a, 1995a, 1995b; Hickman 1993; Skinner and Pavlik 1994; USFWS 1993a, 1993b, 1994a, 1994b

* Species observed during this survey

Federal Status
C2 = Category 2 candidate species (species for which more information is needed to determine status)
CNPS Status
1B = Plants rare, threatened, and endangered in California and elsewhere
4 = Plants of limited distribution

Woodlands

Woodland communities at NMCO are relatively undisturbed and encompass approximately 24 acres. These areas include coast live oak woodland, knobcone pine woodland, mixed woodland, and eucalyptus woodland.

Coast live oak woodland is dominated by coast live oak (*Quercus agrifolia*) and covers approximately seven acres in the northeastern area of NMCO. Common understory species in this community at NMCO include poison oak (*Toxicodendron diversilobum*) and nonnative grasses.

Knobcone pine woodland is dominated by knobcone pine (*Pinus attenuata*) and covers approximately six acres of the northeastern area of NMCO. The understory in this community at NMCO is dominated by nonnative grasses.

Mixed woodlands at NMCO are also located in the northeastern portion of the facility and cover approximately four acres and are comprised mostly of native tree species, including California bay (*Umbellularia californica*), coast live oak, white alder (*Alnus rhombifolia*), Monterey pine (*Pinus radiata*), and knobcone pine, integrated with the nonnative blue gum (*Eucalyptus globulus*).

Eucalyptus woodlands cover approximately seven acres located in smaller patches throughout NMCO and are dominated by blue gum. Common understory species in this community at NMCO include nonnative grasses, broom (*Genista monspessulana*) and goose grasses (*Galium aparina*).

Riparian Corridors

Riparian corridors and stream beds are protected by the CDFG and are important resources to most wildlife species, providing water, cover, nesting habitat, and foraging habitat. Rifle Range Creek is a permanent creek that becomes intermittent during times of drought. Water was present in the creek at the time of this survey. Water depth ranged from approximately six inches to three feet and flowed at a fairly rapid pace along most of the creek corridor on the facility. Large sections of the creek pass through culverts under streets and parking lots.

The riparian corridor surrounding Rifle Range Creek and the small tributaries encompasses approximately seven acres. The vegetation in this area is dominated by white alder, willows (*Salix* sp.), California blackberry (*Rubus ursinus*), Lombardy poplar (*Populas nigra*), coast live oak, poison oak, and horsetail (*Equisetum* sp.).

No formal wetlands delineations have been performed at NMCO and none were performed as a part of this survey. Rifle Range Creek and small tributaries on NMCO would likely qualify as jurisdictional wetlands, warranting protection under Section 404 of the Clean Water Act. Rifle Range Creek supports some plant species that are considered indicator species for jurisdictional wetlands, such as cattails (*Typha* sp.) and willows (*Salix* sp.). The National Wetlands Inventory map for the area depicts Rifle Range Creek as a seasonally flooded scrub-shrub wetland (National Wetlands Inventory 1985). No other wetlands are shown on this map within one-half mile of NMCO.

Wetlands are a declining resource that are considered sensitive habitats by the CDFG and the USFWS. The U.S. Congress has declared wetlands to be important to the public interest in that they perform significant biological functions, such as providing nesting, breeding, foraging, and spawning habitat for a variety of resident and migratory animal species. Wetlands also provide for the movement of water and sediments, ground water recharge, flood control, water purification, and stormwater runoff storage.

Landscaped Areas

Other areas of NMCO are vegetated by landscaped lawns and parks. Landscaping tree species include eucalyptus (*Eucalyptus* sp.) and cypress (*Cupressus* sp.). The southern part of the facility is dominated by grass recreation fields.

3.3 Wildlife

3.3.1 Sensitive Animal Species Assessment

Five animal species listed as endangered, threatened, or category 1 candidates were identified as potentially existing on the facility. The general habitat requirements of these species and a determination of the potential for them to inhabit NMCO are summarized in Table 3 and discussed below.

Endangered and Threatened Animal Species

The bay checkerspot butterfly (*Euphrydryas editha bayensis*) historically inhabited the Oakland Hills area and has largely been extirpated from the region. This species lays its eggs on native plantain (*Plantain erecta*) and feeds mostly on plantain and owl's clover (*Castilleja* sp.). The bay checkerspot butterfly is unlikely to inhabit NMCO because these plant species are not prevalent in the grasslands on the facility. The closest known location of this species, recorded in 1980, is approximately four miles southwest of the site.

The tidewater goby (*Eucyclogobius newberryi*) lives primarily in brackish lagoons and historically was found in the Oakland area. This species is unlikely to inhabit NMCO because suitable habitat does not exist on the facility. The closest known location of this species, recorded in the 1900s, is approximately seven miles west of the site.

The California tiger salamander (*Ambystoma californiense*) requires permanent or semipermanent freshwater ponds for breeding habitat. This species is unlikely to inhabit NMCO because suitable habitat does not exist on the facility. The closest known location of this species, recorded in 1919, is more than ten miles northeast of the site.

The California red-legged frog (*Rana aurora draytonii*) requires a permanent or semi-permanent pond or slow-moving water source with deeper pools and emergent aquatic vegetation in which to breed. This species is unlikely to inhabit NMCO because suitable habitat does not exist on the facility. During the time of this survey, Rifle Range Creek was shallow and fast moving with little aquatic

vegetation. Most of the creek channel had been lined with rock rip-rap at one time. The closest known location of this species, recorded in the 1940s, is approximately seven miles north of the site.

TABLE 3
ENDANGERED, THREATENED, AND CATEGORY 1 CANDIDATE ANIMAL SPECIES IN THE VICINITY OF NMCO[1]

Common Name *Scientific Name*	Federal/State Status	Surveying Period	Habitat	Habitat/Species found at NMCO?	Source[2]
Invertebrates					
Bay checkerspot butterfly *Euphrydryas editha bayensis*	T/none	March - April	Native plantain	No/No	CDFG
Fish					
tidewater goby *Eucyclogobius newberryi*	E/CSC	All year	Brackish lagoons	No/No	CDFG
Amphibians					
California tiger salamander *Ambystoma californiense*	C1/CSC	December - March	Freshwater ponds with native grasslands nearby	No/No	CDFG
California red-legged frog *Rana aurora draytoni*	PE/CSC	December - March	Freshwater ponds and streams with emergent vegetation	No/No	CDFG/ USFWS
Reptiles					
Alameda whipsnake *Masticophis lateralis euryxanthus*	PE/CSC	March - September	Northern coastal scrub, chaparral, and grasslands adjacent to oak woodlands	Yes/No	CDFG/ USFWS

[1]The vicinity of NMCO is defined in this study as the area contained within the Oakland East, Las Trampas, and San Leandro 7.5 minute U.S. Geological Survey quadrangle maps.
[2]Source indicates whether the species was listed in the U.S. Fish and Wildlife Service (USFWS) letter of December 31, 1993 (USFWS 1993a) and/or in the California Department of Fish and Game (CDFG) California Natural Diversity Data Base (CDFG, 1995a).

Sources: CDFG 1994a, 1994b, 1994c, 1995a, 1995b and USFWS 1993a, 1993b, 1994a, 1994b

Federal Status
E = Endangered
T = Threatened
PE = Proposed Endangered
C1 = Category 1 candidate species

State Status
CSC = California Species of Special Concern

The Alameda whipsnake (*Masticophis lateralis euryxanthus*) often lives in south-facing stands of northern coastal shrub, areas dominated by sage (*Salvia* sp.); chaparral areas dominated by chemise (*Adenostema fasciculatum*), manzanita (*Arctostaphylos* sp.), and poison oak; or grasslands within oak woodlands. This species primarily feeds on western fence lizards. The Alameda whipsnake may inhabit NMCO because suitable habitat is available on the facility. The closest known location of this species, recorded in 1990, is less than five miles northeast of the site.

Category 2 Animal Species and California Species of Special Concern

Sensitive animal species listed as federal category 2 candidate species, and species listed as California species of special concern by the CDFG that have the potential to exist at NMCO are presented in Table 4. Three sensitive bird species were detected during this survey, the

burrowing owl (*Athene cunicularia*), Cooper's hawk (*Accipiter cooperi*), and yellow warbler (*Dendroica petechia brewsteri*). Many of the species on Table 4 may be found at NMCO based on habitat present at the facility.

TABLE 4
OTHER SENSITIVE ANIMAL SPECIES IN THE VICINITY OF NMCO[1]

Common Name	Scientific Name	Federal/State Status	Source[2]
Invertebrates			
no common name	*Helminthoglypta nickliniana bridgesi*	C2/none	CDFG
California brackishwater snail	*Tryonia imitator*	C2/none	CDFG
Amphibians			
foothill yellow-legged frog	*Rana boylii*	C2/CSC	USFWS
Reptiles			
northwestern pond turtle	*Clemmys marmorata marmorata*	C2/CSC	USFWS
southwestern pond turtle	*Clemmys marmorata pallida*	C2/CSC	USFWS
Birds			
sharp-shinned hawk (nesting)	*Accipiter striatus*	none/CSC	CDFG
Cooper's hawk *	*Accipiter cooperi*	none/CSC	CDFG
golden eagle (nesting/wintering)	*Aquila chryseatos*	none/CSC	CDFG
northern harrier (nesting)	*Circus cyaneus*	none/CSC	CDFG
black-shouldered kite (nesting)	*Elanus caeruleus*	none/CSC	CDFG
osprey (nesting)	*Pandion haliaetus*	none/CSC	CDFG
short-eared owl (nesting)	*Asio flammeus*	none/CSC	CDFG
long-eared owl (nesting)	*Asio otus*	none/CSC	CDFG
burrowing owl *	*Athene cunicularia*	C2/CSC	CDFG
yellow warbler (nesting)*[3]	*Dendroica petechia brewsteri*	none/CSC	CDFG
tricolored blackbird	*Agelius tricolor*	C2/CSC	CDFG
loggerhead shrike	*Lanius ludovicianus*	none/CSC	CDFG
Alameda song sparrow	*Melospiza melodia pusillula*	C2/CSC	CDFG
Mammals			
greater western mastiff bat	*Eumops perotis californicus*	C2/CSC	USFWS
San Francisco dusky-footed woodrat	*Neotoma fuscipes annectans*	C2/CSC	USFWS
Pacific western big-eared bat	*Plecotus townsendii townsendii*	C2/CSC	USFWS

[1]The vicinity of NMCO is defined in this study as the area contained within the Oakland East, Las Trampas, and San Leandro 7.5 minute U.S. Geological Survey quadrangle maps.
[2]Source indicates whether the species was listed in the USFWS letter of December 31, 1993 (USFWS 1993a)and/or in the CDFG California Natural Diversity Data Base (CDFG, 1995b).
[3]This species was observed on the facility but was not determined to be nesting at NMCO.

Sources: CDFG 1994a, 1994b, 1994c, 1995a, 1995b and USFWS 1993a, 1993b, 1994a, 1994b

* Species observed during this survey

Federal Status
C2 = Category 2 candidate species (species for which more information is needed to determine status)

State Status
CSC = California Species of Special Concern

3.3.2 Nonsensitive Wildlife Populations

Wildlife on the site is typical of that found in disturbed urban areas of the region and includes invertebrates, amphibians, reptiles, birds, and mammals. Appendix B-4 provides a list of animal species compiled from this and other recent surveys. No surveys have been conducted at NMCO for invertebrate species.

Amphibians species are likely to inhabit the riparian corridor and Rifle Range Creek. This survey detected larvae of the Pacific chorus frog (*Hyla regallia*). Other amphibian species that may inhabit the facility include the western toad (*Bufo boreas*), arboreal salamander (*Aneides lububris*), and ensatina (*Ensatina escholtzi*).

The western fence lizard (*Sceloperus occidentalis*) was the only reptile species observed during this survey. Other reptiles that are likely to inhabit the facility include the racer (*Coluber constrictor*) and western rattlesnake (*Crotalus viridis*). These reptiles are likely to be found in the grassland and shrub areas of NMCO.

Bird species detected during this survey include raptors, like the Cooper's hawk (*Accipiter cooperi*), turkey vulture (*Cathartes aura*), and red-tailed hawk (*Buteo jamaicensis*); songbirds, such as the plain titmouse (*Parus inornatus*) and common bushtit (*Psaltriparus minimus*); and introduced species, such as the house sparrow (*Passer domesticus*) and European starling (*Sturnus vulgaris*). Many other bird species may inhabit the facility. The riparian corridor is an important habitat, providing nesting and foraging opportuninties for a wide variety of bird species.

Mammals detected during these surveys included domestic cats and dogs, coyotes (*Canis latrans*), red fox (*Vulpes vulpes*), California ground squirrels (*Spermophilus beecheyi*), black-tailed hares (*Lepus californicus*), and mule deer (*Odocoileus hemionus*). Other mammals likely to inhabit NMCO include the raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and deer mouse (*Peromyscus maniculatus*). These mammal species are likely to be found throughout all of the habitats on the facility (U.S. Navy 1990).

4.0 CONCLUSIONS AND RECOMMENDATIONS

Tetra Tech biologists observed no endangered or threatened plant or animal species. Suitable habitat was determined to be available on the facility to support the Alameda whipsnake, a proposed endangered species. The Oakland star-tulip, a CNPS list 4 species and several sensitive bird species were at the site. Wetlands are found at Rifle Range Creek and its tributaries on NMCO.

This survey was preliminary and can not be used to determine absence of these species if suitable habitat for them exists on NMCO. Focused surveys for the Alameda whipsnake are recommended at the facility. The Alameda whipsnake has survey protocols and specific permits issued by the USFWS and CDFG for focused surveys to determine the presence or absence of the species.

If focused surveys determine that the Alameda whipsnake is absent from the facility, no further actions are recommended and proposed reuse activities at the facility would not be expected to have adverse impacts on any sensitive plant or animal species.

If focused surveys detect the presence of the Alameda whipsnake on the facility, the USFWS should be contacted to initiate formal consultation under Section 7 of the Endangered Species Act. This consultation process would conclude with the issuing of a Biological Opinion from the USFWS. This opinion will either be a "jeopardy" opinion, indicating that the project would jeopardize the continued existence of the species, or a "no jeopardy" opinion, indicating that the proposed project is not likely to jeopardize the continued existence of the species. Through the consultation process, specific impacts to this species may be addressed, and specific mitigations may be required by the USFWS.

The potential for impacts to the Alameda whipsnake can be reduced by the following best management practices:

- Limit construction activity, including staging areas, to already disturbed areas; and
- Particularly avoiding activities that would disturb the areas of grasslands, woodlands, and chaparral in the northern and northwestern parts of the facility.

No further recommendations are made for the Oakland star-tulip. This species has no legal protection at this time. Other sensitive bird species at the site could be adversely affected if the riparian area surrounding Rifle Range Creek and its tributaries is disturbed during reuse activities.

Rifle Range Creek is listed as a wetlands on maps created by the National Wetlands Inventory. No surveys to delineate jurisdictional wetlands have been performed on the facility this survey would be recommended prior to any activities that could affect the creeks. If these area were determined to be jurisdictional wetlands, any affects to these resources should be reviewed by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act that regulates the filling of wetlands. The following best management practices could limit impacts to area that may be determined jurisdictional wetlands and the surrounding riparian corridor:

- Limit construction activity, including staging areas, to already disturbed areas;
- Use appropriate erosion and siltation controls to prevent runoff into Rifle Range Creek and its tributaries;
- Contact the U.S. Army Corps of Engineers and CDFG regarding recommendations for best management practices for the riparian corridor and creek area.

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6.0 LIST OF PREPARERS

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APPENDIX B-2

USFWS LETTER

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
Sacramento Field Office
2800 Cottage Way, Room E-1803
Sacramento, California 95825-1846

In Reply Refer To:
1-1-94-SP-192

December 31, 1993

Mr. John H. Kennedy, Head
Environmental Planning Branch
Naval Facilities Engineering Command
900 Commodore Drive
San Bruno, California 94066-2402

Subject: Species Lists for the Proposed Closure of Six San Francisco Bay Area Naval Facilities, Marin, Solano, Alameda and San Francisco Counties, California

Dear Mr. Kennedy:

As requested by letter from your agency dated November 23, 1993, you will find enclosed lists of the proposed and listed endangered and threatened species that may be present in the subject project areas (see Enclosures A-1 through A-6). This list fulfills the requirement of the Fish and Wildlife Service to provide a species list pursuant to Section 7(c) of the Endangered Species Act, as amended (Act).

Some pertinent information concerning the distribution, life history, habitat requirements, and published references for the listed species is also attached. This information may be helpful in preparing the biological assessment for this project, if one is required. Please see Enclosure B for a discussion of the responsibilities Federal agencies have under Section 7(c) of the Act and the conditions under which a biological assessment must be prepared by the lead Federal agency or its designated non-Federal representative.

Formal consultation, pursuant to 50 CFR § 402.14, should be initiated if you determine that a listed species may be affected by the proposed project. If you determine that a proposed species may be adversely affected, you should consider requesting a conference with our office pursuant to 50 CFR § 402.10. Informal consultation may be utilized prior to a written request for formal consultation to exchange information and resolve conflicts with respect to a listed species. If a biological assessment is required, and it is not initiated within 90 days of your receipt of this letter, you should informally verify the accuracy of this list with our office.

Also, for your consideration, we have included lists of the candidate species that may be present in the project areas (see Enclosures A-1 through A-6). These species are currently being reviewed by our Service and are under consideration for possible listing as endangered or threatened. Candidate species have no protection under the Endangered Species Act, but are included

for your consideration as it is possible that one or more of these candidates could be proposed and listed before the subject project is completed. Should the biological assessment reveal that candidate species may be adversely affected, you may wish to contact our office for technical assistance. One of the potential benefits from such technical assistance is that by exploring alternatives early in the planning process, it may be possible to avoid conflicts that could otherwise develop, should a candidate species become listed before the project is completed.

Please contact Laurie Stuart Simons of this office at (916) 978-5408 extension 330 for any questions regarding the enclosed list or your responsibilities under the Endangered Species Act. For questions concerning the threatened winter-run chinook salmon, please contact Jim Lecky, Endangered Species Coordinator, at the National Marine Fisheries Service, Southwest Region, 501 West Ocean Boulevard, Suite 4200, Long Beach California 90802-4213, or call him at (310) 980-4015.

Sincerely,

Cay C. Goude

Dale A. Pierce
Acting Field Supervisor

Enclosures

cc: National Marine Fisheries Service, Southwest Region, Attn: Jim Lecky, 501 West Ocean Boulevard, Suite 4200, Long Beach California 90802-4213

ENCLOSURE A-4

LISTED AND PROPOSED ENDANGERED AND THREATENED SPECIES AND CANDIDATE SPECIES THAT MAY OCCUR IN THE AREA OF THE PROPOSED CLOSURE OF OAK KNOLL NAVAL HOSPITAL (NAVAL HOSPITAL, OAKLAND), ALAMEDA COUNTY, CALIFORNIA
(1-1-94-SP-679, MARCH 5, 1994)

Listed Species

None

Proposed Species

Amphibians
California red-legged frog, *Rana aurora draytonii* (PE)
Alameda whipsnake, *Masticophis lateralis euryxanthus* (PE)

Plants
Presidio clarkia, *Clarkia franciscana* (PE)

Candidate Species

Amphibians
foothill yellow-legged frog, *Rana boylii* (2)

Reptiles
northwestern pond turtle, *Clemmys marmorata marmorata* (2)
southwestern pond turtle, *Clemmys marmorata pallida* (2)

Mammals
San Francisco dusky-footed woodrat, *Neotoma fuscipes annectens* (2)
Pacific western big-eared bat, *Plecotus townsendii townsendii* (2)
greater western mastiff-bat, *Eumops perotis californicus* (2)

Plants
pallid manzanita (Alameda manzanita), *Arctostaphylos pallida* (1)
Diablo rock-rose, *Helianthella castanea* (2)
most beautiful (uncommon) jewelflower, *Streptanthus albidus* ssp. *peramoenus* (1)

(E)--Endangered (T)--Threatened (P)--Proposed (CH)--Critical Habitat
(1)--Category 1: Taxa for which the Fish and Wildlife Service has sufficient biological information to support a proposal to list as endangered or threatened.
(2)--Category 2: Taxa for which existing information indicated may warrant listing, but for which substantial biological information to support a proposed rule is lacking.
(1R)-Recommended for Category 1 status.
(2R)-Recommended for Category 2 status.
(e)--Listing petitioned.
(*)--Possibly extinct.

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APPENDIX B-3

PHOTO DOCUMENTATION

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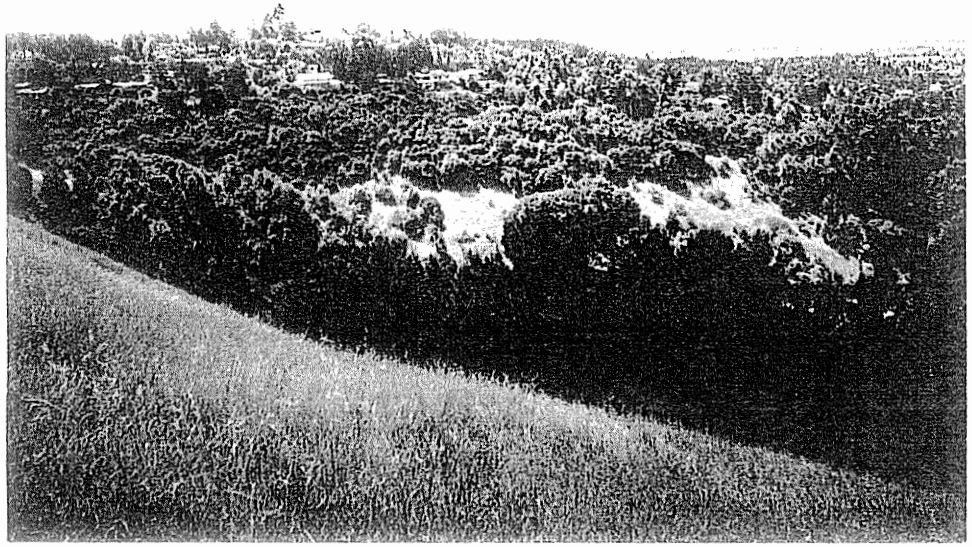
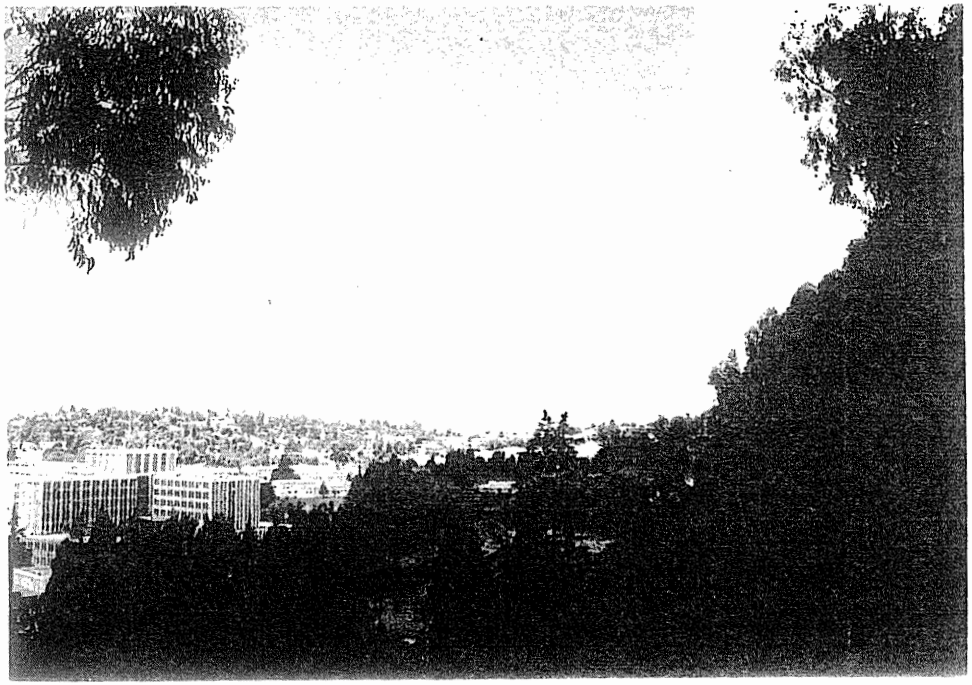


Grassland on hillside above the hospital

Pine/oak woodlands



View of hospital from pine/oak woodland area

Overview of Oakland Naval Medical Center

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APPENDIX B-4

PLANT AND ANIMAL SPECIES AT OAKLAND NAVAL MEDICAL CENTER

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Plant Species

The plant species below may be present at Naval Medical Center Oakland based on habitat available at the facility. Those species that were observed during this survey are noted (*).

