

APPENDIX C

WATER SUPPLY ASSESSMENT CORRESPONDENCE

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CITY OF OAKLAND

Planning, Building and Neighborhood Preservation Department
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612

VIA EMAIL AND U.S. MAIL

William Kirkpatrick
Manager of Water Distribution Planning
East Bay Municipal Utility District
P.O. Box 24055
Oakland, CA 94623-1055

RE: Satisfaction of Water Supply Consultation for the 2012 Oakland Army Base Project

Dear Mr. Kirkpatrick:

The City of Oakland is submitting this letter to the East Bay Municipal Utility District (“EBMUD”) because it believes that adequate water supplies are available to serve the 2012 Oakland Army Base Project and no further consultation is necessary. In response to the City’s December 19, 2001 request, EBMUD prepared a January 19, 2002 Water Supply Assessment (“WSA”) for the 2002 Oakland Army Base (“OARB”) Redevelopment Plan Environmental Impact Report (“2002 EIR”), which confirmed that adequate water supplies were available to serve the proposed project (see Attachments A and B). As detailed below, the current project has substantially less water demand than that in 2002. Therefore, the City believes further consultation is not required. We are writing at this time to inform you of this approach and to provide the updated water supply information for the 2012 OARB Project.

The 2002 EIR was a “project level” Redevelopment Plan EIR, prepared pursuant to CEQA Guidelines section 15180(b), and, as such, all projects in furtherance of it are treated as a “single project.” The Redevelopment Plan, and the 2002 EIR, covered over 1,800 acres, including the former OARB, 16th/Wood area, and Maritime areas of the Port. The City, in conjunction with the Port, are now proposing to develop a portion of the Redevelopment Plan Area, which generally encompasses the former OARB (about 360 acres), primarily for transportation and logistics purposes, including, without limitation, certain railroad and street infrastructure and other trade and logistics improvements (collectively, the “2012 OARB Project”), pursuant to and in furtherance of the Redevelopment and Base Reuse Plans (see Attachment C).

As detailed below, water demand associated with the proposed 2012 OARB Project is anticipated to about 144,341 gpd, considerably less than the approximately 614,000 gpd under the 2002 EIR for the same geographic area (the former OARB). Calculations for the 2012 OARB Project are included after the summary of the 2002 WSA findings.

2002 Oakland Army Base Redevelopment Plan Project

As stated in the City's December 19, 2001 letter and supporting documents, the 2002 Oakland Army Base Redevelopment Plan included 2,347,000 square feet of development in the former OARB sub-district (the same geographic area as the 2012 OARB Project), as follows:

- Light Industry: 494,000 square feet
- Office, R&D: 1,528,000 square feet
- Retail: 25,000 square feet
- Warehouse/distribution: 300,000 square feet

Based on the 2002 WSA, the 2002 EIR estimated water demand for the *entire* redevelopment project area of about 1,800 acres was projected to be approximately 1.5 million gallons per day (mgd) in 2020.¹ The OARB sub-district (the same geographic area as the proposed 2012 Project) was projected to have a water demand of approximately 614,000 gpd. Per an assessment of the redevelopment program's water demand conducted by the District in February 2002, the District projected the 2020 water demand to be approximately 1.8 mgd, which includes an estimated 0.15 mgd that could be satisfied by recycled water.

The findings of the 2002 WSA concluded that EBMUD has sufficient supplies to meet the demand of the redevelopment program in years of normal rainfall. However; under drought conditions, EBMUD would not have sufficient water to serve all customer demand within its service boundary, including the redevelopment program. Implementation of EBMUD's drought condition rationing program in combination with Mitigation Measures 4.9-4, 4.9-5, and 4.9-6, below, would substantially reduce demand for potable water from redevelopment during critical water supply events, consistent with EBMUD policies. The residual impact is considered less than significant.

- Mitigation 4.9-4: Individual actions with landscaping requirements of one or more acres shall plumb landscape areas for irrigation with reclaimed water.
- Mitigation 4.9-5: Individual buildings with gross floor area exceeding 10,000 square feet shall install dual plumbing for both potable and reclaimed water, unless determined to be infeasible by the approving agency (City or Port).
- Mitigation 4.9-6: Site design shall facilitate use of reclaimed water, and shall comply with requirements of CCR Title 22 regarding prohibitions of site run-off to surface waters.

In addition, the proposed project would be required to comply with the City's Green Building Ordinance (OMC Chapter 18.02). Compliance may include the incorporation of water-efficient landscaping; the installation of water-efficient equipment such as water-conserving toilets, showerheads, and faucet aerators; or other design or technologies that would reduce water demand.

2012 Oakland Army Base Project

As noted above, the 2012 OARB Project, which implements the Redevelopment Plan, includes primarily warehouse and distribution facilities to support cargo logistics uses. Water demand for

¹ As indicated in the City's December 19, 2001 letter and supporting documentation, the actual net increase in water demand, as compared to existing conditions, for the entire 1,800 acre Redevelopment Plan area was about 516,547 gpd.

the 2012 OARB Project using the water demand categories included in the 2002 WSA is shown in the table below. The 2012 OARB Project includes two development variants for the “West Gateway” area: Variant A: “working water front” with bulk warehouses use and Variant B: research and development and open space (public access) uses. It is assumed that Variant B would have a greater water demand, and as such is included in the calculation. Under the 2002 Redevelopment Plan, the Oakland Army Base sub-district was projected to have a water demand of approximately 614,000 gpd; under the 2012 OARB Project, this area is projected to have a much lower water demand of 144,341 gpd.

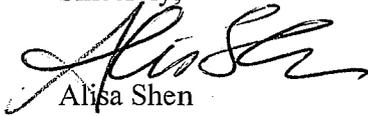
Land Use	Square Feet	Acres	Water Demand Category	Gal/Day	Water Demand
R&D	290,000	11.4	EO- Office/light industrial	1,748	19,927
Warehouse	1,825,650	153.7	EIL - industrial low water use	563	86,533
Recycling	379,600	17.8	EH - specific high [<i>most conservative assumption</i>]	1,116	19,865
Truck Services	37,680	32	EIL - industrial low water use	563	18,016
TOTAL	2,532,930	214.9			144,341

Note: Areas not included in the calculations include roadways, rail right-of-way, etc.

Since the projected water demand for the 2012 OARB Project is well below the water demand assessed by EBMUD in 2002, and the 2012 OARB Project implements the Redevelopment Plan and is considered a ‘single Project’, the City believes that the requirements for consultation have been satisfied, and that no further consultation is necessary. We are continuing to prepare the appropriate CEQA documents for the 2012 OARB Project. We anticipate this to be an Addendum, which is expected to be finalized at the end of April 2012. If you have any objections to this letter, please respond within ten (10) business days; otherwise we will assume concurrence.