COMMON NAME	SCIENTIFIC NAME
glossy abelia	*Abelia grandiflora*
Sydney golden	*Acacia longifolia*
blackwood acacia	*Acacia melanoxylon*
acacia	*Acacia* sp.
bigleaf maple	*Acer macrophyllum*
yarrow	*Achillea millefolium*
chamise	*Adenostema fasciculatum*
California buckeye	*Aesculus californica*
century plant	*Agave americana*
plume acacia	*Albizia lophantha*
white alder*	*Alnus rhombifolia*
red alder	*Alnus rubra*
aloe	*Aloe* sp.
slender wild oat*	*Avena barbata*
coyote brush*	*Baccharis pilularis*
bellardia	*Bellardia trixago*
garden beet	*Beta vulgaris*
mustard*	*Brassica* sp.
ripgut grass*	*Bromus diandrus*
soft chess*	*Bromus hordeaceus*
red brome	*Bromus madritensis* ssp. *rubens*
butterfly bush	*Buddleja davidii*
bottlebrush	*Callistemon* sp.
morning-glory	*Calystegia* sp.
Japanese camellia	*Camellia japonica*
Italian thistle*	*Carduus pycnocephalus*
fig-marigold	*Carpobrotus edulis*
Carmel ceanothus	*Ceanothus griseus* var. *indistinct*
California-lilac	*Ceanothus* sp.
Atlantic cedar	*Cedrus atlantica 'glauca'*
Deopara cedar	*Cedrus deodara*
yellow star thistle	*Centaurea solstitialis*
Lawson's cypress*	*Chamaecyparis lawsoniana*
Indian soap plant	*Chlorogalum pomeridianum*
chicory	*Cichorium intybus*
clarkia	*Clarkia purpurea* ssp. *quadrivulnera*
horseweed	*Conyza* sp.
silver wattle	*Cootamundra acacia*
mountain dogwood	*Cornus nuttallii*
pampas grass	*Cortedaria* sp.
silver leaf cotoneaster	*Cotoneaster pannosa*
cotoneaster	*Cotoneaster* sp.
Monterey cypress*	*Cupressus macrocarpa*
cypress*	*Cupressus* sp.
Japanese flowering quince	*Cydonia oblonga*
Bermuda grass	*Cynodon dactylon*
exotic broom	*Cytisus* sp.
California oatgrass	*Danthonia californica*
ookow	*Dichelostemma congestum*
dragon tree	*Dracena draco*
willow herb	*Epilobium brachycarpum*
horsetail*	*Equisetum* sp.
coast buckwheat	*Eriogonum latifolium*
red-stem filaree	*Erodium cicutarium*

COMMON NAME	SCIENTIFIC NAME
filaree	*Erodium* sp.
California poppy	*Eschscholzia californica*
red gum*	*Eucalyptus camaldulensis*
blue gum*	*Eucalyptus globulus*
Australian beech	*Eucalyptus polyanthemos*
perennial fescue	*Festuca* sp.
goose grass	*Galium aparine*
Canary Island broom	*Genista canariensis*
broom*	*Genista monspessulana*
dove-leaved geranium*	*Geranium molle*
cudweed	*Gnaphalium* sp.
Great Valley gumplant	*Grindelia camporum*
Canary ivy*	*Hedera canariensis*
English ivy	*Hedera helix*
toyon	*Heteromeles arbutifolia*
telegraph weed	*Heterotheca grandiflora*
China rose	*Hibiscus rosa-sinensis*
summer mustard	*Hirschfeldia incana*
Mediterranean barley	*Hordeum marinum* ssp. *gussoneanum*
barley*	*Hordeum* sp.
rough cat's-ear	*Hypochaeris radicata*
rush	*Juncus* sp.
juniper	*Juniperus* sp.
tree mallow	*Lavatera arborea*
California privit	*Ligustrum ovalifolium*
western marsh-rosemary	*Limonium californicum*
sweet alyssum	*Lobularia maritima*
Italian ryegrass	*Lolium multiflorum*
perennial ryegrass*	*Lolium perenne*
bird's-foot trefoil	*Lotus corniculatus*
silver bush lupine	*Lupinus albifrons*
loosestrife	*Lythrum hyssopifolium*
loblolly magnolia	*Magnolia grandiflora*
cheeseweed	*Malva* sp.
California burclover	*Medicago polymorpha*
white sweetclover*	*Melilotus alba*
myoporum	*Myoporum lactum*
purple needlegrass*	*Nassella pulchra*
oleander	*Nerium oleander*
European olive	*Olea europaea*
prickly pear	*Opuntia* sp.
Bermuda buttercup	*Oxalis pes-caprae*
phacelia	*Phacelia* sp.
Harding grass	*Phalaris tuberosa* var. *stenoptera*
Canary Island date palm	*Phoenix canariensis*
bristly ox-tongue	*Picris echioides*
knobcone pine	*Pinus attenuata*
bishop pine	*Pinus muricata*
Monterey pine	*Pinus radiata*
pine	*Pinus* sp.
mock orange	*Pittosporum undulatum*
cut-leaved plantain	*Plantago coronopus*
narrow-leaved plantain	*Plantago lanceolata*
London plane	*Platanus acerifolia*
Kentucky bluegrass	*Poa pratensis* ssp. *pratensis*
common knotweed	*Polygonum arenastrum*
California polypody	*Polypodium californicum*
annual beardgrass	*Polypogon monspeliensis*
Lombardy poplar	*Populus nigra* var. *italica*

COMMON NAME	SCIENTIFIC NAME
cherry plum	*Prunus cerasifera*
holly-leaf cherry	*Prunus ilicifolia*
Douglas fir	*Pseudotsuga menziesii*
braken fern	*Pteridium aquilinium*
firethorn	*Pyracantha angustifolia*
coast live oak*	*Quercus agrifolia*
cork oak	*Quercus suber*
wild radish	*Raphanus sativus*
Himalaya blackberry	*Rubus discolor*
California blackberry*	*Rubus ursinus*
curly dock	*Rumex crispus*
fiddle dock	*Rumex pulcher*
pickleweed	*Salicornia virginica*
weeping willow	*Salix babylonica*
arroyo willow	*Salix lasiolepis*
sitka willow	*Salix sitchensis*
willow*	*Salix* sp.
Russian thistle	*Salsola tragus*
sage*	*Salvia* sp.
blue elderberry	*Sam bucus mexicanus*
pincushion flower	*Scabiosa atropurpurea*
Peruvian pepper tree	*Schinus molle*
giant sequoia	*Sequoiadendron giganteum*
catchfly	*Silene sp.*
milk thistle	*Silybum marianum*
blue-eyed grass	*Sisyrinchium bellum*
prickly sow thistle*	*Sonchus asper*
tamarisk	*Tamarix* sp.
Irish yew	*Taxus baccata*
New Zealand spinach	*Tetragonia tetragonioides*
poison oak*	*Toxicodendron diversilobum*
goat's beard	*Tragopogon* sp.
rose clover	*Trifolium hirtum*
garden nasturtium	*Tropaeolum majus*
cattail	*Typha* sp.
California bay*	*Umbellularia californica*
winter vetch*	*Vicia villosa* ssp. *varia*
Zorro annual fescue	*Vulpia myuros* var. *hirsuta*
annual fescue	*Vulpia* sp.
Mohave yucca	*Yucca schidigera*

Scource:
* = Species observed during this survey

Animal Species

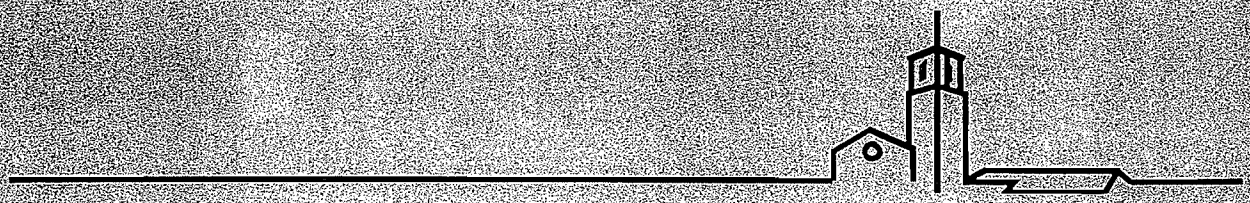
The animal species below may be present at Naval Medical Center Oakland based on habitat available at the facility. Those species that were observed during this survey are noted (*).

COMMON NAME	SCIENTIFIC NAME
Amphibians	
California tiger salamander	*Ambystoma californiense*
California newt	*Taricha torosa*
rough-skinned newt	*Taricha granulosa*
ensatina	*Ensatina escholtzi*
California slender salamander	*Batrachoseps attenuatus*
arboreal salamander	*Aneides lububris*
Pacific chorus frog*	*Hyla regallia*
western toad	*Bufo boreas*
Reptiles	
western fence lizard*	*Sceloperus occidentalis*
western skink	*Eumeces skiltonianus*
southern alligator lizard	*Gerrhonotus multicarinatus*
northern alligator lizard	*Gerrhonotus coerleus*
ringneck snake	*Diadophis punctatus*
racer	*Coluber constrictor*
striped racer	*Masticophis lateralis*
Pacific gopher snake	*Pituophis melanoleucus*
common kingsnake	*Lampropeltis getulus*
western aquatic garter snake	*Thamnophis couchi atratus*
western terrestrial garter snake	*Thamnophis elegans*
common garter snake	*Thamnophis sirtalis*
western rattlesnake	*Crotalus viridis*
Birds	
great blue heron	*Ardea herodias*
green-backed heron	*Butorides srtiatus*
black-crowned night heron	*Nycticorax nycticorax*
turkey vulture*	*Cathartes aura*
black-shouldered kite	*Elanus leucurus*
Cooper's hawk*	*Accipiter cooperi*
sharp-shinned hawk	*Accipiter striatus*
northern harrier	*Circus cyaneus*
red-tailed hawk*	*Buteo jamaicensis*
bald eagle	*Haliaeetus leucocephalus*
golden eagle	*Aquila chrysaetos*
American kestrel	*Falco sparverius*
merlin	*Falco columbarius*
American peregrine falcon	*Falco peregrinus anatum*
California quail*	*Callipepla californica*
killdeer	*Charadrius vociferus*
western screech owl	*Otus asio*
great horned owl	*Bubo virginianus*
barn owl	*Tyto alba*
long-eared owl	*Asio otus*
short-eared owl	*Asio flammeus*
burrowing owl*	*Athene cunicularia*
mourning dove*	*Zenaidura macroura*
band-tailed pigeon	*Columba fasicata*
rock dove*	*Columba livia*
white-throated swift	*Aeronautes saxatalis*
Anna's hummingbird	*Calypte anna*
Allen's hummingbird	*Selasphorus sasin*
belted kingfisher	*Ceryle alcyon*
northern flicker	*Colaptes auratus*
acorn woodpecker	*Melanerpes formicivorus*
Lewis' woodpecker	*Melanerpes lewis*
sapsucker	*Sphyrapicus varius*

COMMON NAME	SCIENTIFIC NAME
Nuttall's woodpecker	*Picoides nuttalli*
hairy woodpecker	*Picoides villosus*
downy woodpecker	*Picoides pubescens*
ash-throated flycatcher	*Myiarchus cinerascens*
black phoebe	*Sayornis nigricans*
Say's phoebe	*Sayornis saya*
Pacific slope flycatcher	*Empidonax difficilis*
western wood pewee	*Contopus sordidulus*
olive-sided flycatcher	*Contopus borealis*
horned lark	*Eremophila alpestris*
barn swallow	*Hirundo rustica*
cliff swallow*	*Petrochelidon pyrrhonota*
violet-green swallow	*Tachycineta thalassina*
tree swallow	*Iridoprocne bicolor*
northern rough-winged swallow	*Stelgidopteryx serripennis*
Steller's jay*	*Cyanocitta stelleri*
scrub jay*	*Aphelocoma coerulescens*
American crow*	*Corvus brachyrhynchos*
common raven	*Corvus corax*
common bushtit*	*Psaltriparus minimus*
chestnut-backed chickadee	*Parus rufescens*
plain titmouse*	*Parus inornatus*
white-breasted nuthatch	*Sitta carolinensis*
red-breasted nuthatch	*Sitta canadensis*
brown creeper	*Certhia americana*
Bewick's wren	*Thryomanes bewickii*
winter wren	*Troglodytes troglodytes*
house wren	*Troglodytes aedon*
rock wren	*Salpinctes obsoletus*
northern mockingbird*	*Mimus polyglottos*
California thrasher	*Toxostoma redivivum*
American robin*	*Turdus migratorius*
varied thrush	*Catharus guttatus*
Swainson's thrush	*Catharus ustulatus*
hermit thrush	*Catharus guttata*
western bluebird	*Sialia mexicana*
blue-gray gnatcatcher	*Polioptila caerulea*
ruby-crowned kinglet	*Regulus calendula*
golden-crowned kinglet	*Regulus satrapa*
American pipit	*Anthus spinoletta*
cedar waxwing	*Bombycilla cedrorum*
loggerhead shrike	*Lanius ludovicianus*
European starling*	*Sturnus vulgaris*
Hutton's vireo*	*Vireo huttoni*
orange-crowned warbler	*Vermivora celata*
yellow warbler*	*Dendroica petechia brewsteri*
yellow-rumped warbler	*Dendroica coronata*
Wilson's warbler	*Wilsonia pusilla*
house sparrow*	*Passer domesticus*
yellow-headed blackbird	*Xanthocephalus xanthocephalus*
red-winged blackbird	*Agelaius phoeniceus*
tricolored blackbird	*Agelaius tricolor*
Brewer's blackbird*	*Euphagus cyanocephalus*
brown-headed cowbird	*Molothrus ater*
northern oriole	*Icterus galbula*
hooded oriole	*Icterus cucullatus*
western meadowlark	*Sturnella neglecta*
black-headed grosbeak	*Pheucticus melanocephalus*
Lazuli bunting	*Passerina amoena*
purple finch	*Carpodacus purpureus*
house finch	*Carpodacus mexicanus*
pine siskin	*Spinus pinus*
American goldfinch	*Spinus tristis*
lesser goldfinch	*Spinus psaltria*
rufous-sided towhee*	*Pipilo erythrophthalmus*

COMMON NAME	SCIENTIFIC NAME
California towhee*	*Pipilo fuscus*
savannah sparrow	*Passerculus sandwichensis*
lark sparrow	*Chondestes garmmacus*
dark-eyed junco	*Junco hyemalis*
chipping sparrow	*Spizella passerina*
white-crowned sparrow	*Zonotrichia leucophrys*
golden-crowned sparrow	*Zonotrichia atricapilla*
fox sparrow	*Passerella iliaca*
Lincoln's sparrow	*Melospiza lincolnii*
song sparrow	*Melospiza melodia*
Mammals	
opossum	*Didelphis marsupialis*
ornate shrew	*Sorex ornatus*
vagrant shrew	*Sorex vagrans*
Trobridges's shrew	*Sorex trobridgii*
shrew mole	*Neurotrichus gibbsii*
broad-footed mole	*Scapanus latamanus*
California myotis	*Myotis californicus*
Yuma myotis	*Myotis yumahensis*
western pipistrelle	*Pipistellus hesperus*
big brown bat	*Eptesicus fuscus*
red bat	*Lasiurus borealis*
hoary bat	*Lasiurus cinereus*
Townsend's big-eared bat	*Plecotus townsendii*
pallid bat	*Antrozoas pallidus*
Brazilian free-tailed bat	*Tadarida braziliensis*
raccoon	*Procyon lotor*
bobcat	*Lynx rufus*
feral domestic cat	*Felis catus*
gray fox	*Urocyon cinereoargenteus*
red fox*	*Vulpes vulpes*
coyote*	*Canis latrans*
long-tailed weasel	*Mustela frenata*
badger	*Taxidea taxus*
striped skunk	*Mephitis mephitis*
spotted skunk	*Spilogale gracilis*
California ground squirrel*	*Spermophilus beecheyi*
western gray squirrel	*Sciurus griseus*
eastern gray squirrel	*Sciurus carolinensis*
Botta's pocket gopher	*Thomomys bottae*
western harvest mouse	*Reithrodontomys megalotis*
California mouse	*Peromyscus californicus*
deer mouse	*Peromyscus mainculatus*
pinyon mouse	*Peromyscus truei*
California vole	*Microtus californicus*
dusky-footed woodrat	*Neotoma fuscipes*
Norway rat	*Rattus norvegicus*
black rat	*Rattus rattus*
house mouse	*Mus musculus*
Audubon's cottontail	*Sylvilagus audubonii*
brush rabbit	*Sylvilagus bachmani*
black-tailed hare*	*Lepus californicus*
mule deer*	*Odocoileus hemionus*

Source:
* = Species observed during this survey



APPENDIX C

PHOTOGRAPHS

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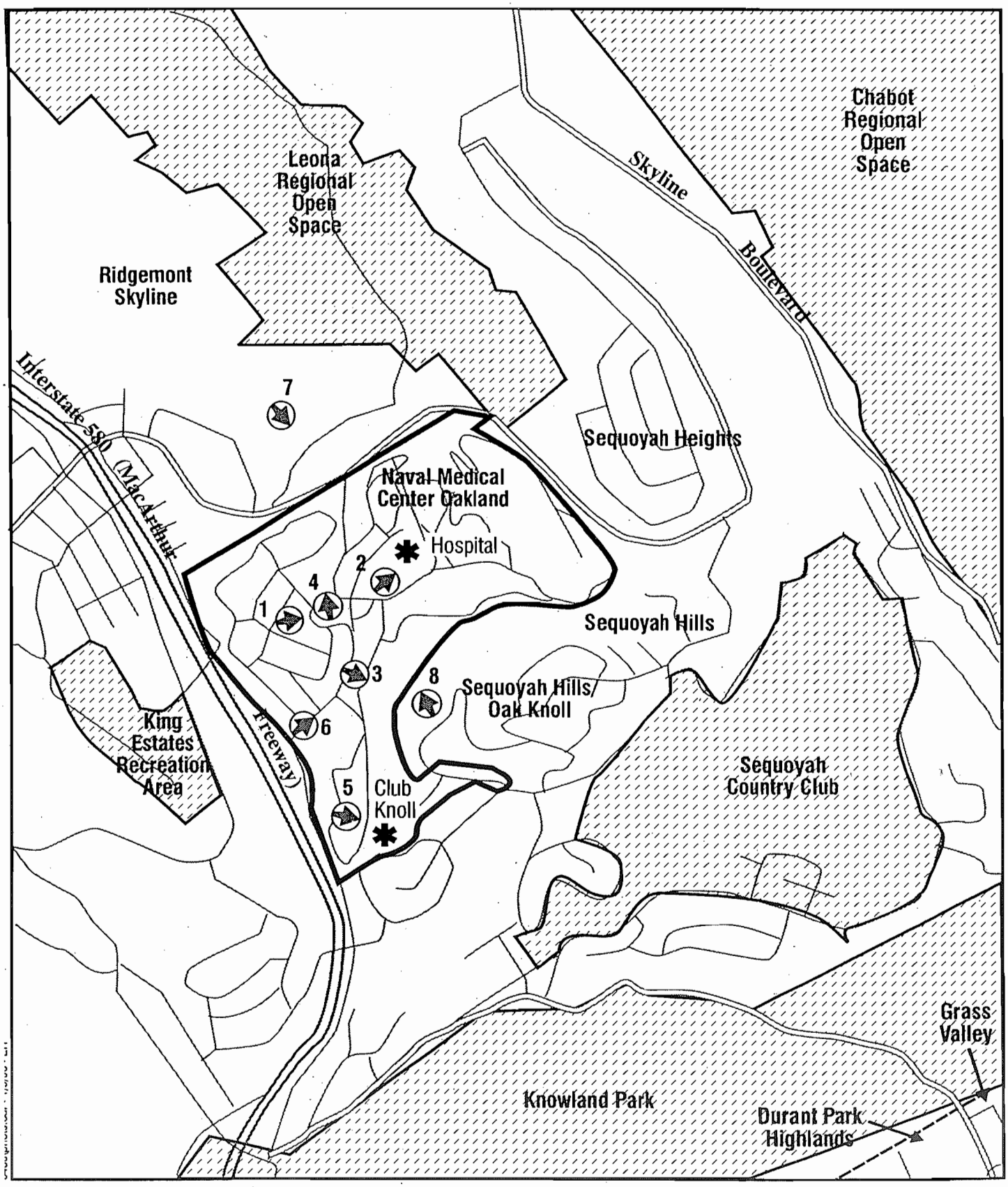
APPENDIX C
PHOTOGRAPHS

The following photographs show views of NMCO and the surrounding areas. The photographs are meant to be used in conjunction with Section 3.5 of this document, Aesthetics and Scenic Resources, and Figure C-1, Photopoint Locations. Section 3.5 describes the photographs in detail. Figure C-1 shows the location at which, and direction in which, each photograph was taken. The numbered arrows correspond to the number of the photograph.



The numbered arrows correspond to the photograph numbers.

0 400 800

Approximate 1"= 800'

N

LEGEND:

Major Open Space Areas

8 Photopoint direction and view

Developed by: EDAW Inc, 1995

Photopoint Locations

Naval Medical Center Oakland

Figure C-1

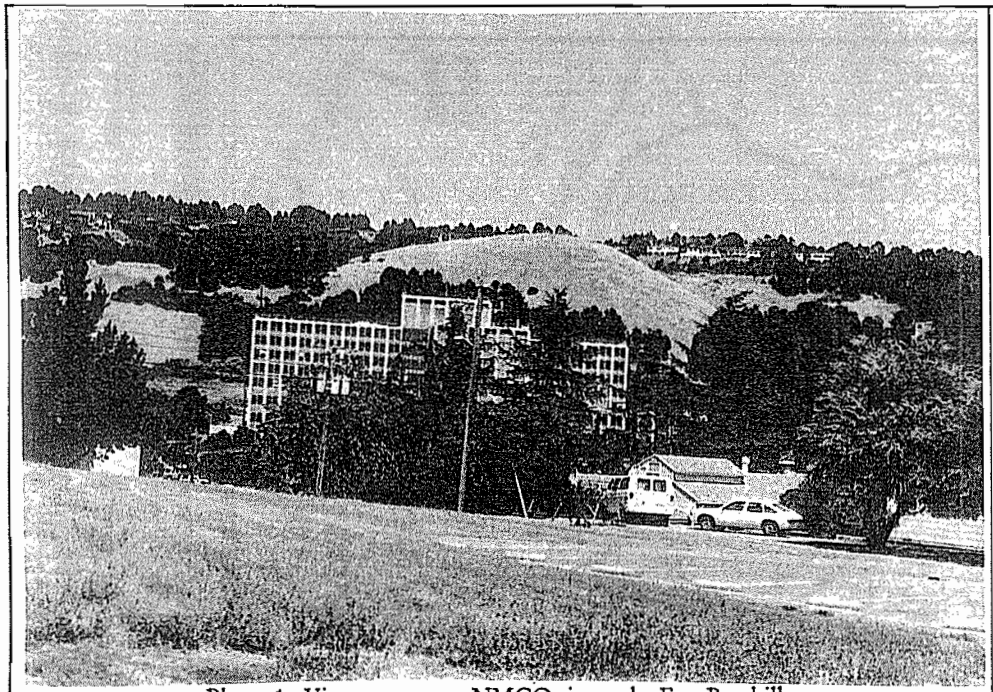


Photo 1: View east across NMCO site at the East Bay hills.

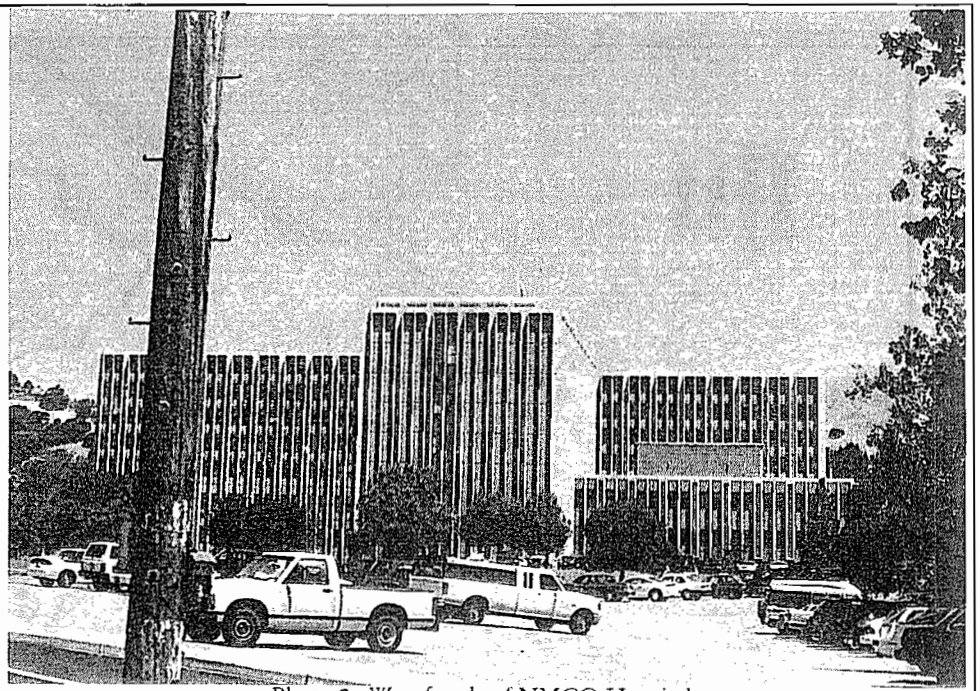


Photo 2: West facade of NMCO Hospital.

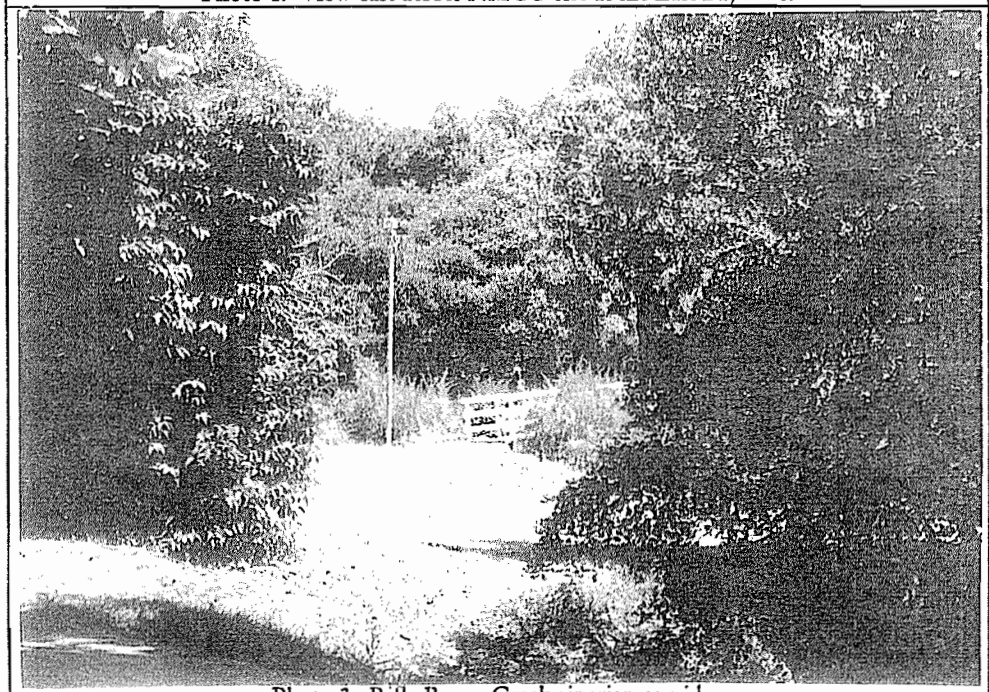
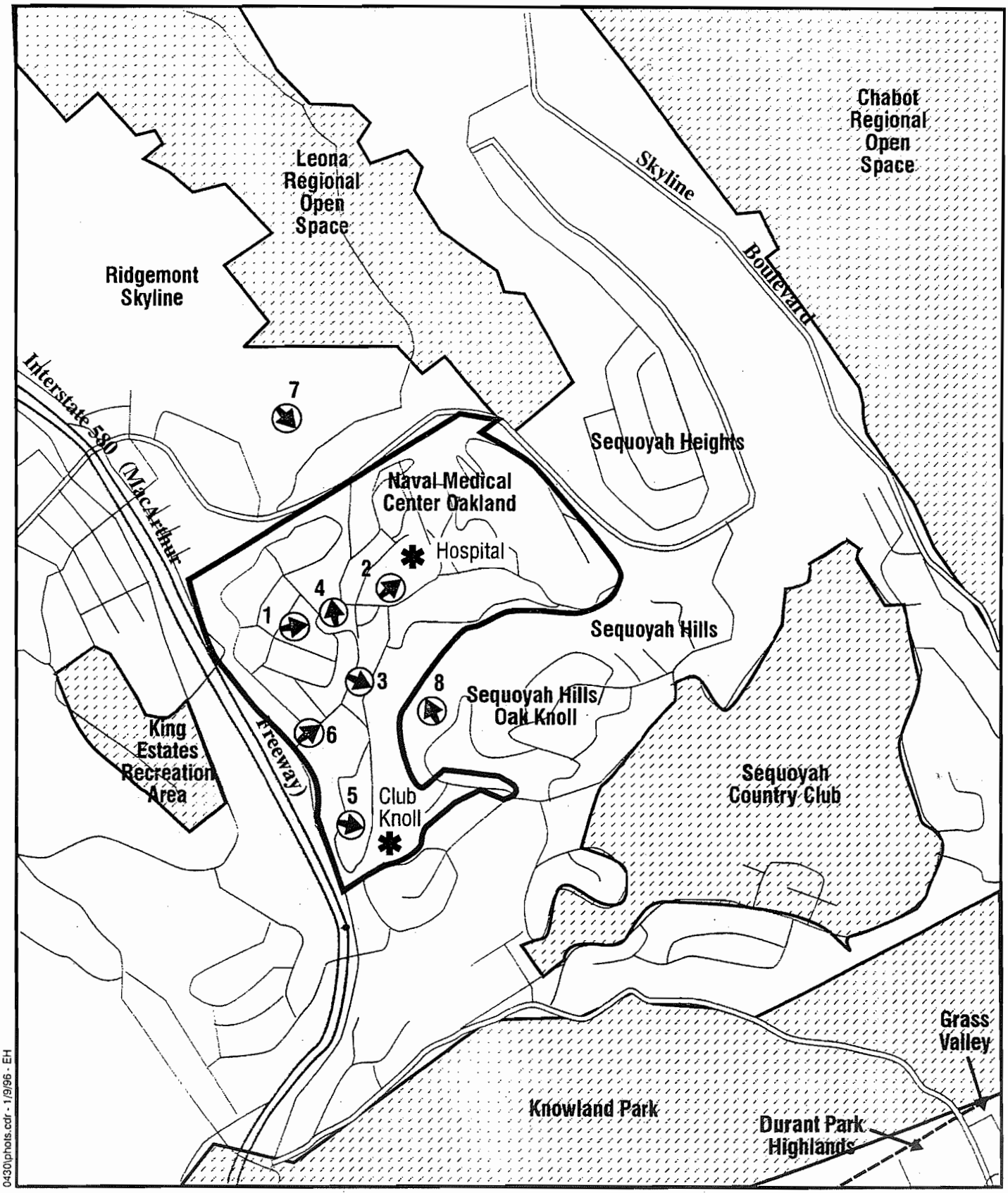


Photo 3: Rifle Range Creek riparian corridor.

Photo 4: Existing buildings in the north quadrant.



0430\photos.cdr - 1/9/96 - EH

The numbered arrows correspond to the photograph numbers.

0 400 800

Approximate 1"= 800'

N

Developed by: EDAW Inc, 1995

LEGEND:

Major Open Space Areas

8 Photopoint direction and view

Photopoint Locations

Naval Medical Center Oakland

Figure C-1

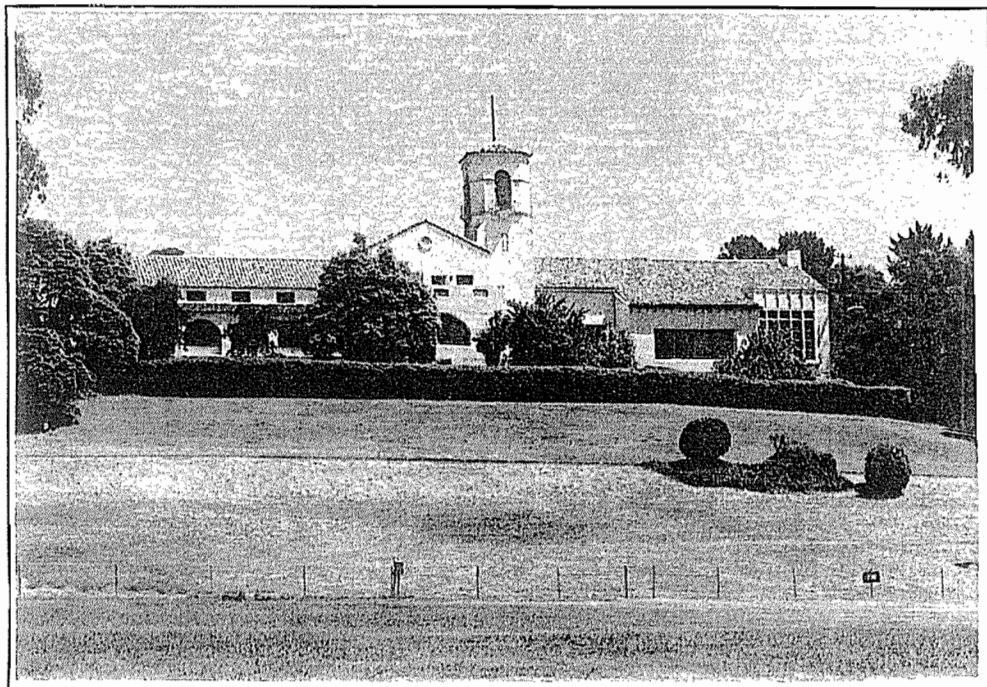


Photo 5: View of Club Knoll from the west.

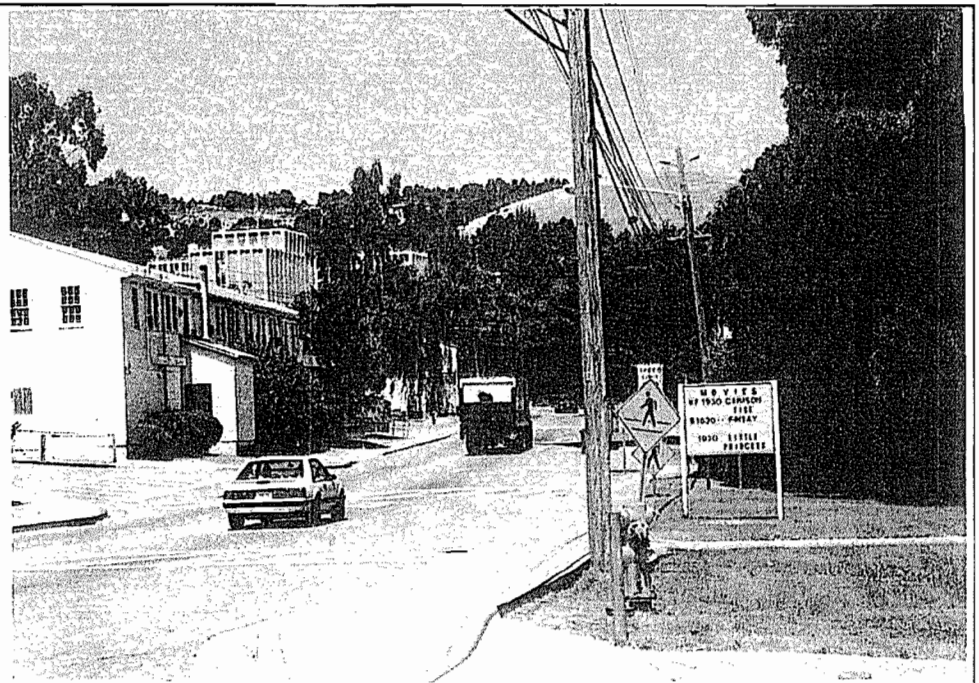


Photo 6: View northeast along Blackwood Street near the Mountain Boulevard Entrance.

Photo 7: View south over NMCO from homes on Ridgemont Skyline.

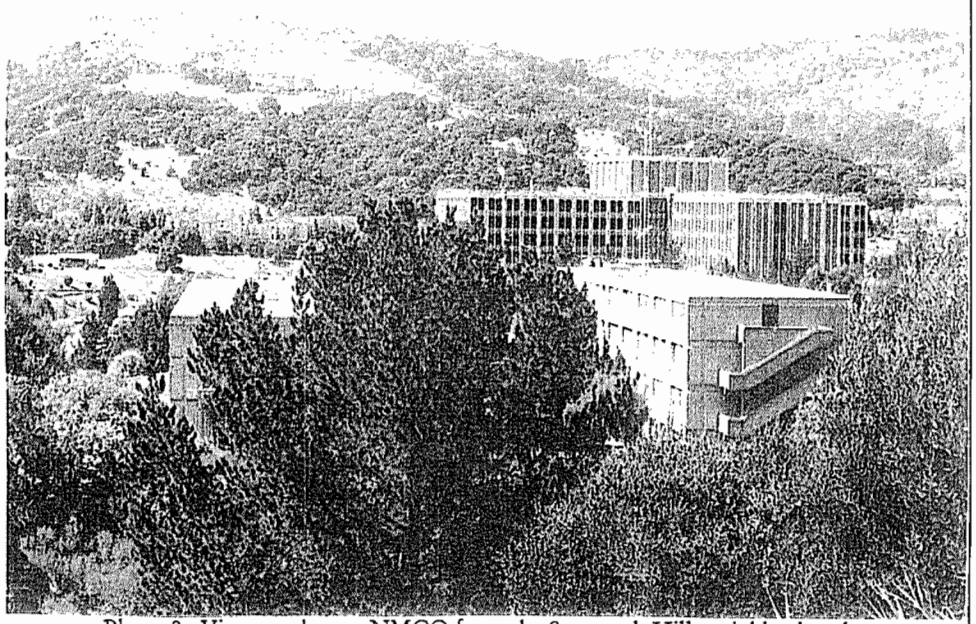


Photo 8: View north over NMCO from the Sequoyah Hills neighborhood.

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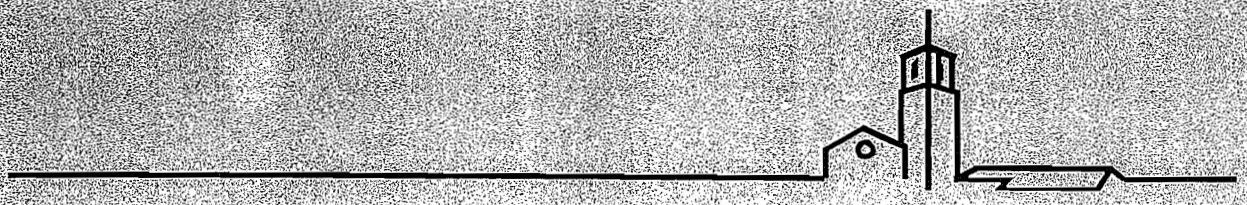
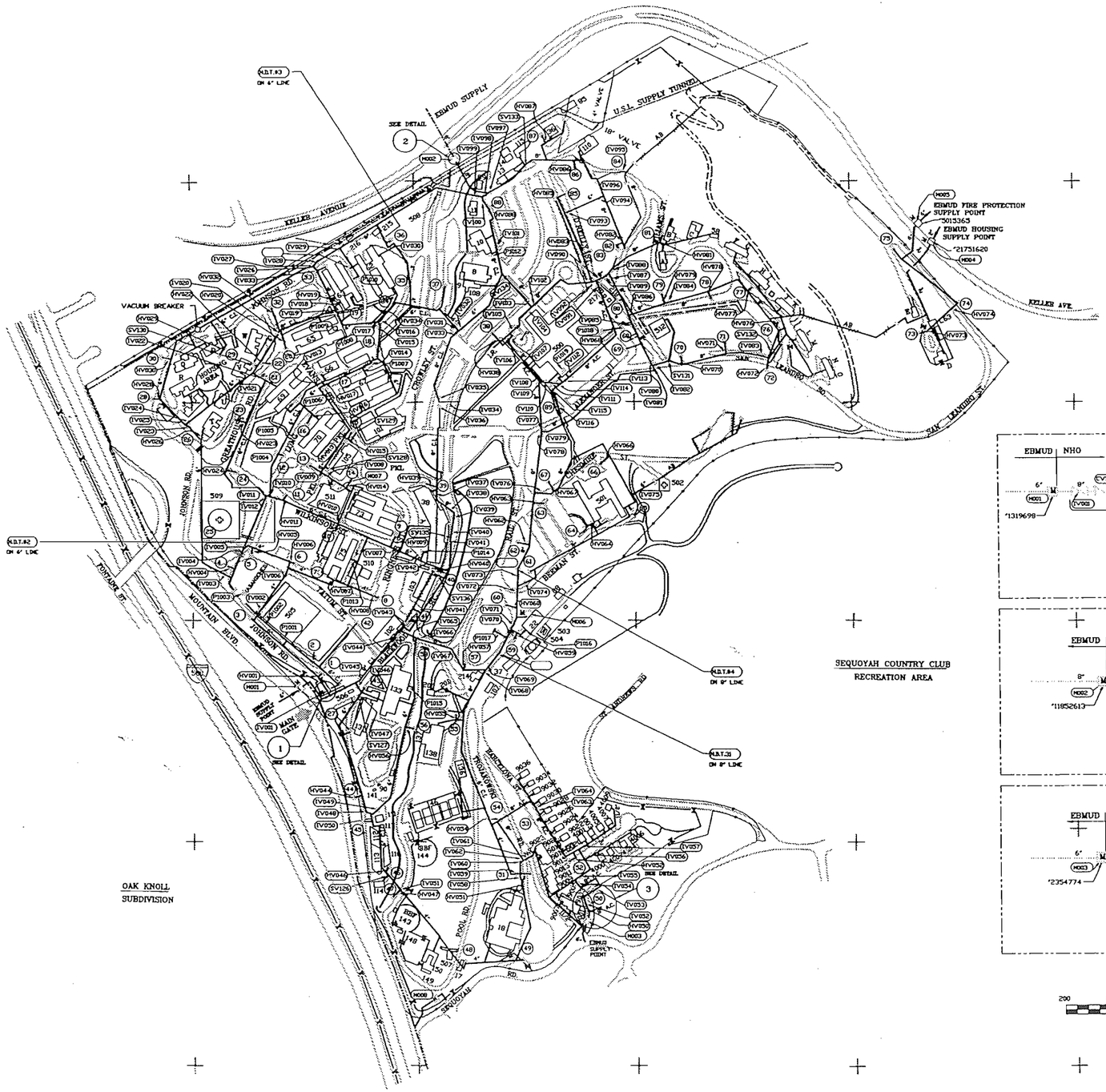


APPENDIX D

UTILITY FIGURES

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	DRAWING DRAWN IN DIGITAL FORMAT.	C.S.Abed	11-23-94	



UTILITY LEGEND

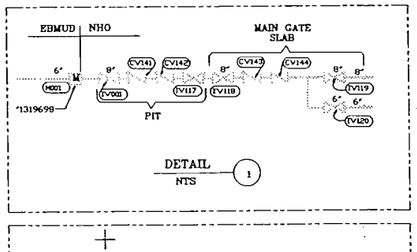
N.C.	VALVE NORMALLY CLOSED.
(HV073)	FIRE HYDRANT HYDRANT VALVE NO.
(V091)	VALVE AND NUMBER NORMALLY OPEN
(CV141)	CHECK VALVE AND NUMBER
(P1009)	POST INDICATOR VALVE AND NUMBER
(M001)	METER NO.
	WATER LINE
	ABANDONED IN PLACE
	EBMUD LINE
2375	BACKFLOW PREVENTOR
	CAPPED LINE
(63)	FIRE HYDRANT NUMBER
N.D.T.#1	NON-DESTRUCTIVE TESTING