Please contact me if you need additional information. I can be reached at (510) 238-2166 or by email at AShen@oaklandnet.com.

Sincerely,



Alisa Shen
 Project Planner
 Planning, Building and Neighborhood Preservation Department

Attachments:

- A. City’s December 19, 2001 Request for Water Supply Assessment
- B. EBMUD’s February 19, 2002 response
- C. 2012 Oakland Army Base Project Boundary – Draft Map
- D. Relevant excerpts from 2002 Draft EIR Chapter 4.9
- E. Relevant excerpts from 2002 Final EIR (EBMUD June 12, 2002 comment letter and response)

Oakland Base Reuse Authority
700 Murmansk Street, Suite 3
Oakland, CA 94607
(510) 238-7256 Facsimile (510) 238-2936

December 19, 2001

Mr. William R. Kirkpatrick, Manager, Water Distribution Planning
East Bay Municipal Utility District, M/S 701
P.O. Box 24055
Oakland, California 94623-1055

Re: Oakland Army Base (OARB) Redevelopment Plan EIR
Request for Water Consultation and a Water Supply Assessment

Dear Mr. Kirkpatrick:

This letter serves as a request from the Oakland Base Reuse Authority (OBRA), acting as Local Reuse Agency on behalf of the City of Oakland, to EBMUD for an assessment of water demand for the subject redevelopment plan, and of the supply of EBMUD water available to serve the proposed redevelopment district. The City is preparing a redevelopment environmental impact report (EIR) in accordance with requirements of the California Environmental Quality Act (CEQA, Public Resources Code [PRC] §21000 et seq) and the CEQA Guidelines (California Code of Regulations [CCR] § 15000 et seq). This request to EBMUD is made pursuant to CCR §15083.5, which requires consultation with the relevant water agency for actions of a certain magnitude.

The City of Oakland recognizes that economic and physical blight exists in West Oakland, and that such blight could worsen due to the closure of OARB by the U.S. Government (final decision enacted into law September 1995). Therefore, in July 2000, the City established a redevelopment district with OARB at its center. At the same time, the City adopted a redevelopment plan that defines a framework of agency powers, duties, and obligations to enable redevelopment within the district.

The redevelopment district encompasses approximately 1,731 acres, and three redevelopment sub-districts, as shown on Attachments A and B to this letter:

- OARB: approximately 385 acres, the land are of the base
- Maritime: approximately 1,300 acres of Port of Oakland maritime and rail facilities, as well as roadway rights-of-way and miscellaneous parcels; and
- 16th/Wood: approximately 46 acres of West Oakland, immediately east of I-880.

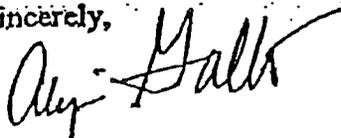
Currently, the developed portion of the district is overwhelmingly transportation-oriented industry. Redevelopment is envisioned to result in a more complex and rich land use. It should be understood, however, that plans for ultimate reuse are conceptual, and redevelopment information is limited to proposed land use classifications and development intensities that will be reflected in an amendment to the Oakland General Plan. Only a few specific component projects have been generally identified, and details regarding building locations, operational characteristics, etc. do not currently exist. Buildout is expected to occur by 2020, and is expected to result in the land uses and development intensities identified in Attachment C to this letter.

It is the City's understanding the current EBMUD water demand protocol is based on land use types and development intensities. Because this is the type of information that exists regarding the proposed plan for redevelopment, we are confident EBMUD can assess water demand and supply in accordance with the requirements of CEQA. Attachment D is an analysis of existing and future water demand (at buildout) for the redevelopment district. We hope this information may assist EBMUD.

OBRA and the City of Oakland appreciate EBMUD's attention to this request. Should you have questions, or require additional information, please do not hesitate to contact our EIR consultant, Gayle Borchard: 510/655-1854.

Thank you.