MATERIALS

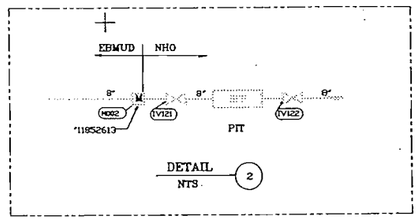
A.C.	ASBESTOS CEMENT
C.I.	CAST IRON
S	STEEL

ABBREVIATIONS

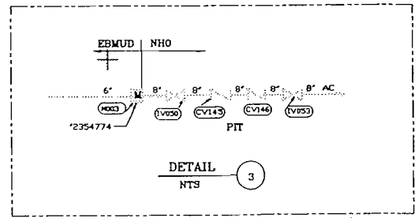
U.S.L.	UPPER SAN LEANDRO
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
NHO	NAVAL HOSPITAL OAKLAND
PKL	PARKING LOT



DETAIL 1 NTS



DETAIL 2 NTS

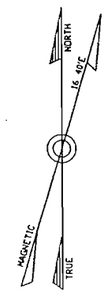


DETAIL 3 NTS

SCALE IN FEET
200 0 200 400 600
1" = 200'

NOTES

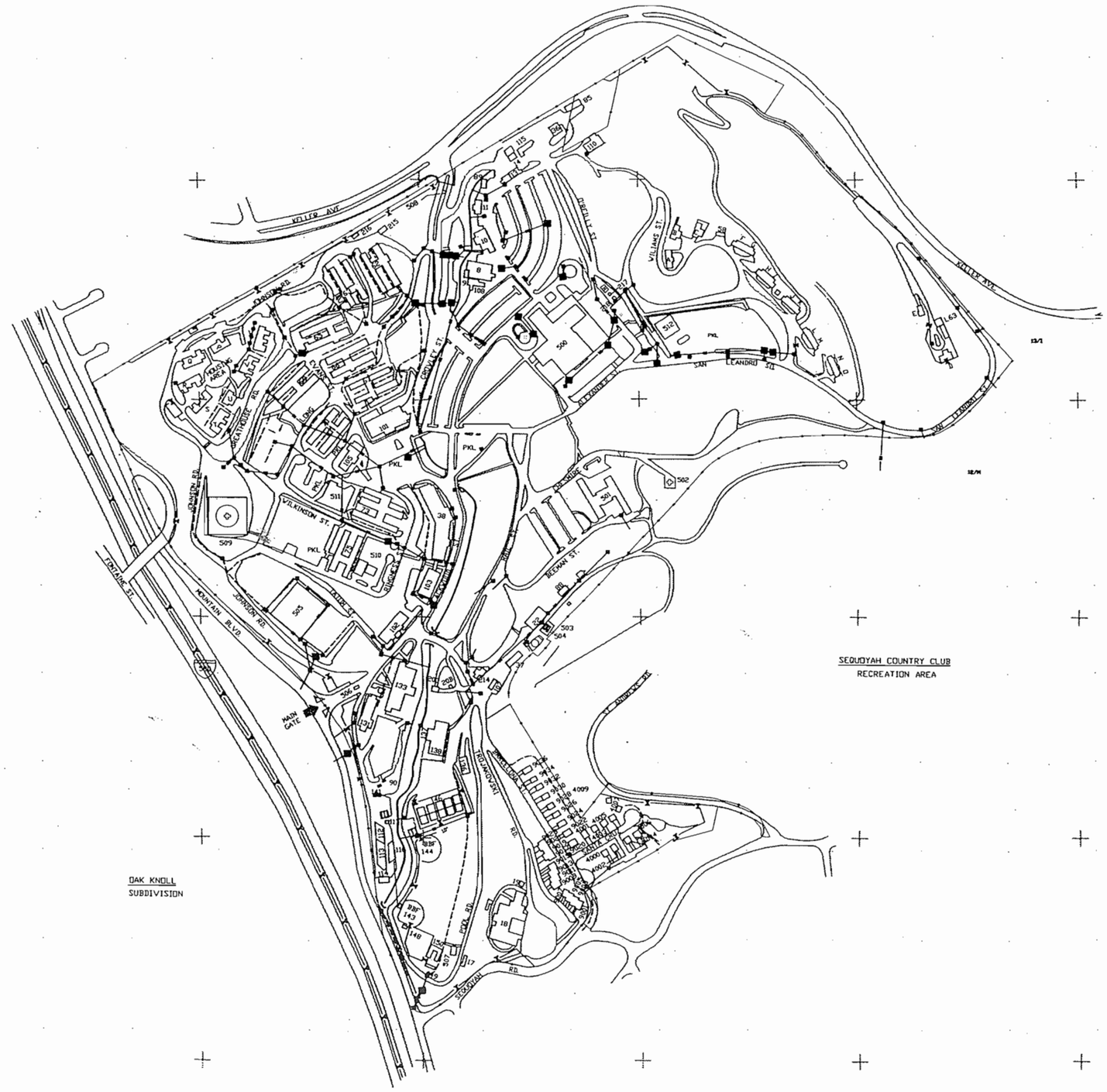
1. MOST FIRE HYDRANT LINES ARE 4" LINES
2. MOST ORIGINAL PIPING MATERIAL IS CAST IRON.



IF SHEET IS LESS THAN
28" x 40"
IT IS A REDUCED PRINT—
SCALE REDUCED ACCORDINGLY

UTILITIES CODE 600	DEPARTMENT OF THE NAVY — NAVAL FACILITIES ENGINEERING COMMAND		
	NAVY PUBLIC WORKS CENTER — SAN FRANCISCO BAY		
DESIGN: JT CHK:	NAVAL HOSPITAL, OAKLAND		
SURV:	POTABLE AND FIRE PROTECTION WATER SYSTEM UTILITY DISTRIBUTION		
SUBMITTED BY: DATE:	EXISTING NAVFAC NO. 6249368 CONDITIONS		
FROM MEMBER-IN-CHARGE: FIRE PROT	SIZE: F	CODE IDENT. NO.: 80091	PWC # 108.643
E.I.C.: DIR:	CONST. CONTR. NO.: N62474-93 -C- 3038		
DR NO:	SCALE: AS NOTED	SPEC:	SHEET 5 OF 10
SATISFACTORILY TS:			
TITLE: DATE:			
APPROVED: DATE:			
OFFICER-IN-CHARGE/DIRECTOR	AUTOCAD FILENAME: \40_PV		

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A				
B				
C				



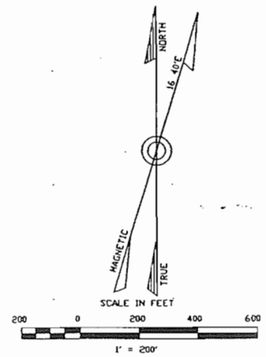
LEGEND

- EXISTING FACILITY
- ACTIVITY BOUNDARY
- FENCE
- UNPAVED ROAD
- MANHOLE
- CATCH-BASIN
- STORM SEWER
- CONCRETE GUTTER

ABBREVIATIONS

PKL PARKING LOT

BBF BASEBALL FIELD



IF sheet is less than 28" x 40" It is a reduced print — scale reduced accordingly

DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND
NAVY PUBLIC WORKS CENTER SAN FRANCISCO BAY

OAKLAND NAVAL SUPPLY OAKLAND, CA

UTILITY DISTRIBUTION
STORM SEWER
EXISTING CONDITIONS

PWC# 52616

size F | code ident. no. 600 | scale AS NOTED | sheet 10 of 10

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	REVISED TO SHOW MANHOLE		10-12-95	
B				
C				

UTILITY LEGEND

- (MH01) SANITARY SEWER MANHOLE (MH) NO.
- GREASED TRAP
- SEWER LINE
- CITY OF OAKLAND SEWER SYSTEM
- CO. CLEANOUT
- CAPPED

NOTES:

1. ALL SANITARY SEWERS ARE VITRIFIED CLAY PIPE UNLESS OTHERWISE NOTED.

MATERIALS

VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
DI	DUCTILE IRON

NORTH 16 40'E

MAGNETIC TRUE

SCALE IN FEET
200 0 200 400 600
1" = 200'

IF sheet is less than 28" x 40" It is a reduced print — scale reduced accordingly

FIG. 6.1

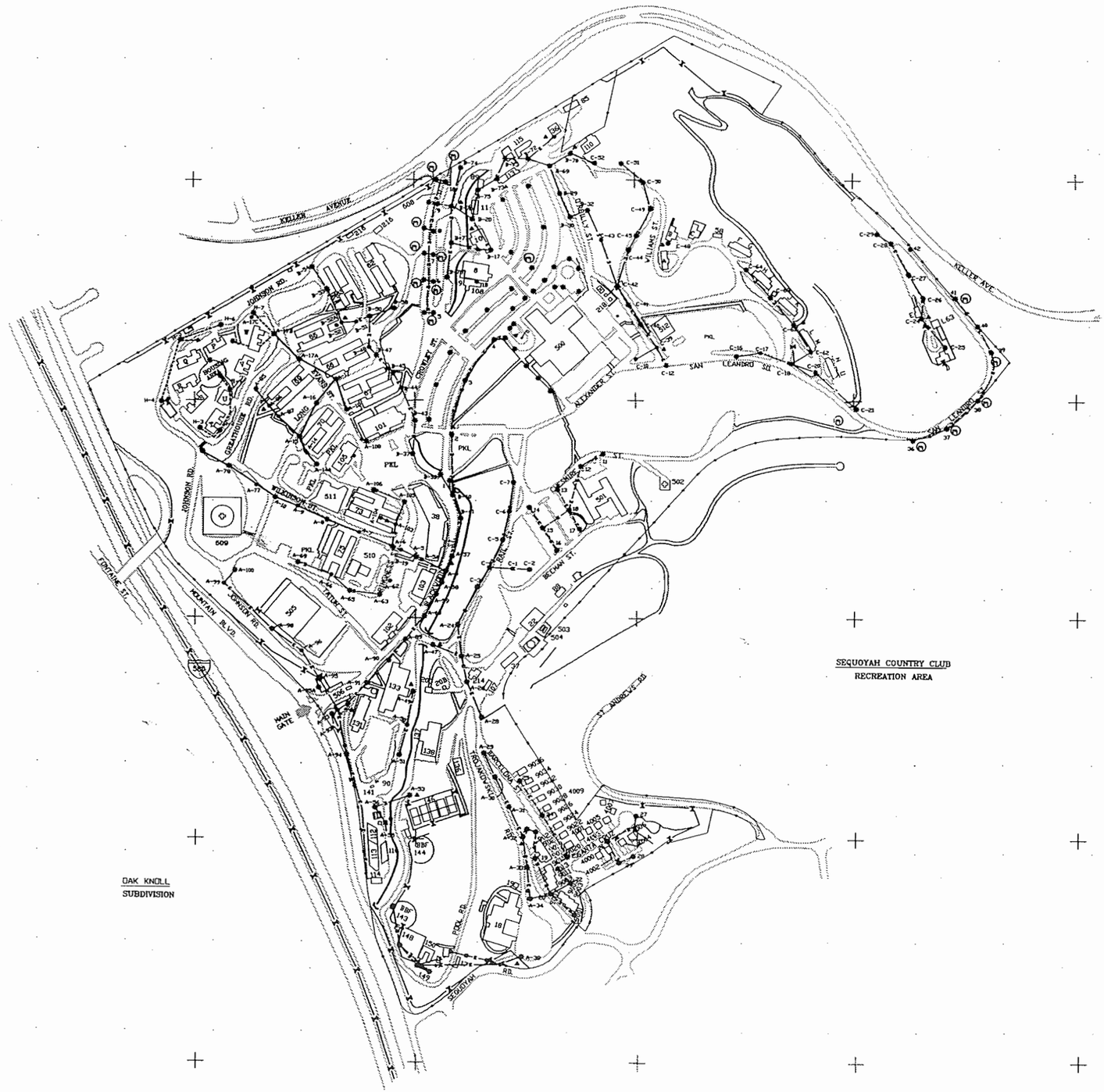
DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND
WESTERN DIVISION
SAN BRUNO, CALIFORNIA

UTILITY TECHNICAL STUDY
NAVAL HOSPITAL, OAKLAND
SANITARY SEWER SYSTEM
UTILITY DISTRIBUTION
EXISTING CONDITIONS

size	code ident. no.
F	80091
scale	AS NOTED

PWC# 108.645
contr. contr. no. N62474-83 -C-3630
sheet 7 of 10

UTILITIES CODE 600



REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	ADDED & DELETED ST.LTS,POLES,XFMERS & LINES		7-9-87	
B				
C				

LEGEND

▭	EXISTING FACILITY
— · —	ACTIVITY BOUNDARY
—x—	FENCE
═══	UNPAVED ROAD
——k—	OVERHEAD LINE
——e—	UNDERGROUND CABLE
●	STREET LIGHTS
Ⓐ	TRANSFORMER
	POLE
	METAL POLE

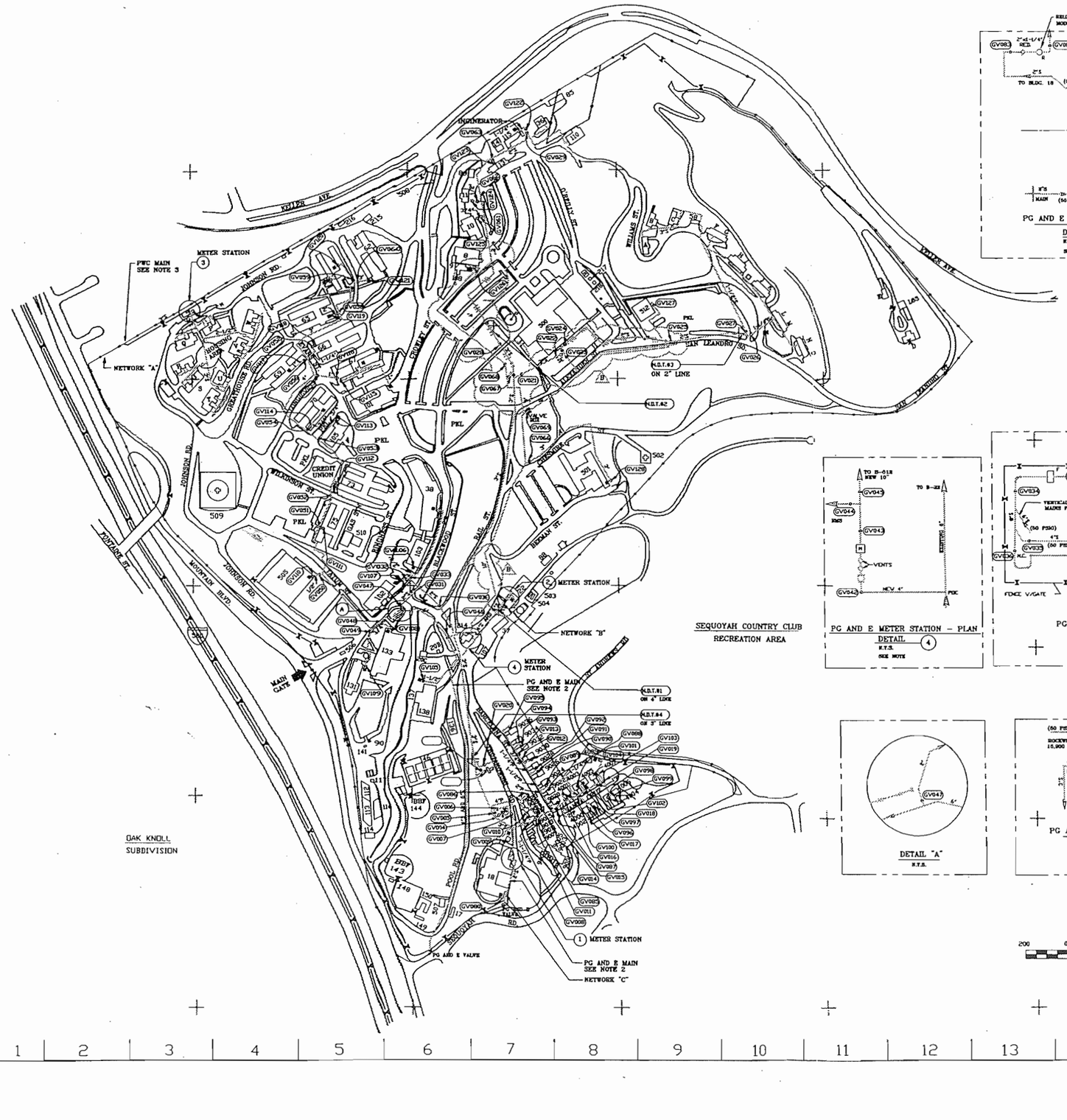
ABBREVIATIONS

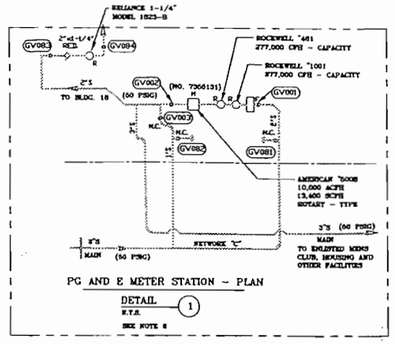
PKL	PARKING LOT
BBF	BASEBALL FIELD

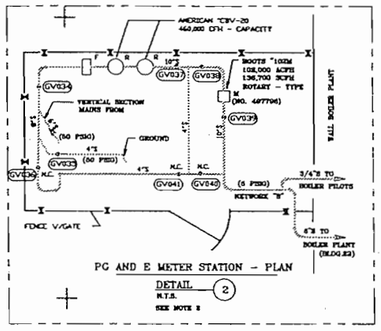
IF SHEET IS LESS THAN
28" x 40"
IT IS A REDUCED PRINT—
SCALE REDUCED ACCORDINGLY

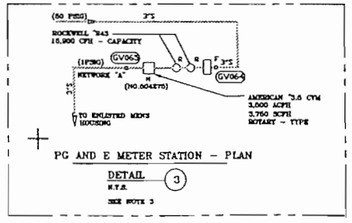
UTILITES CODE 600	DEPARTMENT OF THE NAVY NAVY PUBLIC WORKS CENTER		NAVAL FACILITIES ENGINEERING COMMAND SAN FRANCISCO BAY
DSGN / DR / CHK SUPV SUBMITTED BY / DATE FIRM MEMBER- TITLE E.I.C. / FIRE PROT BR HD / DIR SATISFACTORY TO: TITLE / DATE APPROVED / DATE C/O FOR COMMANDER NAVFAC	NAVAL HOSPITAL, OAKLAND UTILITY DISTRIBUTION STREET LIGHTING SYSTEM EXISTING NAVFAC DRAWING NO. 6249350 CONDITIONS		
	SIZE F	CODE IDENT. NO. 80091	PWC# 52612 CONST. CONTR. NO. N62474- 83 -C- 3038
	SCALE AS NOTED		SPEC / SHEET 9 OF 10

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	DRAWING CONVERTED TO DIGITAL FORMAT AND REVISED TO SHOW CURRENT CONDITION.	C.S.Abad	8-22-94	
B	REVISED TO SHOW CURRENT CONDITION.	C.S.Abad	1-26-95	









UTILITY LEGEND

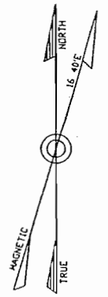
- HEATER ROOM
- VALVE
- N.C. VALVE NORMALLY CLOSED
- M METER
- R PRESSURE REGULATOR
- GAS LINE
- GAS LINE ABANDONED IN PLACE
- F FILTER
- CAPPED LINE
- SE SEISMIC VALVE
- (XX PSIG) INLET OR OUTLET PRESSURE AT PG AND E METER STATION
- (NEL)XXXXXX PG AND E METER NUMBER
- (N.D.T.#) NON-DESTRUCTIVE TESTING

MATERIALS

- S STEEL
- P POLYTHYLENE

NOTES:

1. PRESSURE REGULATORS AND ABOVE GROUND SHUT-OFF VALVES AT BUILDING SERVICE CONNECTIONS ARE NOT SHOWN FOR CLARITY.
2. THE GAS MAINS UP TO AND INCLUDING PG AND E METER STATION BELONGS TO PG AND E.
3. THE GAS MAIN FROM THE HOSPITAL BOUNDARY TO THE PG AND E METER STATION BELONGS TO PWC.
4. BUILDING 214 REMOVED PG AND E METER STATION BUILT IN IT'S PLACE.



SCALE IN FEET

200 0 200 400 600

1" = 200'

IF SHEET IS LESS THAN 28" x 40" IT IS A REDUCED PRINT... SCALE REDUCED ACCORDINGLY

UTILITIES' CODE 600	DEPARTMENT OF THE NAVY	NAVAL FACILITIES ENGINEERING COMMAND	
	NAVY PUBLIC WORKS CENTER	SAN FRANCISCO BAY	
DSGN	DR	CHK	NAVAL HOSPITAL, OAKLAND
SUPV			NATURAL GAS SYSTEM
SUBMITTED BY		DATE	UTILITY DISTRIBUTION
FIRM NUMBER- TITLE			
E.I.C.	FIRE PROT		EXISTING CONDITIONS
BR. HD.	DIR		
SATISFACTORY TO			SIZE F / CODE IDENT. NO. 80091 / PWC# 108,646
TITLE		DATE	
APPROVED		DATE	CONSTR. CONTR. NO. N62474-83 -C- 3038
GS FOR COMMANDER NAVFAC			SCALE: AS NOTED / SPEC. / SHEET 6 OF 10

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	ADDED NEW LINES 4-23-86		4-23-86	
B	ADDED HEATER ROOMS AND B-26 SIZE, NEW LINES AND DELETED OLD LINES		10-14-87	
C				

UTILITY LEGEND

- MANHOLE
- ANODE SURFACE
- STEAM LINE
- ABANDONED STEAM LINE
- NEW CONDENSATE LINES
- (HR 67) HEATER ROOM AND NO.

ABBREVIATIONS

NC	NO CONDENSATE RETURN
NL	NEW LINE
S	STEAM
C	CONDENSATE RETURN

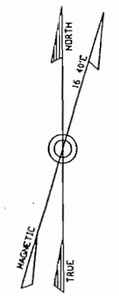
NOTES:

HEATER ROOMS HAVE BEEN ADDED IN THE FOLLOWING BUILDINGS.

B38	B70	B63	B103
B65	B101	B138	B108
B67	B102	B501	B113
B69	B131	B505	B123

STEAM LINES AND PITS WILL BE ABANDONED WHEN NEW STEAM PLANT B512 IS OPERABLE.

AT PRESENT ONLY STEAM LINE TO B500 FROM B22 IS OPERABLE. ALL OTHERS ARE ISOLATED AND ON THEIR OWN HEATER ROOM.