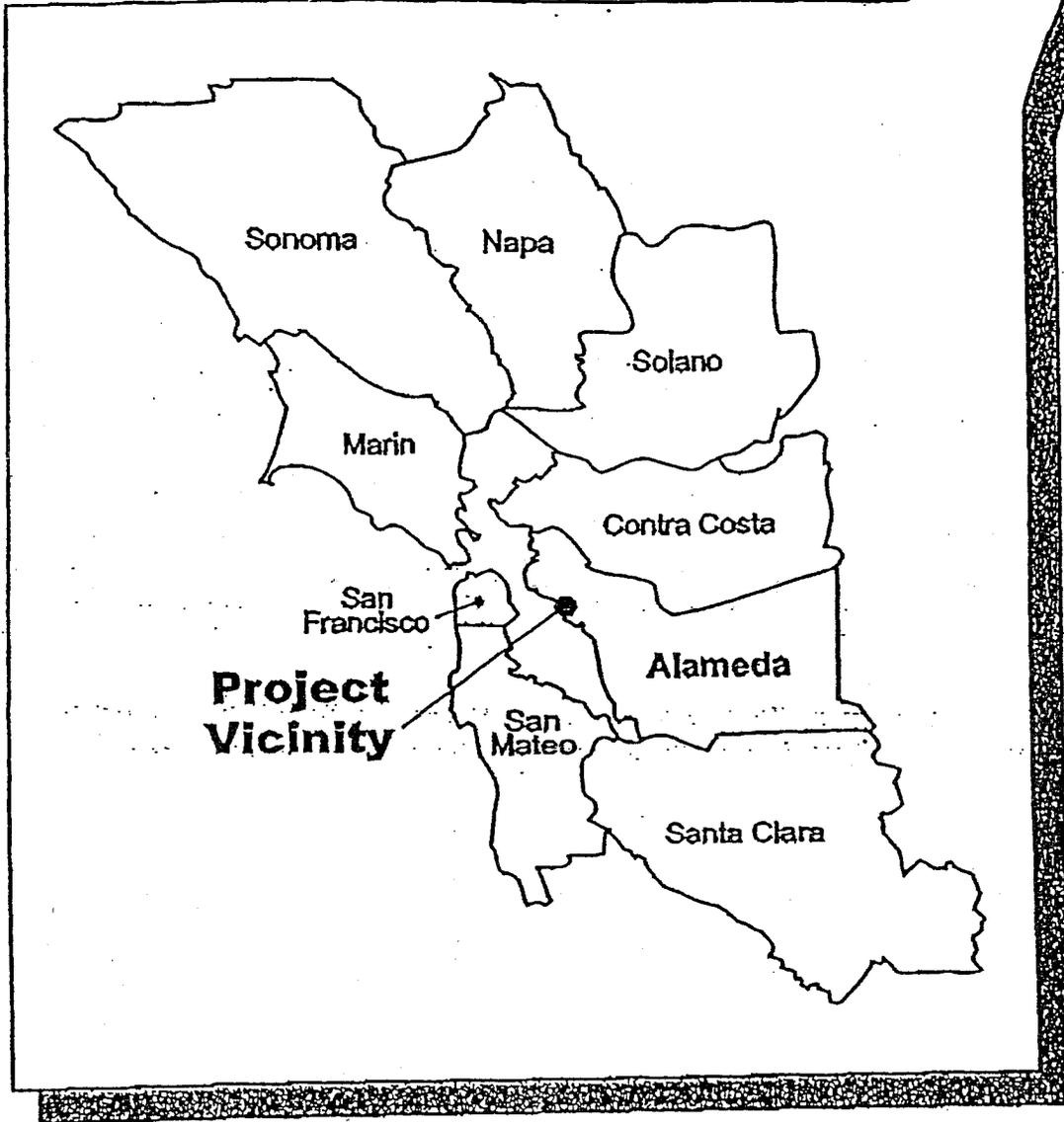
Sincerely,



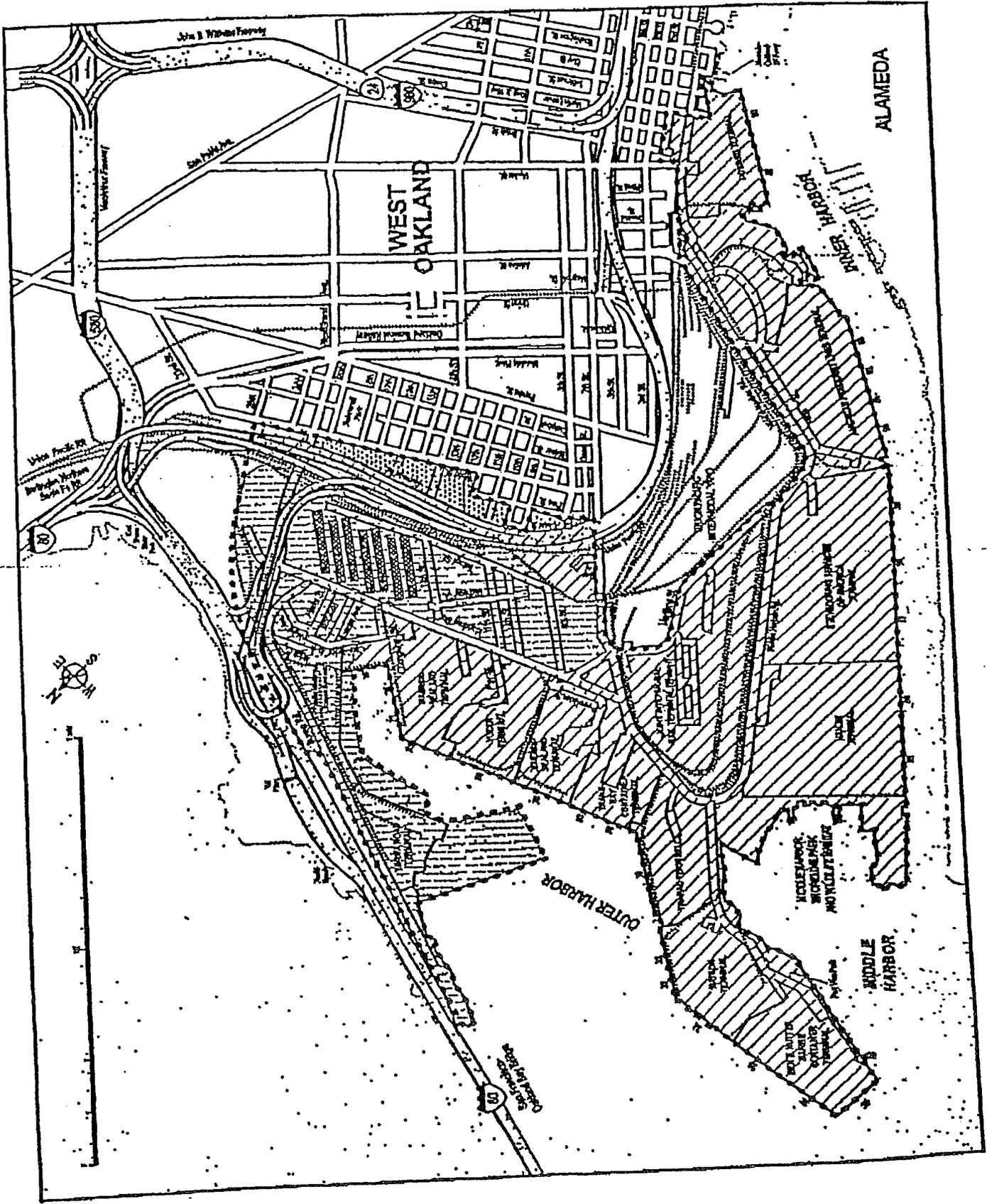
Aliza Gallo
Executive Director

Attachments: A: Graphic: Regional Location
B: Graphic: OARB Redevelopment District and Sub-districts
C: Table: Proposed Land Uses and Development Intensities
D: Spreadsheet: Current and 2020 Demand in the Redevelopment District

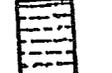
cc: E. Thornton, OBRA Project Manager
M. Wald, City Attorney
S. Gregory, Lamphier-Gregory, Consulting CEQA Manager
G. Borchard, Gayle Borchard & Associates, CEQA Consultant



Not to Scale



LEGEND

-  OARB Redevelopment Project Area
-  Maritime Redevelopment Sub-district
-  OARB Redevelopment Sub-district
-  10th and Wood development district

Attachment C, Water Supply Assessment Request
 OARB Redevelopment District Build-out through 2020
 Proposed Land Uses and Development Intensities

Potential Land Uses	Units	Redevelopment Sub-district			Total
		OARB	Maritime	16 th /Wood	
Light Industry	sq. ft.	444,000	0	300,000	1,044,000
Office, R&D	sq. ft.	1,528,000	0	1,000,000	2,528,000
Retail	sq. ft.	25,000	0	500,000	525,000
Warehouse/distribution	sq. ft.	300,000	0	0	300,000
Total square feet		2,297,000	0	1,800,000	4,397,000
From uses listed above	ac.	162	0	44	202
Community/civic	ac.	3	0	1	4
Park, Public Access	ac.	25	0	1	26
Maritime	ac.	52	166	0	1226
Maritime Support	ac.	15	90	0	105
Rail	ac.	128	0	0	120
Total acres to be redeveloped		385	256	46	687 (of 1,731)
Residential	Total units	d.u.		400	400
Notes:	sq. ft. = square feet				
	ac. = acres				
	d.u. = dwelling units				

Attachment D, Water Supply Assessment Request
 OARB Redevelopment District: Current and 2020 Demand in the Redevelopment District

Redevelopment Sub-District	Current Water Demand, Gallons per Day (gpd) (1), (2)			Estimated 2020 Water Demand, Gallons per Day		
	Land Use (3)	Acres	gpd/ac Demand	Land Use	Acres (4)	gpd/ac Demand
OARB	EH	215	240,000	EO	33	1,748
	EIL	150	N/A (actual used)	EOH	107	3,889
	EV	20	N/A (actual used)	EC	5	1,895
			240,000	EIL	215	563
				EPI	25	426
						613,977
Maritime	EIL	1,275	717,825	EIL	1,326	563
	EC	25	42,375			
		1,300	760,200			
16th/Wood	EIL	46	25,898	ER4	8	8,330
				EOH	10	3,889
				EC	3	1,895
				EP	2	1,343
				EIL	23	563
						126,250
Total District		1,731	1,026,098		1,767	1,486,765

INCREASED DISTRICT-WIDE DEMAND DUE TO REDEVELOPMENT

- Notes
- Except for OARB, current demand is calculated from EBMUD "Average Land Use Demands by Location"
 - OARB current demand is actual demand in baseline year 1995, from EBMUD records for OARB
 - Land use codes are from "EBMUD Update to District-Wide Water Demands: Existing Land Use Categories"
- | | | | |
|-----|---------------------------|-----|-------------------------------|
| EH | Specific high water users | EC | General commercial/Industrial |
| EIL | Industrial low water use | EPI | Irrigated recreation |
| EV | Vacant land | ER4 | Very high density residential |
| EO | Office/Light Industrial | EP | Public/quasi-public lands |
| EOH | High density office | | |

4. Increase in acreage due to construction of approximately 26 net acres of new land by Bay fill in Maritime sub-district



February 19, 2002

Post-It® Fax Note	7671	Date	2.25.02	# of pages	4
To	GAYLE BOLCHARD	From	CARLTON CHAN		
Co./Dept.		Co.	EBMUD		
Phone #	655-1854	Phone #	287-1164		
Fax #	655-5031	Fax #	287-0790		

Ms. Aliza Gallo, Executive Director
Oakland Base Reuse Authority
700 Murmansk Street, Suite 300
Oakland, CA 94607-5009

Dear Ms. Gallo:

Re: Water Supply Assessment – Oakland Army Base Redevelopment Plan
Environmental Impact Report

This letter replies to your request of December 19, 2001 for water agency consultation concerning the Oakland Army Base (OARB) Redevelopment Plan (see enclosed). The East Bay Municipal Utility District (EBMUD) appreciates the opportunity to provide this response.

Pursuant to Chapter 643, Section 10910 of the California Water Code and Section 15083.5, California Environmental Quality Act Guidelines, the project meets the threshold requirement for an assessment of water supply availability based on the potential size of the development and the following criteria: the project includes more than four million square feet of light industry, office, research and development, retail, and warehouse/distribution; as part of project approval, an amendment to the City of Oakland's (City) General Plan will be prepared by the City which would result in a net increase in the stated population density; and the City is preparing an environmental impact report for the project.

Project Area and Service History

This project area is bordered on the north by the San Francisco Bay, on the west by the Oakland Outer Harbor and Middle Harbor, on the south by the Oakland Inner Harbor. The western boundary runs along the Cypress Freeway. The project is within the City and the County of Alameda. The City's redevelopment district, which is now under the charge of the Oakland Base Reuse Authority (OBRA) encompasses approximately 1,731 acres consisting of three sub-districts:

- 1) OARB - approximately 385 acres.
- 2) The Port of Oakland maritime and rail facilities - approximately 1,300 acres.
- 3) A portion of West Oakland immediately east of Interstate 880 (16th/Wood) - approximately 46 acres.

EBMUD has provided water service to the project site since 1941 and continues to provide water service to the project area. Water service to the OARB is currently provided through two master meter accounts via a local distribution system owned and

County and District-wide level for existing and projected water demand. A summary of EBMUD's demand and supply projections in five-year increments is provided in the table (Enclosure 3) from the UWMP. The data reflects the latest actual and forecast values.

EBMUD's evaluation of water supply availability accounts for the diversions of both upstream and downstream water right holders and fishery releases. Fishery releases are based on the requirements of a 1998 Joint Settlement Agreement (JSA) between EBMUD, US Fish and Wildlife Service, and the California Department of Fish and Game. The Federal Energy Regulatory Commission incorporated the JSA into the EBMUD hydropower license in 1989, and the California State Water Resources Control Board incorporated the flow provisions of the JSA into EBMUD's Mokelumne River water rights in 1999 through Decision 1641.

The available supply shown in the table (Enclosure 3) in years 1, 2 and 3 of a multiple year drought was determined by EBMUD's hydrologic model with the following assumptions:

EBMUD's Drought Planning Sequence is used for 1976, 1977, and 1978.

Total system storage is depleted by the end of the third year of the drought.

The diversions by Amador and Calaveras Counties upstream of Pardee Reservoir increase over time.

Releases are made to meet the requirements of senior downstream water right holders and fishery releases are made according to the JSA.

In the table, "Single Dry" year (or Year 1 of "Multiple Dry Years") is determined as a year that EBMUD would implement Drought Management Program elements at the "moderate" stage with the goal of achieving between 0 to 15 percent reduction in customer demand. Year 2 of Multiple Dry Years is determined as a year that EBMUD would implement Drought Management Program elements at the "severe" stage with the goal of achieving between 15 to 25 percent reduction in customer demand. In Year 3 of the multiple year drought, deficiencies from about 48 percent in year 2005 to about 67 percent in year 2020 are forecast to occur. Therefore, a supplemental supply is needed, which is defined by EBMUD as the additional amount of water necessary to limit customer deficiency to 25 percent in a multiple-year drought while continuing to meet the requirements of senior downstream water right holders and the provisions of the 1998 JSA.

Project Demand

Demand projections for the subject project area are included in the 2000 UWMP analysis (and were in the 1985, 1992, 1996 UWMP versions). The District projects the 2020 water demand to be approximately 1.8 mgd, which includes an estimated 0.15 mgd that can be satisfied by recycled water. The District's further refinement of OBRA's 1.5 mgd calculation includes the application of an infill development adjustment factor. The following paragraph outlines the plans that EBMUD has for acquiring additional water supply.

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operated by the Army. In August 2001, the Army's two water accounts were transferred to OBRA. Since this area has a long history of being provided water service by EBMUD, it does not constitute a potential new area to be served.

Because the project is located entirely within the EBMUD service area, EBMUD is the service provider to the proposed development in accordance with state law (the Municipal Utility District Act) and EBMUD's regulations.