SEQUOYAH COUNTRY CLUB
RECREATION AREA

OAK KNOLL
SUBDIVISION

SCALE IN FEET
200 0 200 400 600
1" = 200'

If sheet is less than 28" x 40" it is a reduced print — scale reduced accordingly

FIG. 5.1

DEPARTMENT OF THE NAVY — NAVAL FACILITIES ENGINEERING COMMAND
WESTERN DIVISION
SAN BRUNO, CALIFORNIA

UTILITY TECHNICAL STUDY
NAVAL HOSPITAL, OAKLAND
STEAM AND CONDENSATE SYSTEM
UTILITY DISTRIBUTION
EXISTING CONDITIONS

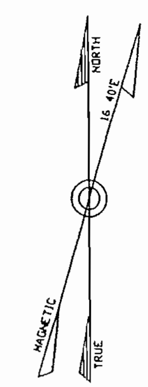
size	code ident. no.	PWC # 108,644	
f	80091		
scale	AS NOTED	contr. contr. no.	sheet 6 of 10

UTILITIES CODE 600

REVISIONS				
SYM	DESCRIPTION	PREP'D BY	DATE	APPROVED
A	DRAWING CONVERTED TO DIGITAL FORMAT. ADDED NEW LINES & IDENTIFYING No's OF NEW POLES	C.S.Abad	6-30-94	

UTILITY LEGEND

- MANHOLE
- POWER POLE
- TRANSFORMER ON POLE
- TRANSFORMER ON PAD
- PAD-MOUNTED SWITCHGEAR, 12KV
- 12.5 KV O/H LINE
- UNDERGROUND CABLE IN DUCT
- ELECTRONIC METER
- (VH-1) WATTHOUR AND NO.



SCALE IN FEET

200 0 200 400 600

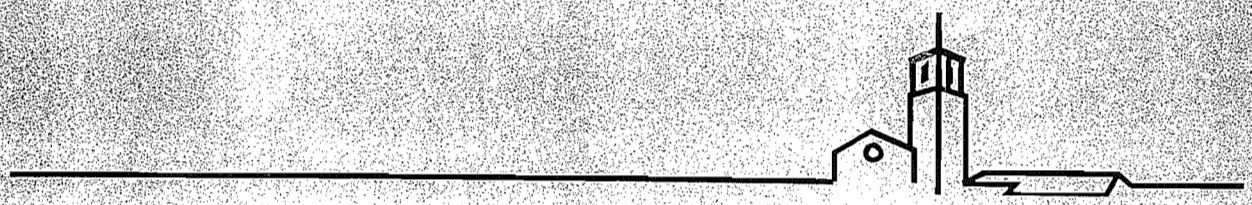
1" = 200'

IF SHEET IS LESS THAN
28" x 40"
IT IS A REDUCED PRINT
SCALE REDUCED

UTILITIES CODE 600	DEPARTMENT OF THE NAVY / NAVY PUBLIC WORKS CENTER	NAVAL FACILITIES ENGINEERING COMMAND / SAN FRANCISCO BAY
DSGN / DR / CHK / SUPV / SUBMITTED BY / DATE / FIRM MEMBER - TITLE / E.I.C. / FIRE PROT / BR HD / DIR	NAVAL HOSPITAL, OAKLAND ELECTRICAL POWER SYSTEM 12.5 KV DISTRIBUITION EXISTING CONDITIONS	
SATISFACTORY TO / DATE / TITLE / APPROVED / DATE / EFD FOR COMMANDER NAVFAC	SIZE F / CODE IDENT. NO. 80091 / SCALE AS NOTED	PWC # 108,640 / CONST. CONTR. NO. N62474-83-C-3038 / SPEC / SHEET 2 of 10

AUTOCAD FILENAME: 60_EL

D-7



APPENDIX E

TREE STUDY

Tree Study at Naval Medical Center Oakland
Oakland, California

Prepared for

U.S. Navy, Engineering Field Activity West
900 Commodore Drive
San Bruno, California 94066

Prepared by

Tetra Tech, Inc.
180 Howard Street, Suite 250
San Francisco, CA 94105

May 1996

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1. INTRODUCTION

1.1 PURPOSE AND NEED FOR SURVEY

This tree study was conducted to estimate trees protected under the City of Oakland Tree Ordinance (Article 6, Section 7-6) at Naval Medical Center Oakland (NMCO). It will be used in the NMCO disposal and reuse environmental impact statement/environmental impact report (EIS/EIR) to assess the potential impact of removal of protected trees due to disposal and reuse of NMCO.

Trees protected under the City of Oakland Tree Ordinance include coast live oak (*Quercus agrifolia*) measuring a diameter breast height (dbh)[1] of four inches or larger and any other tree, except Eucalyptus (*Eucalyptus* sp.) and Monterey pine (*Pinus radiata*), with a dbh of nine inches or larger. Monterey pines are protected on City property if more than five trees per acre are proposed to be removed. If any protected trees are removed, replacement trees must be planted in accordance with the ordinance.

1.2 STUDY AREA LOCATION AND DESCRIPTION

The study area for this survey includes the lands within the NMCO fence line. NMCO encompasses approximately 183 acres within the City of Oakland, between Interstate 580 and Skyline Boulevard, in the southeastern part of the City. Approximately ten percent of the upland portion of the NMCO facility is relatively undisturbed. Elevations on the installation range from approximately 300 feet above mean sea level (msl) near Interstate 580 to 950 feet above msl at Skyline Boulevard.

[1] The City of Oakland Tree Ordinance defines dbh as "trunk diameter measured at 4.5 feet above the ground. For multi-stemmed trees, a permit is required if the diameter of all individual trunks when added together, equals or exceeds the minimum size stipulated for the species."

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2. METHODS

2.1 SAMPLING DETERMINATION

The map of vegetation communities (Figure 3-10) in the EIS/EIR was used to determine the location of plots. Three plots were chosen in each of six vegetation communities: oak woodland, eucalyptus woodland, pine woodland, mixed woodland, riparian, and landscaped areas. Two vegetation communities, northern coastal scrub and grassland, were not included in the study because these communities, as occurring on the NMCO site, had few or no trees. A grid was overlain on the vegetation community map and three plots were randomly chosen in each of the six vegetation communities using a random number table. A data form was developed to record information from the field study (see Appendix E-1).

2.2 FIELD PROCEDURES

An arboricultural inspector from the City of Oakland and a Tetra Tech plant ecologist conducted the field portion of the study at NCMO on April 11, 1996. The City's arboricultural inspector determined which trees would probably be protected under the City of Oakland Tree Ordinance, and that a plot size of 200 feet by 50 feet would provide adequate samples. Numbers of protected trees and species were recorded on data forms for the three randomly chosen plots within each of the vegetation communities. Plant taxonomy for plant species identification was consistent with Hickman (1993).

Table 1
Trees at NMCO Protected by City of Oakland Tree Ordinance

Species Common Name	Scientific Name	Oak Woodland (7 acres)						Eucalyptus Woodland (7 acres)					
		Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T	Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T
Cootmundra wattle	*Acacia baileyana*				0	0	0				0	0	0
silver wattle	*Acacia dealbata*				0	0	0				0	0	0
blackwood acacia	*Acacia melanoxylon*				0	0	0				0	0	0
white alder	*Alnus rhombifolia*				0	0	0				0	0	0
white birch	*Betula pendula*				0	0	0				0	0	0
Deodara cedar	*Cedrus deodara*				0	0	0				0	0	0
blue gum	*Eucalyptus globulus**		1		1	1.449	10.14	36	27	30	93	134.8	943.5
silver dollar eucalyptus	*Eucalyptus polyanthemos**				0	0	0				0	0	0
Monterey pine	*Pinus radiata***				0	0	0				0	0	0
pine	*Pinus* sp.				0	0	0				0	0	0
Lombardi poplar	*Populus nigra* var. *italica*				0	0	0				0	0	0
coast live oak	*Quercus agrifolia*	97	57	41	195	282.6	1978			5	5	7.246	50.72
black locust	*Robinia pseudoacacia*				0	0	0				0	0	0
weeping willow	*Salix babylonica*				0	0	0				0	0	0
willow	*Salix* spp.				0	0	0				0	0	0
blue elderberry	*Sambucus mexicanus*				0	0	0				0	0	0
elm	*Ulmus sp.*				0	0	0				0	0	0
California bay	*Umbellularia californica*	6	5	1	12	17.39	121.7				0	0	0

Notes:
* *Eucalyptus* sp. are not protected under the City of Oakland Tree Ordinance.
** *Pinus radiata* are protected on City property if more than five per acre are proposed to be removed.
Blank spaces in the plot column indicate that no protected trees of a particular species were counted.
Total = total number of trees counted in the three plots.
T/ac = number of trees per acre.
Tot T = total number of trees that are estimated for the entire acreage of each vegetation community.

Table 1
Trees at NMCO Protected by City of Oakland Tree Ordinance *(continued)*

Species		Pine Woodland (6 acres)						Mixed Woodland (4 acres)					
Common Name	Scientific Name	Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T	Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T
Cootmundra wattle	*Acacia baileyana*				0	0	0			1	1	1.449	5.797
silver wattle	*Acacia dealbata*				0	0	0			10	10	14.49	57.97
blackwood acacia	*Acacia melanoxylon*				0	0	0	6	1		7	10.14	40.58
white alder	*Alnus rhombifolia*				0	0	0				0	0	0
white birch	*Betula pendula*				0	0	0				0	0	0
Deodara cedar	*Cedrus deodara*				0	0	0			10	10	14.49	57.97
blue gum	*Eucalyptus globulus**		2		2	2.899	17.39	3			3	4.348	17.39
silver dollar eucalyptus	*Eucalyptus polyanthemos**				0	0	0		1		1	1.449	5.797
Monterey pine	*Pinus radiata***	5	14	59	78	113	678.3	5	2	4	11	15.94	63.77
pine	*Pinus* sp.	11			11	15.94	95.65		6		6	8.696	34.78
Lombardi poplar	*Populus nigra* var. *italica*				0	0	0		5		5	7.246	28.99
coast live oak	*Quercus agrifolia*	1		4	5	7.246	43.48	2		3	5	7.246	28.99
black locust	*Robinia pseudoacacia*				0	0	0	1			1	1.449	5.797
weeping willow	*Salix babylonica*				0	0	0				0	0	0
willow	*Salix* spp.				0	0	0				0	0	0
blue elderberry	*Sambucus mexicanus*				0	0	0				0	0	0
elm	*Ulmus sp.*				0	0	0				0	0	0
California bay	*Umbellularia californica*				0	0	0			1	1	1.449	5.797

Notes:
* *Eucalyptus* sp. are not protected under the City of Oakland Tree Ordinance.
** *Pinus radiata* are protected on City property if more than five per acre are proposed to be removed.
Blank spaces in the plot column indicate that no protected trees of a particular species were counted.
Total = total number of trees counted in the three plots.
T/ac = number of trees per acre.
Tot T = total number of trees that are estimated for the entire acreage of each vegetation community.

Table 1
Trees at NMCO Protected by City of Oakland Tree Ordinance *(continued)*

Species Common Name	Scientific Name	Riparian (7 acres)						Landscaped w/ Trees (22 acres)					
		Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T	Plot 1	Plot 2	Plot 3	Total	T/ac	Tot T
Cootmundra wattle	*Acacia baileyana*				0	0	0				0	0	0
silver wattle	*Acacia dealbata*				0	0	0			2	2	2.899	63.77
blackwood acacia	*Acacia melanoxylon*		1		1	1.449	10.14	3	1	7	11	15.94	350.7
white alder	*Alnus rhombifolia*	17	5	5	27	39.13	273.9				0	0	0
white birch	*Betula pendula*		1		1	1.449	10.14				0	0	0
Deodara cedar	*Cedrus deodara*				0	0	0		13		13	18.84	414.5
blue gum	*Eucalyptus globulus**				0	0	0	1			1	1.449	31.88
silver dollar eucalyptus	*Eucalyptus polyanthemos**				0	0	0				0	0	0
Monterey pine	*Pinus radiata***				0	0	0			19	19	27.54	605.8
pine	*Pinus* sp.				0	0	0				0	0	0
Lombardi poplar	*Populus nigra* var. *italica*				0	0	0				0	0	0
coast live oak	*Quercus agrifolia*	16	9	2	27	39.13	273.9	2		1	1	1.449	31.88
black locust	*Robinia pseudoacacia*				0	0	0				0	0	0
weeping willow	*Salix babylonica*		1		1	1.449	10.14				0	0	0
willow	*Salix* spp.	6	7	10	23	33.33	233.3				0	0	0
blue elderberry	*Sambucus mexicanus*	7			7	10.14	71.01				0	0	0
elm	*Ulmus sp.*	6			6	8.696	60.87				0	0	0
California bay	*Umbellularia californica*			4	4	5.797	40.58				0	0	0

Notes:
* *Eucalyptus* sp. are not protected under the City of Oakland Tree Ordinance.
** *Pinus radiata* are protected on City property if more than five per acre are proposed to be removed.
Blank spaces in the plot column indicate that no protected trees of a particular species were counted.
Total = total number of trees counted in the three plots.
T/ac = number of trees per acre.
Tot T = total number of trees that are estimated for the entire acreage of each vegetation community.

3. RESULTS

The results of the tree study are shown in Table 1. Numbers of protected trees observed are recorded by plot and species for each of the vegetation communities. The numbers extrapolated from this study indicate that the seven acres of oak woodland at NMCO has about 1,980 coast live oaks and 120 California bays that would be protected under the ordinance. The seven-acre eucalyptus woodland has about 50 coast live oaks that would be protected. The information on numbers of eucalyptus trees is provided to acknowledge it as the dominant tree in this community and its distribution in other communities, although it is not a protected tree. The six acres of pine woodland include about 680 Monterey pines, 95 pines of a variety of species, and 45 coast live oaks that would be protected. The four-acre mixed woodland has about 65 Monterey pines and 35 other pines, 60 Deodara cedars (*Cedrus deodara*), 100 acacias (*Acacia* sp.), 30 Lombardi poplars (*Populus nigra* var. *italica*), 30 coast live oaks, six black locusts (*Robinia pseudoacacia*), and six California bays. The riparian corridor of seven acres is dominated by coast live oaks and white alders (*Alnus rhombifolia*) with about 275 of each and about 240 willows (*Salix* sp.). Other species in the riparian corridor of Rifle Range Creek include about 70 blue elderberries (*Sambucus mexicanus*), 60 elms (*Ulmus* sp.), 40 California bays, and about 10 each of blackwood acacia (*Acacia melanoxylon*) and white birch (*Betula pendula*). The protected trees in the landscaped areas include about 605 Monterey pines, 415 Deodara cedars, 410 acacias, and 30 coast live oaks.

4. DISCUSSION

The numbers of protected trees presented in the results section are estimates based on samples taken in the field. They do not represent the exact numbers or variety of species that are found at NMCO. When a precise site plan for development of the area is presented to the City, a tree removal permit will 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 their dbh and all other requirements of the ordinance.

5. REFERENCES

City of Oakland. Undated. Tree Ordinance. Municipal Code Article 6, Section 7-6.

Hickman, James C. 1993. The Jepson Manual: Higher Plants of California. University of California Press, Berkeley.

U.S. Navy. 1996. Draft Environmental Impact Statement (EIS)/ Environmental Impact Report (EIR) for the Disposal and Reuse of Naval Medical Center Oakland, California (SCH# 95103035). Prepared by Tetra Tech, Inc.

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6. LIST OF PREPARERS

Navy

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Years of Experience: 9
(Supervisor BRAC NEPA Section)

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Appendix E-1

Data Form

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Tree Study Data Form
NMCO

Vegetation Community per EIS/EIR: Circle which community is being surveyed.							
Landscaped							
Oak woodland							
Eucalyptus woodland							
Pine woodland							
Mixed native/nonnative woodland							
Riparian							
Three plots per community							
Indicates species of heritage trees observed (common and/or scientific name if known)							
and number of these trees per plot							
Species					**Plot #1**	**Plot #2**	**Plot #3**
Species 1							
Species 2							
Species 3							
Species 4							
Species 5							
Species 6							
Species 7							
Species 8							
Species 9							
Species 10							
Species 11							
Species 12							
Species 13							
Species 14							
Species 15							

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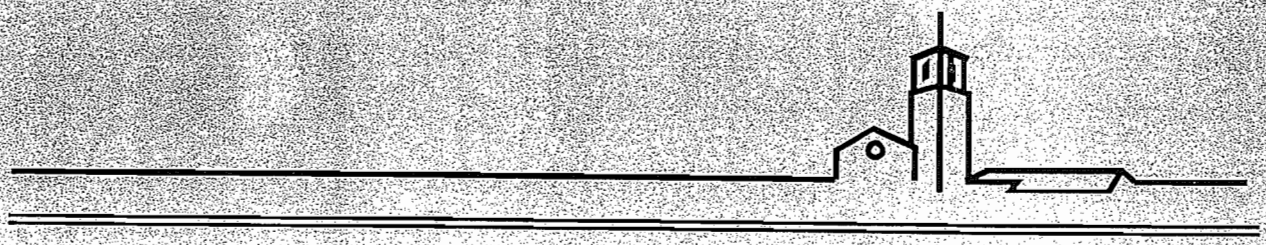

APPENDIX F

THE STATUS OF THE ALAMEDA WHIPSNAKE (Masticophis lateralis euryxanthus)

TC 0913-04

FINAL

THE STATUS OF THE ALAMEDA WHIPSNAKE (Masticophis lateralis euryxanthus)

at

Naval Medical Center Oakland, California

U.S. Navy Prime Contract #62474-D-7555
Delivery Order #001

Prepared for:

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1. INTRODUCTION

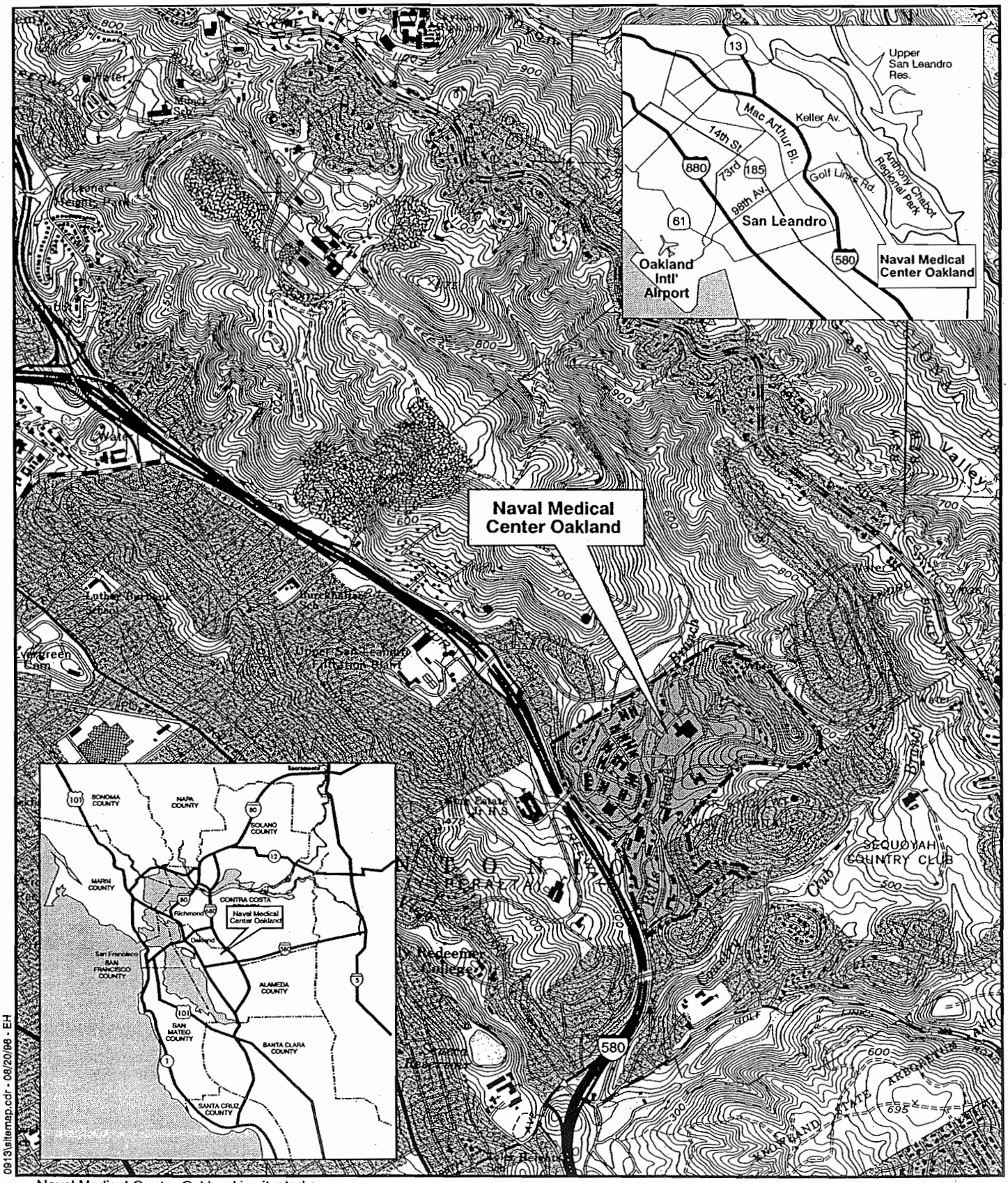
This report presents the results of a spring trapping survey conducted by Swaim Biological Consulting to determine the status of the Alameda whipsnake (*Masticophis lateralis euryxanthus*) at the Naval Medical Center Oakland (NMCO). The survey is submitted in support of an environmental impact statement/ environmental impact report (EIS/EIR) being prepared to evaluate the disposal of NMCO and reuse by the local community. The trapping survey was initiated because the project site is within the geographical range of the Alameda whipsnake and what appears to be physically suitable habitat for the whipsnake is present on the project site. The Alameda whipsnake is listed by the state of California as a threatened species and is proposed for listing as endangered by the federal government (U. S. Department of the Interior 1994). Due to the small amount of habitat present, the isolation of that habitat by surrounding development, and the fact that no Alameda whipsnakes were captured or observed during the survey, no Alameda whipsnakes are likely to occur at NMCO.

2. PROJECT SITE

The 183-acre NMCO site is located in the City of Oakland, Alameda County, California, east of Interstate 580 between Golf Links Road and Keller Avenue (Figure 1). The project site is surrounded on all sides by residential communities. NMCO shares a small portion of its northern boundary with the southern corner of an open space area, Leona Regional Park. The project site and the park are separated by Keller Avenue, a four-lane major thoroughfare.

Approximately 132 acres of the site are developed with buildings, roadways, parking lots, and landscaped areas. Approximately 51 acres primarily in the northeastern portion of the site are relatively undisturbed land. The undeveloped area comprises 24 acres of woodland communities, including coast live oak woodland (approximately seven acres), knobcone pine woodland (approximately six acres), mixed woodland (approximately four acres), and eucalyptus woodland (approximately seven acres). Ten of the remaining 51 acres are composed of chaparral or scrub communities in several disjunct patches (US Navy 1996). Figure 2 shows the relative locations of these plant communities.