District-wide Water Demand Projections

The water consumption of EBMUD customers has remained relatively level in recent years in spite of population and account growth. Between 1987 and the present, consumption has ranged from a high of approximately 220 million gallons per day (mgd) in 1987 to a low of 170 mgd in 1989. Based on extensive forecasting in EBMUD's Water Supply Management Plan (WSMP) and recent land use based demand forecasting, the WSMP forecast 2020 water demand of 277 mgd can be reduced to 229 mgd with successful water recycling and conservation programs that are in place. The OARB project is not expected to change the District-wide demand 2020 projection.

EBMUD Water Supply and Water Rights

EBMUD has water rights and facilities to divert up to a maximum of 325 mgd from the Mokelumne River, subject to the availability of Mokelumne River runoff and the prior water rights of other users. EBMUD's position in the hierarchy of Mokelumne water users is determined by a variety of agreements between Mokelumne water rights holders, the appropriative water rights permits and licenses which have been issued by the State, pre-1914 rights, and riparian rights. Conditions which restrict EBMUD's ability to use its 325 mgd entitlement include:

- Upstream water use by prior right holders.
- Downstream water use by riparian and senior appropriators and other downstream obligations, including protection of public trust resources.
- Drought, or less than normal rainfall for more than a year.
- Emergency outage.

During periods of drought, runoff from the Mokelumne River is insufficient to supply the 325 mgd entitlement. EBMUD studies indicate that with our current water supply and the water demands expected in 2020, deficiencies in supply of up to 67 percent could occur during droughts.

EBMUD Urban Water Management Plan

The enclosed EBMUD's 2000 Urban Water Management Plan (UWMP), adopted by the Board of Directors in Resolution No. 33242-01, includes planning level analyses at the

Ms. Aliza Gallo, Executive Director
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Page 4

Supplemental Water Supply and Demand Management

In EBMUD's 1993 WSMP, three main options to meet projected water needs and to increase water reliability were identified: development of the conveyance facilities necessary to take delivery of the EBMUD-Central Valley Project contract for delivery of an American River supplemental supply, groundwater conjunctive use, and/or additional surface water storage. More recently, EBMUD signed a Memorandum of Agreement with the City of Sacramento, the County of Sacramento, and the U.S. Bureau of Reclamation to study a joint regional water project on the Sacramento River near Freeport replacing an American River diversion. A Freeport project would allow for a future groundwater conjunctive use component and, along with planned water recycling and conservation efforts, would ensure a reliable water supply to meet projected demands for current and future EBMUD customers within the current service area. Without a supplemental water supply source, deficiencies in supply are projected as noted above.

EBMUD requests that OBRA continue to discuss options with EBMUD to reduce new water demand impacts through both conservation practices and the use of recycled water. Please contact Marie A. Valmores, Senior Civil Engineer at (510) 287-1084 for further information.

Sincerely,



WILLIAM R. KIRKPATRICK
Manager of Water Distribution Planning Division

WRK: CDC: sb
sb02_035.doc

- Enclosures:
1. Letter dated December 19, 2001
 2. EBMUD 2000 Urban Water Management Plan
 3. EBMUD Projected Demand and Available Supply Table

cc: Board of Directors w/o Enclosure 2

PROJECTED DEMAND AND AVAILABLE SUPPLY
EAST BAY MUNICIPAL UTILITY DISTRICT
(million gallons per day- mgd)

	2000	2005	2010	2015	2020
Customer Demand ¹	230	242	257	267	277
Adjusted for Conservation ²	(8)	(14)	(20)	(27)	(34)
Adjusted for Recycled Water ³	(6)	(9)	(11)	(12)	(14)
Planning Level of Demand	216	219	226	228	229
Available Supply & Need for Supplemental Supply					
Normal Year	>216	>219	>226	>228	>229
<i>Supplemental Supply Need</i>	0	0	0	0	0
Single Dry Year (Multiple Dry Years - Year 1) Moderate Stage (-7% deficiency) ⁴	200	203	210	212	213
<i>Supplemental Supply Need</i>	0	0	0	0	0
Multiple Dry Years - Year 2 Severe Stage (25% deficiency) ⁴	162	164	169	171	172
<i>Supplemental Supply Need</i>	0	0	0	0	0
Multiple Dry Years - Year 3					
Available Supply	125	114	95	84	77
Deficiency	42%	48%	58%	63%	67%
<i>Supplemental Supply Need⁵ (to limit deficiency to 25%)</i>	87	102	128	142	154

1. Demand taken from the 2000 Demand Study..

2. Conservation water savings goals from the WCMP 1999 Annual Report, 2 mgd in 1999 and 34 mgd for year 2020, linearly interpolated into five-year increments.

3 Chapter 5 of UWMP.

Note: Conservation and Reclamation savings reported are those attributed to programs which are a part of the 1993 WSMP. Reference Chapter 6 of UWMP.

4. Drought conditions per Table 3-1, UWMP.

5. The supplemental supply need is calculated from modeling studies and is the amount of water needed to limit customer deficiency to 25 percent and to implement all provisions of the 1998 JSA.

OARB Area Redevelopment EIR
Actual OARB Water Consumption, 1995 and 2001

Tap Code: Account No.: Meter:	15300715			15300795			Total	15300715			15300795			Total
	12276106	12499400	8292071	83528561	83551500	8292071		83528561	83551500	12276106	12499400	8292071	83528561	
Month	1995						Total	2000-2001						Total
Year	1	2	3	4	5	6		6	7	8	9	10	11	
Month	1995						Total	2000-2001						Total
Year	1	2	3	4	5	6		6	7	8	9	10	11	
1	14019	8566	31561	32000	30909	117055	19972	14486	83975	89860	73271	281564		
2	12449	6839	30000	32164	29252	110704	16384	13971	42757	42853	56028	171993		
3	13150	7577	30258	32719	29655	113359	22175	20413	266846	283999	215110	808543		
4	17129	8976	38248	40891	37575	142819	21867	19647	59491	63804	30000	194809		
5	6931	7745	57331	60612	56872	189491	18821	16094	45890	29317	22778	132900		
6	72	2942	83800	78690	74426	239930	10771	7649	15633	17827	13813	65693		
7	121	24	90508	88023	83752	262428	13922	12282	21982	25625	19255	93066		
8	1596	72	90009	95020	90580	277277	23140	20003	36266	40320	31657	151386		
9	9483	1321	70143	94597	90109	265653	17338	13998	24390	32000	20891	108617		
10	14611	7190	49842	73714	69902	215259	17711	14550	24346	27411	20920	104938		
11	9796	10497	34722	51784	49592	156391	22739	16730	38921	42437	34233	155060		
12	9941	7070	30234	37255	34577	119077	32212	22295	47582	51660	41985	195734		
						184120							205359	

Notes:

GPD = gallons per day

Metered usage in certain months in **boldface** are estimates based on adjacent months (data missing)

OARB Redevelopment Project Area: Baseline and Estimated 2020 Water Demand in the Redevelopment Project Area
 Analysis of Demand: 1995 v. 2020

Redevelopment Sub-District	1995 Water Demand, Gallons per Day (gpd) (1), (2)			Estimated 2020 Water Demand, Gallons per Day		
	Land Use (3)	Acres	gpd/ac Demand	Land Use	Acres (4)	gpd/ac Demand
OARB	EH	215	184,120	EO	33	1,748
	EIL	150	N/A (actual used)	EOH	107	3,889
	EV	20	N/A (actual used)	EC	5	1,695
		385	184,120	EIL	215	563
				EPI	25	426
				385	613,977	
Maritime	EIL	1,275	563	EIL	1,326	563
	EC	25	1,695			
		1,300	42,375			746,538
16th/Wood	EIL	46	563	ER4	8	8,330
				EOH	10	3,889
				EC	3	1,695
				EP	2	1,343
				EIL	23	563
				46	126,250	
Total District		1,731	970,218		1,757	1,486,765

INCREASED DISTRICT-WIDE DEMAND DUE TO REDEVELOPMENT

Notes

- Except for OARB, current demand is calculated from EBMUD "Average Land Use Demands by Location"
 - OARB current demand is actual demand in 2001 from EBMUD records for OARB
 - Land use codes are from "EBMUD Update to District-Wide Water Demands: Existing Land Use Categories"
- | | | | |
|-----|---------------------------|-----|-------------------------------|
| EH | Specific high water users | EC | General commercial/industrial |
| EIL | Industrial low water use | EPI | Irrigated recreation |
| EV | Vacant land | ER4 | Very high density residential |
| EO | Office/Light Industrial | EP | Public/quasi-public lands |
| EOH | High density office | | |
- Increase in acreage due to construction of approximately 26 net acres of new land by Bay fill in Maritime sub-district.

OARB Redevelopment Project Area: Current and Estimated 2020 Water Demand in the Redevelopment Project Area
 Analysis of Demand, 2001 v. 2020

Redevelopment Sub-District	2001 Water Demand, Gallons per Day (gpd) (1), (2)			Estimated 2020 Water Demand, Gallons per Day				
	Land Use (3)	Acres	gpd/ac Demand	Land Use	Acres (4)	gpd/ac Demand		
OARB	EH	215	205,359	EO	33	1,748		
	EIL	150	N/A (actual used)	EOH	107	3,889		
	EV	20	N/A (actual used)	EC	5	1,695		
		385	205,359	EIL	215	563		
				EPI	25	426		
				385		613,977		
Maritime	EIL	1,275	563	717,825	EIL	1,326	563	746,538
	EC	25	1,695	42,375				
		1,300		760,200				
16th/Wood	EIL	46	563	25,898	ER4	8	8,330	66,640
					EOH	10	3,889	38,890
					EC	3	1,695	5,085
					EP	2	1,343	2,686
					EIL	23	563	12,949
					46			126,250
Total District		1,731		991,457		1,757		1,486,765
								495,308

INCREASED DISTRICT-WIDE DEMAND DUE TO REDEVELOPMENT

Notes

- Except for OARB, current demand is calculated from EBMUD "Average Land Use Demands by Location"
 - OARB current demand is actual demand in 2001 from EBMUD records for OARB
 - Land use codes are from "EBMUD Update to District-Wide Water Demands: Existing Land Use Categories"
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| EO | Office/Light Industrial | EP | Public/quasi-public lands |
| EOH | High density office | | |
- Increase in acreage due to construction of approximately 26 net acres of new land by Bay fill in Maritime sub-district.

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TABLE 3-1
AVERAGE LAND USE DEMANDS by LOCATION

Land Use Symbol	Land Use Category	East of Hills Average LUD (gpd/acre)	West of Hills Average LUD (gpd/acre)	Comments
Residential Uses				
FR1	Low Density Residential	682	480	
FR2	Medium Density Residential	1,413	1,423	
FR3	High Density Residential	2,932	3,834	
FR4	Very High Density Residential	5,721	8,330	
FR5	Special/High Density Residential	11,441	16,659	Average LUD is 2 times FR4 LUD.
Commercial Uses				
FC	General Commercial/Industrial	1,641	1,695	
FIL	Industrial Low Water Use	264	563	
FMU	Mixed Use	2,199	2,875	Average LUD is 75% of Average LUD for FR3.
FO	Office/Industrial	1,463	1,748	
FOH	High Density Office	2,909	3,869	
FR	Petroleum Refineries	-	4,248	No refineries East of Hills
Public Uses				
FP	Public/Quasi Public	794	1,343	
FPI	Irrigated Parks	648	426	
FS	Schools	872	1,032	
Miscellaneous Uses				
FOS	Open Space	-	-	
FV	Vacant Lands	-	-	