Scrub and chaparral communities are present on the site, including chamise chaparral, dominated by chamise (*Adenostoma fasciculatum*); Northern coastal



0913\sitemap.cdr - 08/20/98 - EH

Naval Medical Center Oakland is situated on 183 acres in the East Bay Hills.

LEGEND:

NMCO boundary

N

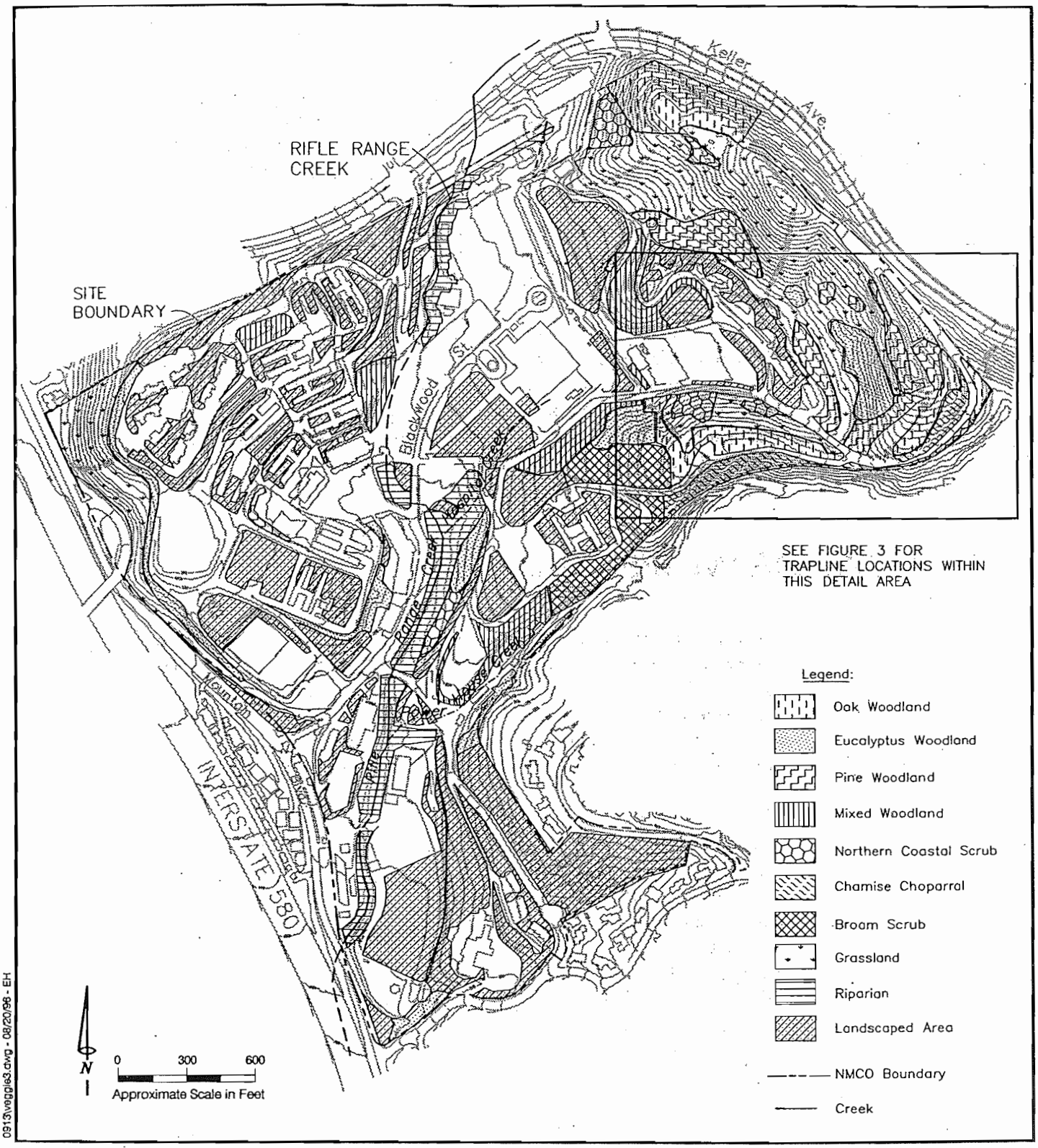
0 1,000 2,000

Approximate Scale in Feet

Site Location with Regional Inset

NMCO Alameda Whipsnake Survey
Oakland, California

Figure 1



Chamise chaparral, broom scrub, and grasslands were identified as potential Alameda whipsnake habitat.

Vegetation Communities

NMCO Alameda Whipsnake Survey
Oakland, California

Figure 2

scrub, dominated by coyote brush (*Baccharis pilularis* var. *consanguinea*); and dense stands of scrub, composed almost entirely of french broom (*Cytisus monospessulanus*). The largest area of chamise chaparral on the project site covers approximately 1.4 acres in the eastern portion of the site, along the southern boundary. This stand of chamise chaparral extends downslope, south of the project's site to approximately the bottom of the drainage. At least two rock outcrops are present in this stand. From the drainage, a north-facing slope with a dense closed canopy of oak (*Quercus* sp.), California bay laurel (*Umbellularia californica*), and poison oak (*Toxicodendron diversilobum*) extends to the top of the ridge where the Sequoyah Hills/Oak Knoll residential subdivision begins. There is a chain-link fence along the southern boundary running in an east west direction, approximately through the middle of the chaparral. This fence is not considered a barrier to movement of snakes and other small animals. A second small patch (about 0.7 acres) of chamise chaparral is located between San Leandro Street and the Commanding Officer's residence.

3. ALAMEDA WHIPSNAKE

The Alameda whipsnake is known from Alameda and Contra Costa Counties. The nearest reported location of this reptile is a 1953 record from Leona Heights Park (CNDDB 1995), within two miles to the north of the project site. Other more recent observations (1989 and 1990) have been recorded from East Bay Municipal Water Department property in the Upper San Leandro Reservoir Watershed, approximately 2.5 miles northeast of the project site (CNDDB 1995).

The Alameda whipsnake is found in a variety of chaparral and scrub communities, including chamise chaparral, which is found on the project site. Open and partially open canopy scrub and chaparral communities on east, south, southeast, and southwest-facing slopes with abundant rock outcrops and rodent burrows appears to be the optimal habitat for the Alameda whipsnake (Swaim and McGinnis 1992; Swaim 1994). Recent studies of Alameda whipsnakes equipped with radio transmitters also have documented use of grasslands and open oak woodlands adjacent to scrub and chaparral communities (Swaim 1994). The Alameda whipsnake also has been observed in riparian communities of various composition in the vicinity of scrub or chaparral or that connect with areas of chaparral or scrub.

Areas of concentrated use within the home ranges of six radio-tracked whipsnakes were in habitat similar to that described above (Swaim 1994). The home ranges of individual whipsnakes showed a high degree of overlap in the above habitat types. The radio-equipped whipsnakes used crevices in rock outcrops and rodent burrows as retreats from temperature extremes (Swaim 1994). Rock outcrops also enhanced the habitat for lizards, which are an important prey, especially for

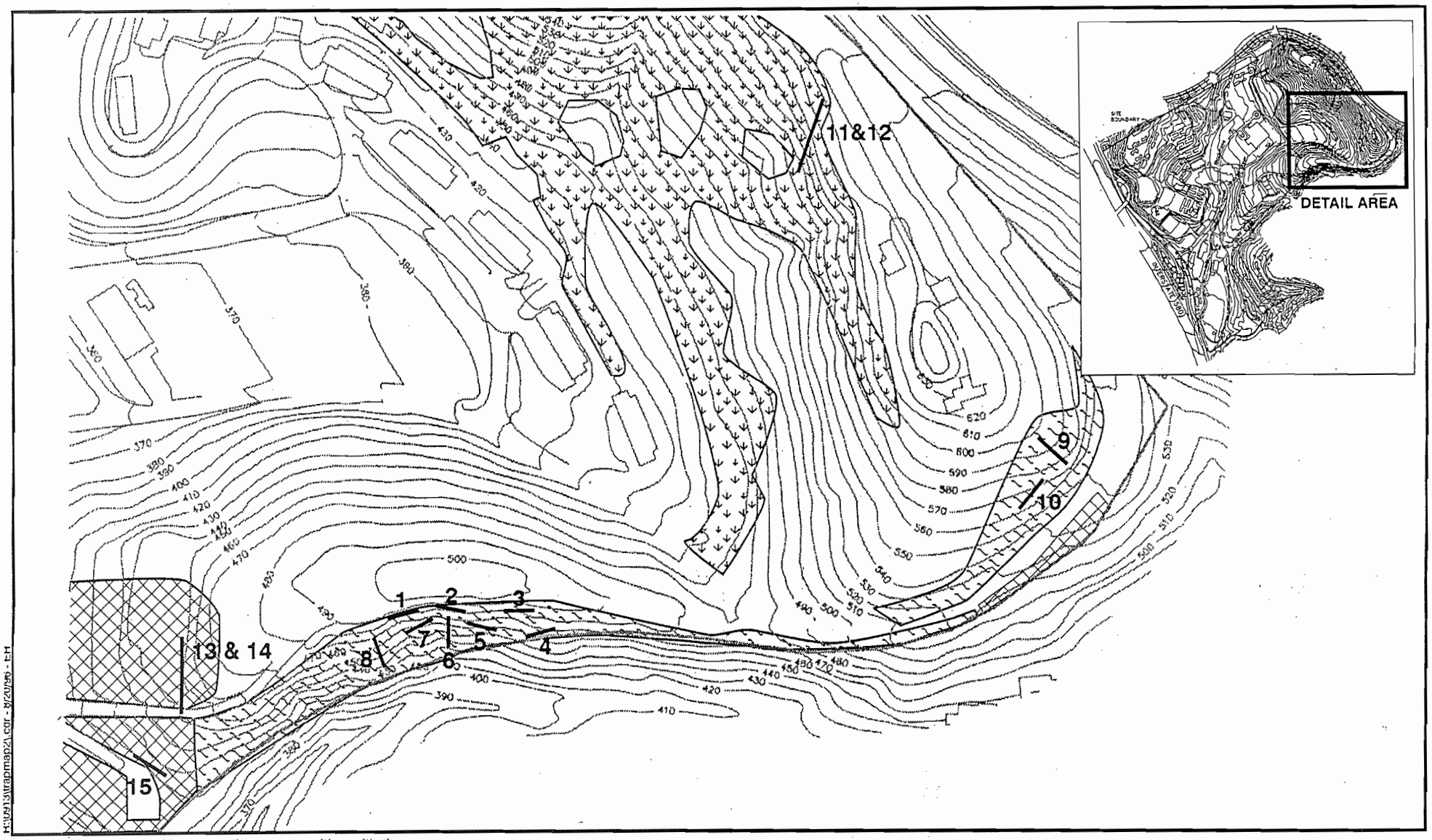
hatchling whipsnakes (Larsen et al. 1991; Swaim 1994). Rodent burrows also may be used for egg laying sites (Swaim 1994). Although lizards are probably the primary prey of this species (Larsen et al. 1991; Swaim 1994), snakes, mice, small birds, and frogs are also prey (Stebbins 1985).

Adult whipsnakes are most active during spring (Swaim 1994). This peak in activity coincides with the mating period for this species (extending from late March through June) and the peak activity period for the snakes' lizard prey (Swaim 1994). Hatchling whipsnakes are first observed in August and are active through November. The activity period of hatchling whipsnakes coincides with the period when hatchlings and juveniles of sympatric (i.e. occurring in the same area) lizard prey species are most abundant (Swaim 1994).

4. METHODS

A live trapping survey was conducted between April 8, 1996, and July 15, 1996, consistent with the California Department of Fish and Game's requests for a 90-day spring survey. Fifteen traplines were placed within habitat areas shown by past studies to have the greatest potential to support whipsnakes (Figure 3). Traps were checked daily in warm weather, usually when temperatures were predicted to rise above 85° F, and every other day in cooler weather. All animals captured in the traps were identified to species. Larger species of snakes typically were marked by clipping a certain ventral belly scute (i.e., scale), a process that has no affect on the animals' movements or health.

Traplines were placed within chamise chaparral, broom scrub, and grassland vegetation communities. Most of the traplines (traplines 1 through 8) were placed in different compass directions along the edge of and in openings in the 1.4-acre stand of open canopy chamise chaparral. This habitat is the most optimal whipsnake habitat on the site (Appendix, photo A). This stand of chaparral is contiguous with off-site chaparral, separated only by a chain-link fence. The total acreage of chaparral in this stand, including the off-site portion, is roughly three acres. Three traplines were placed within openings of the French broom, contiguous with and to the west of the larger chamise chaparral stand (traplines 13 through 15). Traplines 9 and 10 were placed along the edge of and within an opening in a second small stand of chamise chaparral with a southeast aspect (Appendix, photo B). Traplines 11 and 12 were placed in grassland on a generally west-facing slope, adjacent to an area of rock outcrops and talus. This grassland area also had scattered shrubs, including silver lupine (*Lupinis albifrons*) and poison oak, and is similar to habitat known to be used by Alameda whipsnakes. No traplines were placed in other undeveloped areas of the project site because no other area is considered to be core habitat for this species (e.g., south, southwest, southeast, or east-facing slopes with open canopy scrub or chaparral).



Traplines were placed in vegetation communities with the greatest potential for whipsnakes to use the habitat. Traplines were oriented in various compass directions to increase the probability for capturing animals.

N

0 100 200

Approximate Scale in Feet

LEGEND:

1 Trapline locations and numbers

Chamise Chaparral

Broom Scrub

Grassland

Trapline Locations

NMCO Alameda Whipsnake Survey
Oakland, California

Figure 3

Traplines were made up of drift fences and associated traps as shown in Figure 4. Drift fences consist of a solid fence measuring 50 feet long and at least 14 inches high. Traplines 11 and 12 and 13 and 14 were placed end to end, forming two drift fences 100 feet long. Drift fences were constructed primarily of heavy-duty black silt fence (10 of 15 traplines) supported by two-foot wooden stakes at intervals adequate to prevent sagging of the fence. Three traplines were constructed of 1/8-inch thick flexible hardboard. Two traplines were formed by a cement foundation (the remains of an abandoned building), overgrown by broom scrub, eucalyptus, and annual grasses.

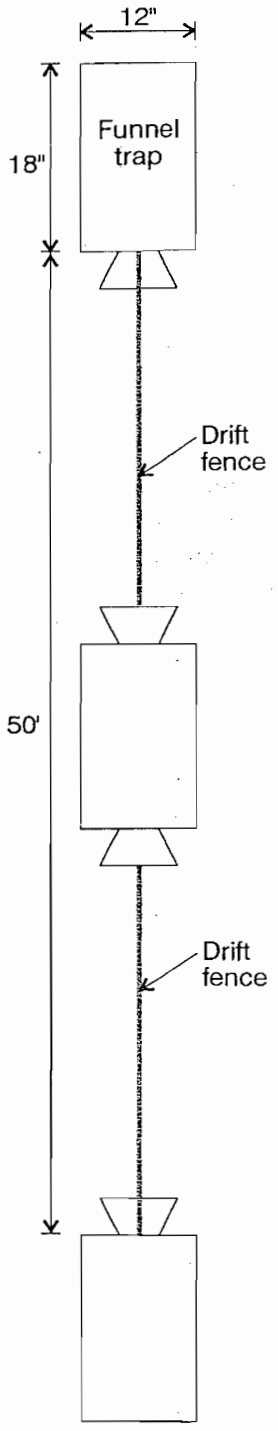
Funnel traps were placed at each end and at the centers of drift fences. Single funnels were placed at the ends and double funnels at the center of each drift fence. Traps measured 18 inches in length, 12 inches in height, and 12 inches in width. Trap frames were constructed from a frame of one by two-inch redwood and large panels of 1/8-inch hardware cloth (Figure 4). Funnels were constructed of 1/8-inch hardware cloth and were inserted in one or both ends of each trap. The wide portion of the funnel opening measured a minimum of 12 inches. The narrow opening of each funnel was approximately one inch. Flexible clear Mylar flaps were attached to the small funnel opening on the inside of the trap to prevent trapped animals from escaping.

Several measures were taken to protect trapped animals from extreme heat. To the degree possible, the base of each trap was buried an inch or two deep into the ground. Each trap had a recessed area within the base, insulated by a twelve by eight-inch piece of polystyrene that was 1.5 or two inches thick. Additional protection from heat was provided by a 1.5 or two-inch thick polystyrene external trap cover.

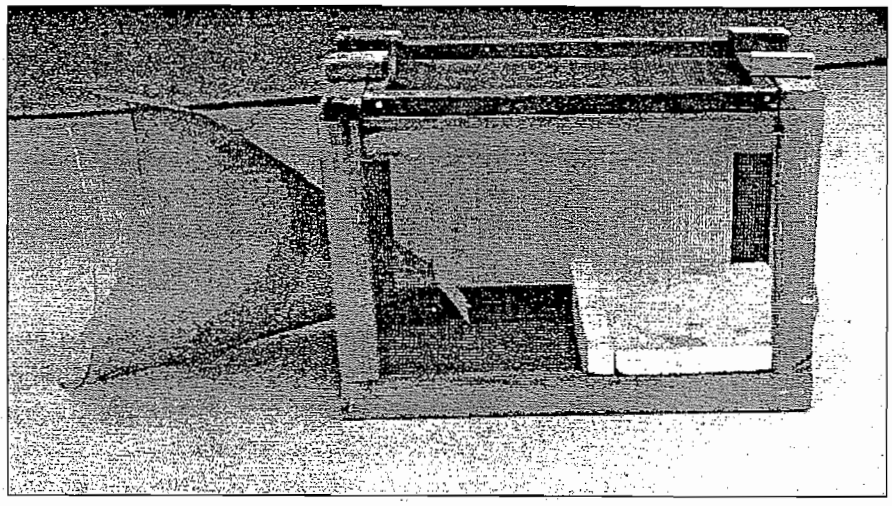
5. RESULTS

Although habitat that shares characteristics with physically suitable habitat (e.g., southfacing open canopy, chamise chaparral) and prey species for Alameda whipsnake are present on the project site, no Alameda whipsnakes were captured or observed during the survey (Table 1). The fifteen traplines produced 1,384 trap days. A trap day is defined as each 24-hour period that an individual trapline is in operation. During the survey four days were lost due to rain that lasted most of the daylight hours.

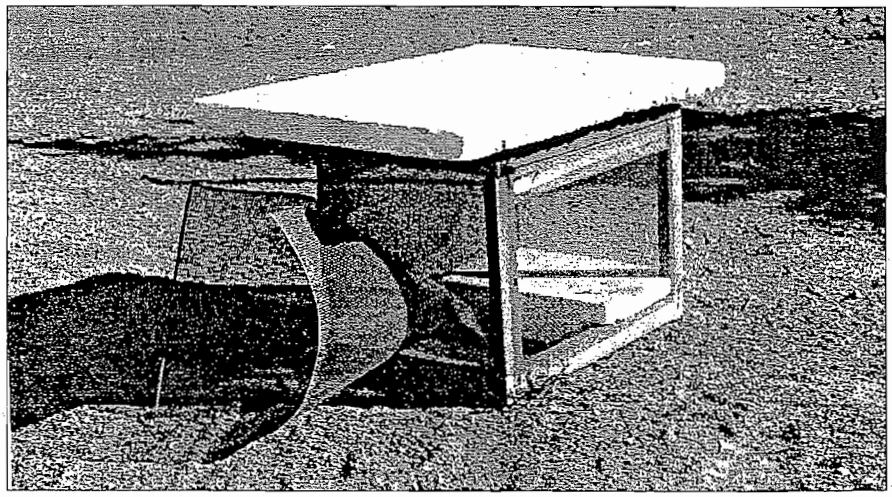
Twelve small vertebrate species were captured in the traps, including three species of amphibians, two species of lizards, four species of snakes, and three small mammals. Amphibians captured included the arboreal salamander (*Aneides lugubris*), the yellow-eyed salamander (*Ensatina eschscholtzii xanthoptica*), and the



A. Schematic of Trapline



B. Funnel trap (18"l x 12"h x 12"w) clearly showing funnel made of 1/8-inch hardware cloth with a flexible mylar flap attached to the small funnel opening inside the trap to prevent trapped animals from escaping. The trap is removed by turning the four redwood blocks shown on the top of trap.



C. Funnel trap showing 12" x 18" piece of polystyrene inside the trap and polystyrene external trap cover to protect trapped animals from extreme heat.

Traplines primarily consist of drift fences that are 50 feet long and 14 inches high with three funnel traps placed at each end and in the center.

Trapline Schematic and Funnel Trap Photographs

NMCO Alameda Whipsnake Survey
Oakland, California

Figure 4

California slender salamander (*Batrachoseps attenuatus*). Lizard species captured included the northwestern fence lizard (*Sceloporus occidentalis occidentalis*) and the California alligator lizard (*Gerrhonotus multicarinatus multicarinatus*). Snake species captured included the sharp-tailed snake (*Contia tenius*), the Pacific ringneck snake (*Diadophis puntatus amabilis*), the Pacific gopher snake (*Pituophus melanoleucus catenifer*), and the western yellow-bellied racer (*Coluber constrictor mormon*). Small mammals captured in the traps include the deer mouse (*Peromyscus maniculatus*), western harvest mouse (*Reithrodontomys megalotis*) and the house mouse (*Mus musculus*). No other reptiles or rodents (or their sign) were observed in the trapping areas (Table 1).

Table 1
Number of Captures During Alameda Whipsnake Survey,
April 8, 1996 - July 15, 1996

Species Captured	Trapline Number															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Alameda whipsnake (*Masticophis lateralis euryxanthus*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arboreal salamander (*Aneides lugubris*)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow-eyed salamander (*Ensatina eschscholtzii xanthoptica*)	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
California slender salamander (*Batrachoseps attenuatus*)	2	1	2	0	0	0	0	2	0	0	0	0	0	0	0	7
Northwestern fence lizard (*Sceloporus occidentalis occidentalis*)	16	4	20	33	12	30	19	21	28	21	78	48	3	4	2	339
California alligator lizard (*Gerrhonotus multicarinatus multicarinatus*)	13	8	5	14	6	12	14	4	8	0	19	9	5	6	4	127
Pacific ringneck snake (*Diadophis punctatus amabilis*)	0	0	0	0	1	0	0	0	0	0	1	1	0	0	1	4
Sharp-tailed snake (*Contia tenius*)	2	5	4	1	0	1	0	0	6	5	2	0	0	0	2	28
Western yellow-bellied racer (*Coluber constrictor mormon*)	1	2	1	0	0	0	0	0	2	0	1	0	1	0	0	8
Pacific gopher snake (*Pituophus melanoleucus catenifer*)	0	0	0	3	0	0	0	0	0	0	0	0	1	0	2	6
Deer mouse (*Peromyscus maniculatus*)	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	4
Western harvest mouse (*Reithrodontomys megalotis*)	0	0	1	1	0	0	1	0	0	0	0	0	0	0	0	3
House mouse (*Mus musculus*)	0	0	0	0	0	0	0	0	0	0	0	4	1	0	0	5

6. CONCLUSIONS

Several factors combine to support the negative findings of the trapping survey. A relatively small area of core-type habitat is isolated by current NMCO development to the north and west, other surrounding residential communities to the north, south, and east, and Keller Avenue in the north. Individual whipsnakes have relatively large home ranges of 4.7 to 21.5 acres (Swaim 1994). Although the amount of area needed to support a population of whipsnakes has not been determined, it is likely that a much larger area than the size of an individual's home range is needed to support a population of whipsnakes. In other words, patches of appropriate habitat at NMCO may be too small to support even a small population of Alameda whipsnakes.

A portion of the southern end of Leona Regional Park, where a historic locality for the Alameda whipsnake is recorded, is adjacent to the site, but it is separated from the NMCO by Keller Avenue, which is a busy four-lane divided road and may be an effective barrier to movement of whipsnakes.

French broom has invaded several areas of the site (Figure 3). In most places where broom occurs, it forms a tall (>8 feet), dense, closed canopy that allows little or no light penetration to the ground. Few, if any, lizards or rodents would be found in this habitat. Thermal conditions for basking or active whipsnakes, to attain and maintain high body temperatures may not be suitable in large French broom stands. Captures of northwestern fence lizard or the California alligator lizards in traplines in broom habitat were few compared to captures of the same species in most of the other traplines (Table 1). These factors reduce the suitability of this type of vegetative cover to provide permanent habitat for the whipsnake.

Also of significance is the apparent absence of the Skilton skink (*Eumaces skiltonianus skiltonianus*), a lizard prey species that is common at many sites where whipsnakes have been documented (Swaim 1994). Other important features of whipsnake habitats, rodent burrows, are nearly absent from the site. Very few rodents were captured in the traps, and only a few rodent burrows were observed in the primary trapping area (Table 1). Two small rodents that typically are present and usually common in whipsnake habitat are the California meadow vole (*Microtus californicus*) and the Bottae pocket gopher (*Thomomys bottae*) (Swain 1994). No sign of either of these species was observed during the survey, and no voles were captured in the traps. Gophers would not be expected to enter the traps. These rodents are important to the whipsnake because their burrows provide retreats from temperature extremes, to escape predators, and possibly to serve as egg-laying sites; at least one of the rodents, the California meadow vole, is a prey for the whipsnake.

Given the negative findings of the trapping survey and the aforementioned factors, it is unlikely that the habitat on the NMCO site is occupied by Alameda whipsnakes.

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7. REFERENCES

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APPENDIX

Photo Documentation

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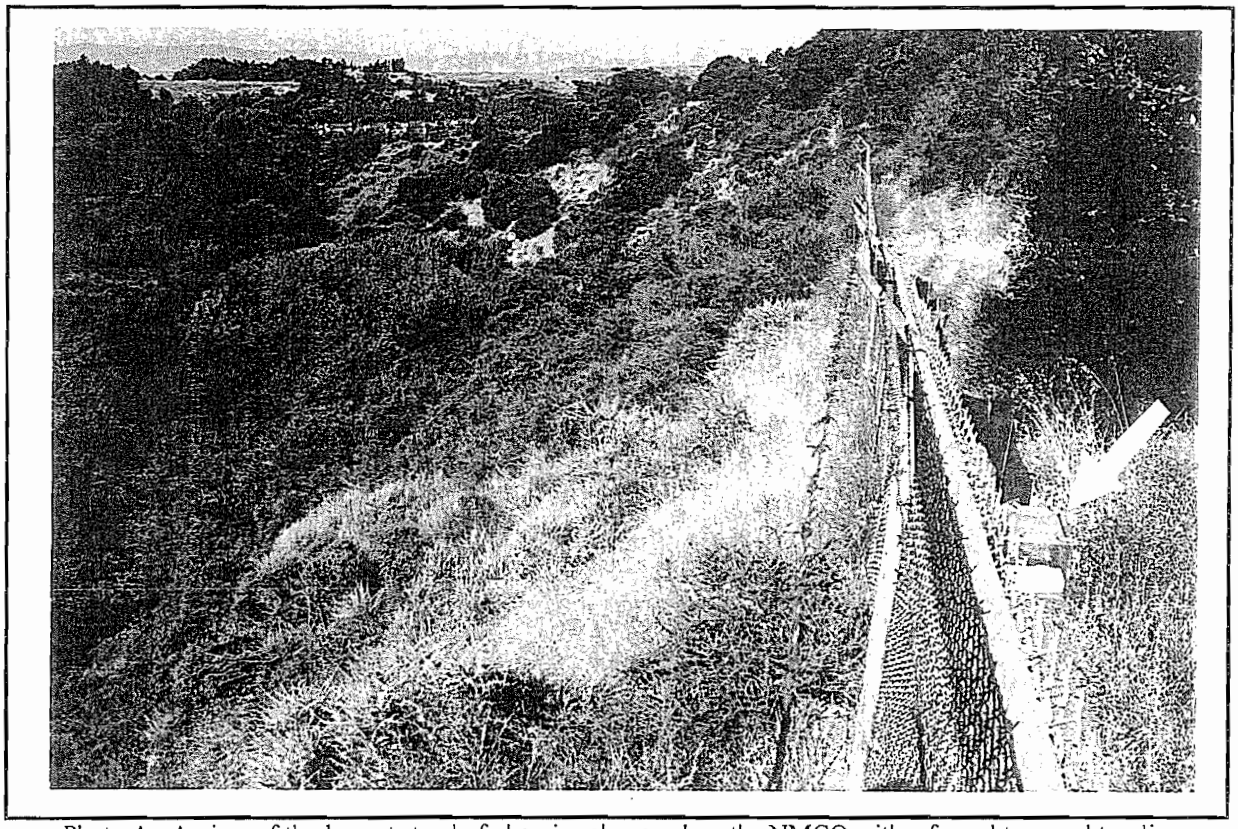

Photo A. A view of the largest stand of chamise chaparral on the NMCO with a funnel trap and trapline indicated by the arrow. The area above the fence is on the NMCO, and area below is off-site. Eight of the 15 traplines were located within this stand of chaparral.

Photo B. A view of the smaller stand of chamise chaparral where two traplines were placed. Chamise chaparral indicated by arrow.

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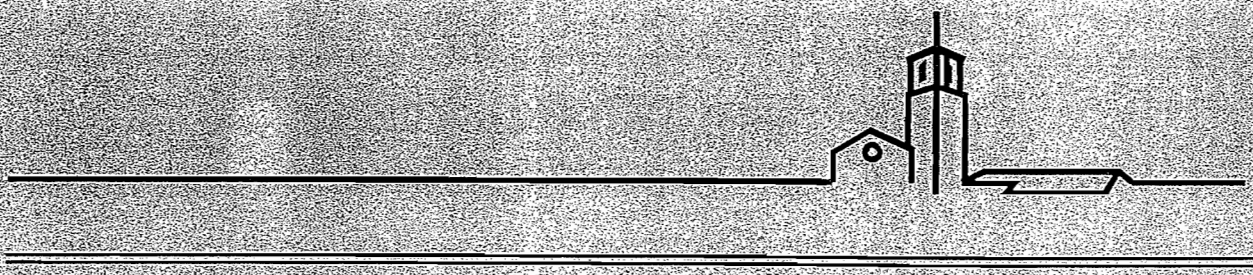

APPENDIX G

ALAMEDA COUNTY CMA COUNTYWIDE TRANSPORTATION DEMAND MODEL TRAFFIC VOLUME ANLAYSIS

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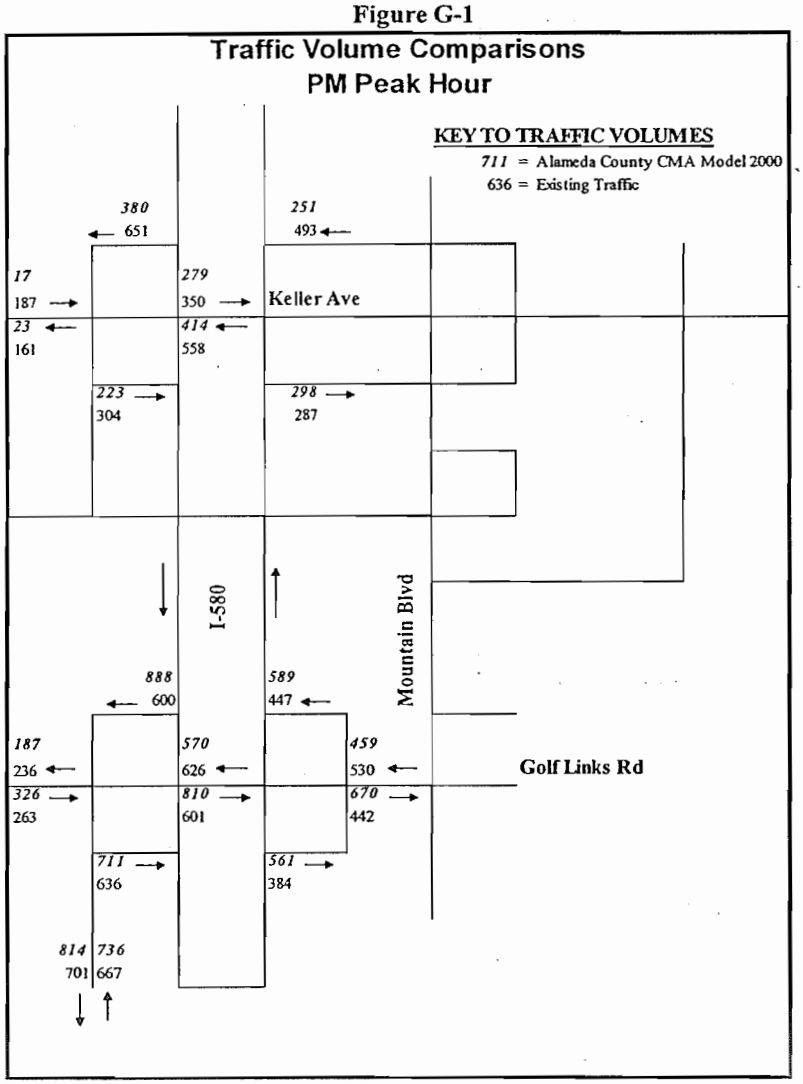
ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY (CMA)
COUNTYWIDE TRANSPORTATION DEMAND MODEL
TRAFFIC VOLUME ANALYSIS

1.0 Comparison of CMA Year 2000 PM Peak Hour Traffic Volume Forecasts and Existing Traffic Counts

An analysis of year 2000 PM peak hour conditions was conducted using the Alameda County CMA Countywide Transportation Demand Model. A comparison was made between the CMA year 2000 PM peak hour traffic volume forecasts and the existing traffic counts, which were used as the basis of the draft EIS/EIR.

The traffic volume comparison is shown in Figure G-1.

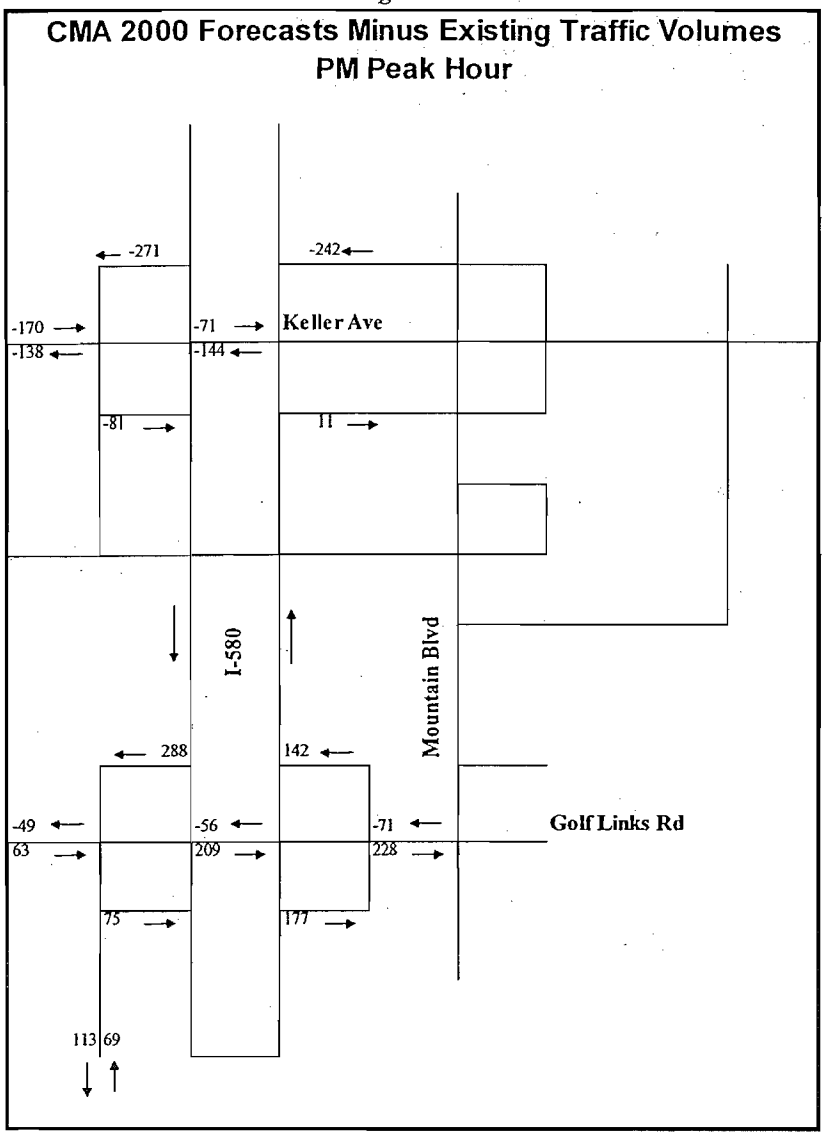
Figure G-1



Generally, the CMA model shows year 2000 traffic volumes that are higher than existing traffic in the vicinity of Golf Links Road. Conversely, existing traffic volumes are generally higher than forecasted by the CMA year 2000 model.

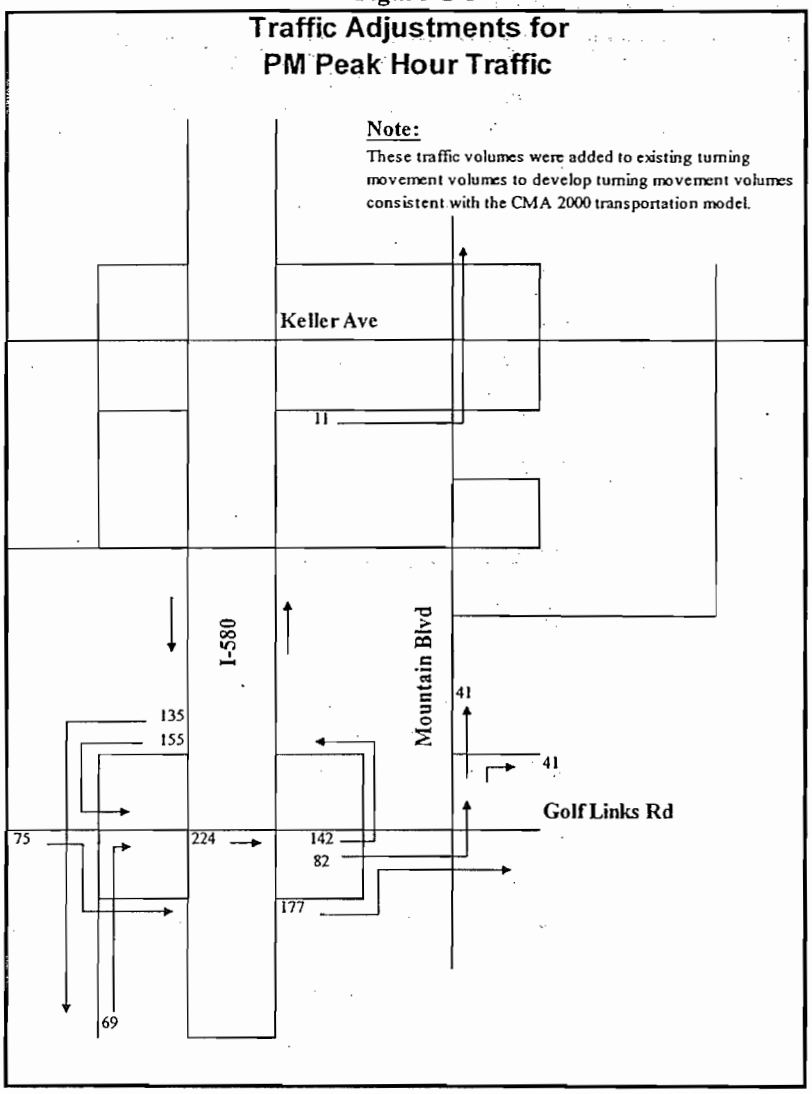
The differences between the two sets of traffic volumes are shown in Figure G-2.

Figure G-2



To assess the effects of using the year 2000 traffic forecasts where those volumes were higher than existing, an adjustment was made to the turning movement volumes used in the draft EIS/EIR analysis. The adjustments are shown in Figure G-3.

Figure G-3



The application of the traffic adjustments shown in Figure G-3 result in link volumes (on individual roadway segments) consistent with the Alameda County CMA year 2000 traffic model. Some of the links would have traffic volumes higher than the CMA model forecasts.

Year 2000 Conditions and Year 2000 Plus Alternatives

An analysis was performed for year 2000 conditions without the project (Table G-1). Project impacts for year 2000 were also analyzed using the adjusted traffic volumes, along with the effects of the mitigation measures proposed in the draft EIS/EIR, as shown in Tables G-2 through G-12. Each of these tables corresponds with one in section 4.9 of the EIS/EIR that shows intersection operations. The significance criteria in the draft EIS/EIR, which are more restrictive than the CMA criteria, were used to determine the significance of project impacts. Implementation of the mitigation measures originally proposed would mitigate project impacts to less than significant levels for all project alternatives.

Table G-1
Year 2000 Intersection Operations

Intersection	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller/I-580 southbound off-ramp			
Southbound	Stop sign	F	76
Eastbound	Stop sign	F	High
Westbound	Stop sign	D	20
2. Keller/Mountain Blvd.			
northbound	Stop sign	E	39
southbound	Stop sign	A	3
eastbound	Stop sign	F	56
westbound	Stop sign	B	5
3. Mountain Blvd./I-580 northbound on-ramp			
northbound left	None	A	3
southbound left	None	A	2
westbound	Stop sign	C	13
4. Mountain Blvd./I-580 northbound off-ramp			
eastbound	Stop sign	D	21
westbound	Stop sign	B	5
5. Keller/Canyon Oaks (Back Entr.)			
northbound	Stop sign	B	6
southbound	Stop sign	A	3
eastbound left	None	A	2
westbound left	None	A	3
6. Mountain Blvd./main entrance			
southbound left	None	A	2
westbound	Stop sign	B	8
7. Mountain Blvd./Golf Links			
northbound	Stop sign	E	30
southbound	Stop sign	B	5
eastbound	None	A	3
westbound	Stop sign	B	7
8. Golf Links/I-580 northbound ramps	Signal	C	19
northbound			
eastbound left			
9. Golf Links/98th Ave.	Signal	C	19
northbound			
southbound			
eastbound			
westbound			
10. 98th Ave./I-580 southbound on-ramp			
northbound left	None	B	5
southbound left	None	C	16
eastbound (driveway)	Stop	B	7
11. Mountain Blvd./Sequoyah Rd.			
southbound left	None	A	2
westbound	Stop sign	B	5
12. Mountain Blvd./Fontaine Overpass			
southbound left	None	A	3
westbound	Stop sign	B	6

[1] Delay in seconds.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally greater than 100 seconds).

Table G-2
Maximum Capacity Alternative
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus Maximum Capacity Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	F	High[2]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	F[2]	72
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	E[2]	61
southbound	Stop sign	A	3	Stop sign	A	3
eastbound	Stop sign	F	56	Stop sign	F	High[2]
westbound	Stop sign	B	5	Stop sign	C	11
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	5
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	D	24
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	F[2]	High
westbound	Stop sign	B	5	Stop sign	B	7
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	C	11
southbound	Stop sign	A	3	Stop sign	A	3
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	4
westbound	Stop sign	B	8	Stop sign	F[2]	High
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	E[2]	82
southbound	Stop sign	B	5	Stop sign	B	7
eastbound	None	A	3	None	A	4
westbound	Stop sign	B	7	Stop sign	B	10
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	D	38
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	D	29
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	D	27
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	5	Stop sign	B	9
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	3
westbound	Stop sign	B	6	Stop sign	C	11

[1]Delay in seconds.
[2]Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-3
Maximum Capacity Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Year 2000 Conditions			Mitigated Conditions Maximum Capacity Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp				Signal	C	23
southbound	Stop sign	F	76			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	20			
2. Keller / Mountain Blvd.				Signal	B	12
northbound	Stop sign	E	39			
southbound	Stop sign	A	3			
eastbound	Stop sign	F	56			
westbound	Stop sign	B	5			
4. Mountain Blvd. / I-580 NB off				Signal	B	14
eastbound	Stop sign	D	21			
westbound	Stop sign	B	5			
6. Mountain Blvd. / Main Entr.				Signal	C	18
southbound left	None	A	2			
westbound	Stop sign	B	8			
7. Mountain Blvd. / Golf Links				Signal	C	20
northbound	Stop sign	E	30			
southbound	Stop sign	B	5			
eastbound	None	A	3			
westbound	Stop sign	B	7			

[1]Delay in seconds.

Table G-4
Mixed Use Village Alternative
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus Mixed Use Village Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	F	High[2]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	F[2]	57
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	F[2]	49
southbound	Stop sign	A	3	Stop sign	A	3
eastbound	Stop sign	F	56	Stop sign	F	High[2]
westbound	Stop sign	B	5	Stop sign	C	10
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	4
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	D	20
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	F[2]	High[2]
westbound	Stop sign	B	5	Stop sign	B	6
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	C	10
southbound	Stop sign	A	3	Stop sign	A	3
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	8	Stop sign	F[2]	80
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	F[2]	62
southbound	Stop sign	B	5	Stop sign	B	7
eastbound	None	A	3	None	A	3
westbound	Stop sign	B	7	Stop sign	B	9
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	D	29
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	D	27
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	D	22
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	5	Stop sign	B	7
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	3
westbound	Stop sign	B	6	Stop sign	B	9

[1]Delay in seconds.