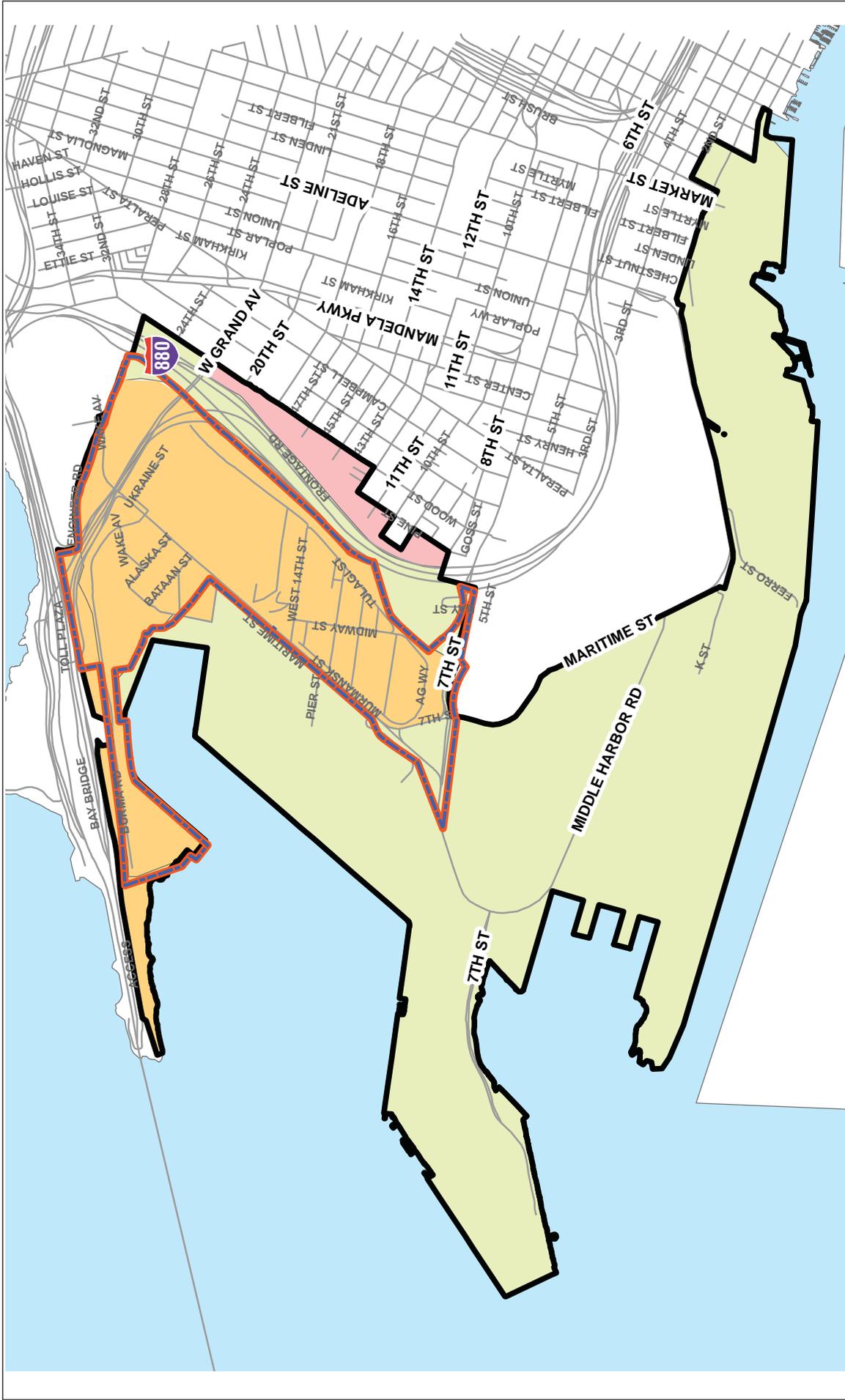
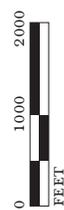


FIGURE 3

-  2002 Oakland Army Base Area Redevelopment Plan EIR Boundary
-  2012 Oakland Army Base Project Boundary
-  Sub-District: Oakland Army Base
-  Sub-District: Maritime
-  Sub-District: 16th/Wood

LSA



SOURCE: CITY OF OAKLAND, CEDA, 2011.

F:\COO1001 Oakland Gateway\figures\Fig_3.ai (8/23/11)

DRAFT - 2012 Oakland Army Base Project
 Project Boundary



Impact 4.9-7: The new storm sewer system for the 16th/Wood sub-district would expand existing facilities.

Significance: Less than significant

Mitigation: Mitigation is not warranted.

Redevelopment as proposed in the 16th/Wood sub-district would require that new or expanded storm drains be constructed, and that new system would tie into the existing municipal system. Because redevelopment of the 16th/Wood sub-district would be infill on currently or previously developed lands, it would not result in substantially greater impervious cover, or increased amounts of storm run-off than occurred when the area was fully developed. While the local storm drain system must be rebuilt, it would not be built with excess capacity that could induce additional growth (see Chapter 6: Consideration of Impacts of Proposed Redevelopment, for a discussion of the potential of the redevelopment program to induce growth). Physical environmental impacts of storm sewer reconstruction are taken into consideration in various locations within this chapter, depending on the environmental factor impacted or potentially impacted. Additional impacts beyond those already disclosed in this document are not anticipated.



Impact 4.9-8: Redevelopment would increase potable water demand.

Significance: Significant

Mitigation 4.9-4: Individual actions with landscaping requirements of one or more acres shall plumb landscape areas for irrigation with reclaimed water.

Mitigation 4.9-5: Individual buildings with gross floor area exceeding 10,000 square feet shall install dual plumbing for both potable and reclaimed water, unless determined to be infeasible by the approving agency (City or Port).

Mitigation 4.9-6: Site design shall facilitate use of reclaimed water, and shall comply with requirements of CCR Title 22 regarding prohibitions of site run-off to surface waters.

Residual Significance: Less than significant

Redevelopment as proposed would increase employed and resident population and intensify land use within the project area in a manner that would increase water demand. Utilizing metered water usage at the OARB, and the East Bay Municipal Water District land-use based

1 methodology for calculating water demand for off-Base areas within the project area, total
2 estimated water demand in 2001 is approximately 991,500 gallons per day (gpd); for the
3 baseline year, water use was 970,200.⁵ Water demand for the entire redevelopment project
4 area in 2020 is projected to be approximately 1.5 million gallons per day (mgd); approximately
5 614,000 gpd in the OARB sub-district, 747,000 gpd in the Maritime sub-district, and 126,000
6 gpd in the 16th/Wood sub-district. Assuming 2001 demand, increased water demand due to
7 redevelopment is projected to be approximately 495,300 gpd; assuming baseline year demand,
8 increased water demand due to redevelopment is projected to be approximately 516,500 gpd.
9 This analysis conservatively does not assume the OARB water system is leaking, although this
10 would be reasonable to assume, given the system is of World War II vintage; moreover usage is
11 higher in 2001 than in 1995, when the Base was fully operational, which may indicate that
12 leakage is occurring and is becoming worse over time.

13 Pursuant to Section 10910 of the California Water Code and the requirements of CEQA, the
14 City requested that EBMUD assess the water demand of the redevelopment program, as well
15 as EBMUD's ability to serve that demand. The findings of the water demand and supply
16 assessment, and EBMUD's response to the City's request is included as Appendix 4.9 to this
17 document. The findings of the assessment conclude that EBMUD has sufficient supplies to
18 meet the demand of the redevelopment program in years of normal rainfall. Given the findings
19 of the water supply assessment, demand of the redevelopment program would not exceed
20 available water supplies from existing entitlements and sources. Neither would the program
21 require construction or expansion of water supply or treatment facilities, and the impact of
22 redevelopment to water supplies in normal years is considered less than significant.

23 Under drought conditions, EBMUD would not have sufficient water to serve all customer
24 demand within its service boundary, including the redevelopment program. This is considered a
25 significant impact. Under drought conditions, EBMUD would ration potable water to its
26 customers, including those located within the redevelopment project area, consistent with its
27 most current UWMP (EBMUD 2000). Implementation of EBMUD's drought condition rationing
28 program in combination with Mitigation Measures 4.9-4, 4.9-5, and 4.9-6, would substantially
29 reduce demand for potable water from redevelopment during critical water supply events,
30 consistent with EBMUD policies. The residual impact is considered less than significant.