[2]Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-5
Mixed Use Village Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Year 2000 Conditions			Mitigated Conditions Mixed Use Village Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp				Signal	C	19
southbound	Stop sign	F	76			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	20			
2. Keller / Mountain Blvd.				Signal	B	11
northbound	Stop sign	E	39			
southbound	Stop sign	A	3			
eastbound	Stop sign	F	56			
westbound	Stop sign	B	5			
4. Mountain Blvd. / I-580 NB off				Signal	B	13
eastbound	Stop sign	D	21			
westbound	Stop sign	B	5			
6. Mountain Blvd. / Main Entr.				Signal	C	15
southbound left	None	A	2			
westbound	Stop sign	B	8			
7. Mountain Blvd. / Golf Links				Signal	C	18
northbound	Stop sign	E	30			
southbound	Stop sign	B	5			
eastbound	None	A	3			
westbound	Stop sign	B	7			

[1]Delay in seconds.

Table G-6
Single Use Campus Alternative
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus Single Use Campus Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	F	High[2]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	F[2]	45
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	E	38
southbound	Stop sign	A	3	Stop sign	A	3
eastbound	Stop sign	F	56	Stop sign	F	High[2]
westbound	Stop sign	B	5	Stop sign	B	10
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	4
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	C	17
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	E[2]	40
westbound	Stop sign	B	5	Stop sign	B	5
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	C	10
southbound	Stop sign	A	3	Stop sign	A	7
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	8	Stop sign	D	21
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	F[2]	46
southbound	Stop sign	B	5	Stop sign	B	6
eastbound	None	A	3	None	A	3
westbound	Stop sign	B	7	Stop sign	B	8
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	C	25
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	C	24
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	C	19
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	5	Stop sign	B	6
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	3
westbound	Stop sign	B	6	Stop sign	B	8

[1]Delay in seconds.

[2]Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-7
Single Use Campus Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Year 2000 Conditions			Mitigated Conditions Single Use Campus Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp				Signal	C	17
southbound	Stop sign	F	76			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	20			
2. Keller / Mountain Blvd.				Signal	B	11
northbound	Stop sign	E	39			
southbound	Stop sign	A	3			
eastbound	Stop sign	F	56			
westbound	Stop sign	B	5			
4. Mountain Blvd. / I-580 NB off				Signal	A	2
eastbound	Stop sign	D	21			
westbound	Stop sign	B	5			
7. Mountain Blvd. / Golf Links				Signal	C	17
northbound	Stop sign	E	30			
southbound	Stop sign	B	5			
eastbound	None	A	3			
westbound	Stop sign	B	7			

[1]Delay in seconds.

Table G-8
Residential Alternative (Option 1)
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus Residential Alternative (Option 1)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	F	High[2]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	E[2]	43
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	D	24
southbound	Stop sign	A	3	Stop sign	A	3
eastbound	Stop sign	F	56	Stop sign	F	High[2]
westbound	Stop sign	B	5	Stop sign	B	6
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	3
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	C	11
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	D	26
westbound	Stop sign	B	5	Stop sign	B	5
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	B	8
southbound	Stop sign	A	3	Stop sign	A	3
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	8	Stop sign	C	15
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	E	37
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	None	A	3	None	A	3
westbound	Stop sign	B	7	Stop sign	B	6
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	C	20
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	C	23
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	C	14
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	5	Stop sign	B	6
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	2
westbound	Stop sign	B	6	Stop sign	B	7

[1]Delay in seconds.
[2]Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-9
Residential Alternative (Option 1)
Year 2000 Intersection Operations - Mitigated

Intersection	Year 2000 Conditions			Mitigated Conditions Residential Alternative (Option 1)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp				Signal	C	17
southbound	Stop sign	F	76			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	20			
2. Keller / Mountain Blvd.				Signal	B	10
northbound	Stop sign	E	39			
southbound	Stop sign	A	3			
eastbound	Stop sign	F	56			
westbound	Stop sign	B	5			

[1]Delay in seconds.

Table G-10
Residential Alternative (Option 2)
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus Residential Alternative (Option 2)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	F	High[2]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	F[2]	43
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	D	29
southbound	Stop sign	A	3	Stop sign	A	4
eastbound	Stop sign	F	56	Stop sign	F	High[2]
westbound	Stop sign	B	5	Stop sign	B	7
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	3
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	C	13
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	F[2]	50
westbound	Stop sign	B	5	Stop sign	B	5
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	B	9
southbound	Stop sign	A	3	Stop sign	A	3
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	4
westbound	Stop sign	B	8	Stop sign	F[2]	32
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	F[2]	48
southbound	Stop sign	B	5	Stop sign	B	6
eastbound	None	A	3	None	A	4
westbound	Stop sign	B	7	Stop sign	B	7
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	C	22
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	D	25
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	C	15
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	3
westbound	Stop sign	B	5	Stop sign	B	7
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	4
westbound	Stop sign	B	6	Stop sign	C	12

[1]Delay in seconds.

[2]Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G–11
Residential Alternative (Option 2)
Year 2000 Intersection Operations - Mitigated

Intersection	Year 2000 Conditions			Mitigated Conditions Residential Alternative (Option 2)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp				Signal	C	20
southbound	Stop sign	F	76			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	20			
2. Keller / Mountain Blvd.				Signal	B	10
northbound	Stop sign	E	39			
southbound	Stop sign	A	3			
eastbound	Stop sign	F	56			
westbound	Stop sign	B	5			
4. Mountain Blvd. / I-580 NB off				Signal	A	1
eastbound	Stop sign	D	21			
westbound	Stop sign	B	5			
6. Mountain Blvd. / Main Entr.				Signal	B	14
southbound left	None	A	2			
westbound	Stop sign	B	8			
7. Mountain Blvd. / Golf Links				Signal	C	15
northbound	Stop sign	E	30			
southbound	Stop sign	B	5			
eastbound	None	A	3			
westbound	Stop sign	B	7			

[1]Delay in seconds.

Table G-12
No Action Alternative
Year 2000 Intersection Operations

Intersection	Year 2000 Conditions			Year 2000 Conditions Plus No Action Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[1]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	76	Stop sign	E	31
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	20	Stop sign	C	19
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	C	10
southbound	Stop sign	A	3	Stop sign	A	3
eastbound	Stop sign	F	56	Stop sign	D	29
westbound	Stop sign	B	5	Stop sign	B	5
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	3	None	A	3
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	13	Stop sign	B	7
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	D	21	Stop sign	B	7
westbound	Stop sign	B	5	Stop sign	A	3
5. Keller / Canyon Oaks (bk entr)						
northbound	Stop sign	B	6	Stop sign	B	7
southbound	Stop sign	A	3	Stop sign	A	3
eastbound left	None	A	2	None	A	2
westbound left	None	A	3	None	A	3
6. Mountain Blvd. / Main Entr.						
southbound left	None	A	2	None	A	2
westbound	Stop sign	B	8	Stop sign	A	4
7. Mountain Blvd. / Golf Links						
northbound	Stop sign	E	30	Stop sign	C	17
southbound	Stop sign	B	5	Stop sign	A	4
eastbound	None	A	3	None	A	3
westbound	Stop sign	B	7	Stop sign	B	5
8. Golf Links / I-580 NB ramps	Signal	C	19	Signal	C	16
northbound						
eastbound left						
9. Golf Links / 98th Ave.	Signal	C	19	Signal	C	20
northbound						
southbound						
eastbound						
westbound						
10. 98th Ave. / I-580 SB on						
northbound left	None	B	5	None	B	5
southbound left	None	C	16	None	B	9
eastbound (driveway)	Stop	B	7	Stop	B	7
11. Mountain Blvd. / Sequoyah						
southbound left	None	A	2	None	A	2
westbound	Stop sign	B	5	Stop sign	A	3
12. Mountain Blvd. / Fontaine						
southbound left	None	A	3	None	A	2
westbound	Stop sign	B	6	Stop sign	A	4

[1]Delay in seconds.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).

2.0 Year 2000 and Year 2010 Peak Hour Conditions for I-580 and SR 13

An analysis of year 2000 and year 2010 PM peak hour conditions was conducted for I-580 and SR 13 based on forecasts from the CMA transportation model. Six freeway segments were analyzed. Traffic generated by each of the project alternatives was added to the traffic volume forecasts for year 2000 and 2010. The project traffic assigned to the freeways was reduced by 18 percent to account for eight percent transit ridership, six percent use of non-motorized transportation, and four percent of people who would work at home.

The freeway levels of service (LOS) were calculated based on the volume/capacity (V/C) ratio using the 1985 Highway Capacity Manual methodology. A summary of the analysis results is shown in Table G-13 for year 2000 and Table G-14 for year 2010. LOS E has been established by the CMA as the standard for traffic operations on I-580 and SR 13.

For year 2000 conditions, all freeway segments would operate at LOS E or better for all alternatives, with one exception. For the eastbound segment of I-580 between SR 13 and Edwards Avenue, traffic would operate at LOS F without implementation of any of the project alternatives. The addition of project traffic would result in a drop in the V/C ratio of no greater than 0.02. A drop in V/C ratio of 0.03 or less would not be perceptible to the public. Therefore, none of the project alternatives would result in significant freeway impacts in year 2000.

For year 2010 conditions, several freeway segments would operate below the LOS E CMA standard. All segments that would operate at LOS F after implementation of the project alternatives would also operate at LOS F without the project. The addition of project traffic would result in a drop in the V/C ratio of no greater than 0.02. Therefore, none of the project alternatives would result in significant freeway impacts in year 2010.

Table G-13
Freeway Levels of Service
2000 PM Peak Hour

SR 13 North of I-580

Alternative	Level of Service		Volume/ Capacity	
	SB	NB	SB	NB
2000	D	E	0.84	0.99
Maximum Capacity Alternative	D	E	0.86	1.00
Mixed Use Village Alternative	D	E	0.86	1.00
Single Use Campus Alternative	D	E	0.85	0.99
Residential Alternative (option 1)	D	E	0.85	0.98
Residential Alternative (option 2)	D	E	0.86	0.98
No Action Alternative	D	E	0.84	0.97

I-580 North of SR 13

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	C	C	0.73	0.58
Maximum Capacity Alternative	C	C	0.74	0.59
Mixed Use Village Alternative	C	C	0.74	0.59
Single Use Campus Alternative	C	C	0.74	0.59
Residential Alternative (option 1)	C	C	0.74	0.58
Residential Alternative (option 2)	C	C	0.74	0.58
No Action Alternative	C	C	0.73	0.57

I-580 from SR 13 to Edwards Ave.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	F	E	1.03	0.98
Maximum Capacity Alternative	F	E	1.05	0.99
Mixed Use Village Alternative	F	E	1.05	0.99
Single Use Campus Alternative	F	E	1.04	0.98
Residential Alternative (option 1)	F	E	1.04	0.97
Residential Alternative (option 2)	F	E	1.05	0.97
No Action Alternative	F	E	1.02	0.95

I-580 from Edwards Ave. to Keller Ave.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	D	E	0.89	0.94
Maximum Capacity Alternative	D	E	0.91	0.96
Mixed Use Village Alternative	D	E	0.91	0.95
Single Use Campus Alternative	D	E	0.90	0.95
Residential Alternative (option 1)	D	E	0.90	0.93
Residential Alternative (option 2)	D	E	0.91	0.94
No Action Alternative	D	D	0.88	0.92

I-580 from Keller Ave. to Golf Links Rd.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	D	D	0.90	0.92
Maximum Capacity Alternative	D	D	0.90	0.93
Mixed Use Village Alternative	D	D	0.90	0.93
Single Use Campus Alternative	D	D	0.90	0.93
Residential Alternative (option 1)	D	D	0.90	0.92
Residential Alternative (option 2)	D	D	0.90	0.92
No Action Alternative	D	D	0.90	0.92

I-580 South of Golf Links Rd.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	D	D	0.90	0.90
Maximum Capacity Alternative	D	D	0.90	0.92
Mixed Use Village Alternative	D	D	0.90	0.91
Single Use Campus Alternative	D	D	0.90	0.91
Residential Alternative (option 1)	D	D	0.89	0.91
Residential Alternative (option 2)	D	D	0.89	0.91
No Action Alternative	D	D	0.88	0.90

Table G-14
Freeway Levels of Service
2010 PM Peak Hour

SR 13 North of I-580

Alternative	Level of Service		Volume/ Capacity	
	SB	NB	SB	NB
2000	D	F	0.92	1.04
Maximum Capacity Alternative	E	F	0.93	1.05
Mixed Use Village Alternative	D	F	0.93	1.04
Single Use Campus Alternative	D	F	0.92	1.04
Residential Alternative (option 1)	D	F	0.93	1.03
Residential Alternative (option 2)	E	F	0.93	1.03
No Action Alternative	D	F	0.91	1.01

I-580 from Edwards Ave. to Keller Ave.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	F	E	1.03	0.96
Maximum Capacity Alternative	F	E	1.05	0.98
Mixed Use Village Alternative	F	E	1.04	0.97
Single Use Campus Alternative	F	E	1.03	0.97
Residential Alternative (option 1)	F	E	1.04	0.95
Residential Alternative (option 2)	F	E	1.04	0.96
No Action Alternative	F	E	1.02	0.93

I-580 North of SR 13

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	D	C	0.81	0.63
Maximum Capacity Alternative	D	C	0.82	0.63
Mixed Use Village Alternative	D	C	0.81	0.63
Single Use Campus Alternative	D	C	0.81	0.63
Residential Alternative (option 1)	D	C	0.81	0.62
Residential Alternative (option 2)	D	C	0.82	0.62
No Action Alternative	D	C	0.80	0.61

I-580 from Keller Ave. to Golf Links Rd.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	F	E	1.00	0.95
Maximum Capacity Alternative	F	E	1.01	0.95
Mixed Use Village Alternative	F	E	1.01	0.95
Single Use Campus Alternative	F	E	1.00	0.95
Residential Alternative (option 1)	F	E	1.01	0.95
Residential Alternative (option 2)	F	E	1.01	0.95
No Action Alternative	F	E	1.00	0.95

I-580 from SR 13 to Edwards Ave.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	F	F	1.12	1.05
Maximum Capacity Alternative	F	F	1.14	1.06
Mixed Use Village Alternative	F	F	1.14	1.05
Single Use Campus Alternative	F	F	1.13	1.05
Residential Alternative (option 1)	F	F	1.14	1.04
Residential Alternative (option 2)	F	F	1.14	1.04
No Action Alternative	F	F	1.11	1.02

I-580 South of Golf Links Rd.

Alternative	Level of Service		Volume/ Capacity	
	EB	WB	EB	WB
2000	F	E	1.00	0.95
Maximum Capacity Alternative	F	E	1.01	0.97
Mixed Use Village Alternative	F	E	1.01	0.96
Single Use Campus Alternative	F	E	1.01	0.96
Residential Alternative (option 1)	E	E	1.00	0.96
Residential Alternative (option 2)	F	E	1.00	0.96
No Action Alternative	E	E	0.99	0.94

3.0 Cumulative Impacts

Although cumulative project impacts could be reasonably assumed to be included in the CMA traffic volume forecasts, a separate analysis of cumulative impacts was performed to assess the impacts of the Leona Quarry project. This analysis was performed in a manner consistent with the original cumulative impacts analysis in the draft EIS/EIR and found that the mitigation measures proposed in the draft EIS/EIR would mitigate project impacts to a level of non-significance. Please refer to Tables G-15 through G-25.

Table G-15
Cumulative Maximum Capacity Alternative
Year 2000 Intersection Operations

Intersection	Cumulative Development *Without* Maximum Capacity Alternative[1]			Cumulative Development *With* Maximum Capacity Alternative[1]		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	82	Stop sign	F	High
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	F	High
2. Keller / Mountain Blvd.						
northbound	Stop sign	F	59	Stop sign	F[3]	62
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	F	High
westbound	Stop sign	B	6	Stop sign	C	7
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	B	5
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	E[4]	34
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	F	30	Stop sign	F	High
westbound	Stop sign	B	5	Stop sign	B	8

[1] Includes the Leona Quarry project.
[2] Delay in seconds.
[3] Indicates significant and mitigable impact.
[4] Not significant - only seven vehicles are affected.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-16
Cumulative Maximum Capacity Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Cumulative Development[1] *Without* Maximum Capacity Alternative			Cumulative Development[1] *With* Maximum Capacity Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp				Signal	D	26
southbound	Stop sign	F	89			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	29			
2. Keller / Mountain Blvd.				Signal	B	13
northbound	Stop sign	E	39			
southbound	Stop sign	B	5			
eastbound	Stop sign	F	62			
westbound	Stop sign	B	6			
4. Mountain Blvd. / I-580 NB off				Signal	B	14
eastbound	Stop sign	E	30			
westbound	Stop sign	B	5			

[1] Includes the Leona Quarry project.
[2] Delay in seconds.

Table G-17
Cumulative Mixed Use Village Alternative
Year 2000 Intersection Operations

Intersection	Cumulative Development[1] *Without* Mixed Use Village Alternative			Cumulative Development[1] *With* Mixed Use Village Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	82	Stop sign	F	High[3]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	F[3]	86
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	F[3]	50
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	F	High
westbound	Stop sign	B	6	Stop sign	C	11
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	B	5
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	D	27
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	F	30	Stop sign	F[3]	High
westbound	Stop sign	B	5	Stop sign	B	6

[1] Includes the Leona Quarry project.
[2] Delay in seconds.
[3] Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-18
Cumulative Mixed Use Village Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Cumulative Development[1] *Without* Mixed Use Village Alternative			Cumulative Development[1] *With* Mixed Use Village Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp				Signal	C	21
southbound	Stop sign	F	89			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	29			
2. Keller / Mountain Blvd.				Signal	B	13
northbound	Stop sign	E	39			
southbound	Stop sign	B	5			
eastbound	Stop sign	F	62			
westbound	Stop sign	B	6			
4. Mountain Blvd. / I-580 NB off				Signal	B	14
eastbound	Stop sign	E	30			
westbound	Stop sign	B	5			

[1] Includes the Leona Quarry project.
[2] Delay in seconds.

Table G-19
Cumulative Single Use Campus Alternative
Year 2000 Intersection Operations

Intersection	Cumulative Development[1] *Without* Single Use Campus Alternative			Cumulative Development[1] *With* Single Use Campus Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	89	Stop sign	F	High[3]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	F[3]	67
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	E	39
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	F	High
westbound	Stop sign	B	6	Stop sign	C	11
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	A	4
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	D	22
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	E	30	Stop sign	F	76
westbound	Stop sign	B	5	Stop sign	B	6

[1] Includes the Leona Quarry project.
[2] Delay in seconds.
[3] Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-20
Cumulative Single Use Campus Alternative
Year 2000 Intersection Operations - Mitigated

Intersection	Cumulative Development[1] *Without* Single Use Campus Alternative			Cumulative Development[1] *With* Single Use Campus Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp				Signal	C	18
southbound	Stop sign	F	89			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	29			
2. Keller / Mountain Blvd.				Signal	B	12
northbound	Stop sign	E	39			
southbound	Stop sign	B	5			
eastbound	Stop sign	F	62			
westbound	Stop sign	B	6			
4. Mountain Blvd. / I-580 NB off				Signal	A	2
eastbound	Stop sign	E	30			
westbound	Stop sign	B	5			

[1] Includes the Leona Quarry project.
[2] Delay in seconds.

Table G-21
Cumulative Residential Alternative (Option 1)
Year 2000 Intersection Operations

Intersection	Cumulative Development[1] *Without* Residential Alternative (Option 1)			Cumulative Development[1] *With* Residential Alternative (Option 1)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	89	Stop sign	F	High
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	F[3]	65
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	D	25
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	F	High
westbound	Stop sign	B	6	Stop sign	B	7
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	A	4
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	C	14
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	E	30	Stop sign	E	42
westbound	Stop sign	B	5	Stop sign	B	5

[1] Includes the Leona Quarry project.
[2] Delay in seconds.
[3] Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-22
Cumulative Residential Alternative (Option 1)
Year 2000 Intersection Operations - Mitigated

Intersection	Cumulative Development[1] *Without* Residential Alternative (Option 1)			Cumulative Development[1] *With* Residential Alternative (Option 1)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp				Signal	C	18
southbound	Stop sign	F	89			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	29			
2. Keller / Mountain Blvd.				Signal	B	11
northbound	Stop sign	E	39			
southbound	Stop sign	B	5			
eastbound	Stop sign	F	62			
westbound	Stop sign	B	6			

[1] Includes the Leona Quarry project.
[2] Delay in seconds.

Table G-23
Cumulative Residential Alternative (Option 2)
Year 2000 Intersection Operations

Intersection	Cumulative Development[1] *Without* Residential Alternative (Option 2)			Cumulative Development[1] *With* Residential Alternative (Option 2)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	89	Stop sign	F	High[3]
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	F[3]	83
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	E	30
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	F	High[3]
westbound	Stop sign	B	6	Stop sign	B	8
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	A	3
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	C	16
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	F	30	Stop sign	F[3]	High
westbound	Stop sign	B	5	Stop sign	B	5

[1] Includes the Leona Quarry project.
[2] Delay in seconds.
[3] Indicates significant and mitigable impact.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).
Shading indicates location that may experience significant level of service/delay impacts if no mitigation is implemented.

Table G-24
Cumulative Residential Alternative (Option 2)
Year 2000 Intersection Operations - Mitigated

Intersection	Cumulative Development[1] *Without* Residential Alternative (Option 2)			Cumulative Development[1] *With* Residential Alternative (Option 2)		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp				Signal	C	21
southbound	Stop sign	F	89			
eastbound	Stop sign	F	High			
westbound	Stop sign	D	29			
2. Keller / Mountain Blvd.				Signal	B	11
northbound	Stop sign	E	39			
southbound	Stop sign	B	5			
eastbound	Stop sign	F	62			
westbound	Stop sign	B	6			
4. Mountain Blvd. / I-580 NB off				Signal	B	14
eastbound	Stop sign	E	30			
westbound	Stop sign	B	5			

[1] Includes the Leona Quarry project.
[2] Delay in seconds.

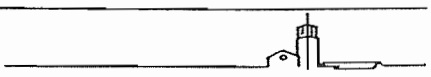


Table G-25
Cumulative No Action Alternative
Year 2000 Intersection Operations

Intersection	Cumulative Development[1] *Without* No Action Alternative			Cumulative Development[1] *With* No Action Alternative		
	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]	Traffic Control	PM Peak Hour LOS	PM Peak Hour Delay[2]
1. Keller / I-580 SB off-ramp						
southbound	Stop sign	F	89	Stop sign	E	33
eastbound	Stop sign	F	High	Stop sign	F	High
westbound	Stop sign	D	29	Stop sign	D	28
2. Keller / Mountain Blvd.						
northbound	Stop sign	E	39	Stop sign	C	11
southbound	Stop sign	B	5	Stop sign	B	5
eastbound	Stop sign	F	62	Stop sign	E	31
westbound	Stop sign	B	6	Stop sign	B	5
3. Mountain Blvd. / I-580 NB on						
northbound left	None	A	4	None	A	3
southbound left	None	A	2	None	A	2
westbound	Stop sign	C	16	Stop sign	B	8
4. Mountain Blvd. / I-580 NB off						
eastbound	Stop sign	E	30	Stop sign	B	8
westbound	Stop sign	B	5	Stop sign	A	3

[1]Includes the Leona Quarry project.
[2]Delay in seconds.

Note: "High" delay indicates extreme values, which are outside the range of the analysis method (generally more than 100 seconds).