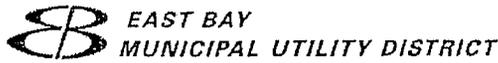
31 ❖ ❖ ❖

32 **Impact 4.9-9:** Redevelopment would increase sewer flows to the EBMUD transport
33 and treatment system.

34 **Significance:** Less than significant

35 **Mitigation:** Mitigation is not warranted.

⁵ Data of metered water use at the OARB, and the EBMUD water demand and supply assessment are included in this document as Appendix 4.9.



June 12, 2002

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Mr. Scott Gregory
c/o Ms. Aliza Gallo, Executive Director
250 Frank Ogawa Plaza, Suite 3315
Oakland, CA 94612

Dear Mr. Gregory:

Re: Draft Environmental Impact Report - Oakland Army Base Area Redevelopment Plan

East Bay Municipal Utility District (District) appreciates this opportunity to comment on the Draft Environmental Impact Report (EIR) for the Oakland Army Base Area (OARB) Redevelopment Plan. The District notes that the Water Supply Assessment prepared by the District, dated February 19, 2002 is included in Volume 2, Appendices, Draft EIR, Section 4.9A. Although not California Environmental Quality Act related, the District's comments in the response to the Notice of Preparation of the Draft EIR regarding obtaining water service are still valid.

The District has the following comments regarding water, recycled water, and wastewater service. Please review this information and incorporate it into your response to the City of Oakland.

WATER SERVICE

Sections 3.6.2, 3.6.3, and 3.8.1, under the heading Demolition, Site Preparation, and Remediation, "...all structures would be demolished or deconstructed..." – Please clarify if demolition includes underground utilities as well as above ground structures.

W3-1

Section 4.9.3, page 4.9-9, lines 33 and 34, change sentence to the following – *EBMUD serves Oakland with potable water from its Orinda and Upper San Leandro Water Treatment Plants.*

W3-2

If any water main extensions are requested in the future, the District requests access to any and all information that is developed concerning hazardous materials, contaminated soils, and contaminated groundwater at the OARB property, but not limited to the Installation Restoration Program, the current environmental status section of the Base Realignment and Closure Cleanup Plan, and the preliminary Assessment/Site Inspection data.

W3-3

The District urges prospective project sponsors to contact the District's New Business Office at the earliest possible time at (510) 287-1008 to initiate discussions regarding water service to any proposed developments.

Mr. Scott Gregory
June 12, 2002
Page 2

RECYCLED WATER

The term "recycled water" is the industry standard in California. Please change all references to "reclaimed water" to "recycled water."

W3-4

The District has been coordinating with OBRA staff over the past two years regarding incorporating recycled water into redevelopment plans in the area. The latest communication in this ongoing dialog was in February 2002. Based on information provided by OBRA, the Gateway and Port Projects are suited for recycled water use for landscape irrigation, non-residential toilet flushing, and industrial uses. The 16th and Wood Subdivision/Central Station Project is suited for landscape irrigation and possibly industrial uses (specifics to be determined when this portion of the project becomes further defined). The District is planning to provide recycled water to the Oakland Army Base Project, and has incorporated the project's anticipated recycled water demand into the preliminary design of the recycled water distribution system. As the project proceeds, the project sponsors need to continue to coordinate with the District to incorporate the use of recycled water.

W3-5

Section 3.6.2, page 3-30, lines 21 to 23 and Section 3.6.3, page 3-33, lines 28 to 30, reference is made to the EIR certified by the District for the East Bayshore Recycled Water Project. Please note that in the area of the OARB, construction impacts in the East Bayshore Recycled Water Project EIR were assessed within Maritime Street only. The certified EIR does not address construction impacts within the OARB project.

W3-6

WASTEWATER SERVICE

Section 4.9.3, page 4.9-9, line 11 – the size range of the District's wastewater interceptors was stated as "9 to 12 feet in diameter." The actual size range is 42 inches to 105 inches.

W3-7

Section 4.9.4, page 4.9-13, lines 8-10 – "redirection" of wastewater flow allocations between subbasins is not allowed without prior approval by District. Proposed wastewater redirection locations need to be evaluated by the District and if it is determined that they could adversely impact District's wastewater conveyance system, they would not be approved. Redirection of Subbasin 64-X flows to Subbasin 64-15 has been evaluated by District and would be approved.

W3-8

Section 4.9.4, page 4.9-13, line 15 – the Draft EIR states that the total gross wastewater capacity allocation for the OARB study area is 14.2 mgd. This statement is incorrect. The total gross wastewater capacity allocation of 14.2 mgd is for both the OARB study area and the adjacent Army Reserve property (Heroic Ward Dead Site). Therefore, the wastewater capacity allocation for the Army Reserve site is not available for use by the OARB study area and the associated gross allocation of 14.2 mgd needs to be reduced by the amount contributed by the Army Reserve property.

W3-9

Mr. Scott Gregory
June 12, 2002
Page 3

If you have any questions or if the District can be of further assistance, please contact
Marie A. Valmores, Senior Civil Engineer, Water Service Planning at (510) 287-1084.

Sincerely,



WILLIAM R. KIRKPATRICK
Manager of Water Distribution Planning

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sb02_215.doc

cc: Ms. Aliza Gallo, Executive Director
Ms. Gayle Borchard

3.11.2 Fire Service Mitigation

This response addresses comment W19a-14.

Mitigation Measure 4.9-1 requires the City and Port to cooperatively fund an investigation of the need for an additional fire station in the OARB or Maritime sub-district, and if such a facility is required, to fund its construction and operation on a fair-share basis. The City and Port have further studied this issue and believe that substitute mitigation measures are adequate to mitigate potential impacts to less than significant levels. Therefore, Mitigation Measure 4.3-8 is modified to include emergency response service to the area via increased fireboat service (instead of a new fire station), to be funded on a fair-share basis by the City and Port. Text revisions to reflect this agreement are included in Chapter 4, Revisions to the Draft EIR.

3.11.3 Potable Water Service

This response addresses comments W3-1 and W3-3.

Removal of In-Ground Utilities. Regarding a comment asking for better definition of the nature and type of demolition, de-construction, and remediation activities, it is anticipated that as part of redevelopment, removal of above-ground facilities or remediation of soils or groundwater may also require removal of above- and removal or abandonment of in-ground utilities. Depending on their composition and status, these removed materials will be recycled, land filled, or disposed of at a licensed facility.

Availability of Site Information for Service Providers. Substantial information is provide in the draft EIR at Section 4.7 regarding site conditions relative to contamination of soil and groundwater. Prior to completion of design and construction of potable water pipelines or other in-ground utilities, the City and/or Port will provide all available relevant information regarding hazardous materials, hazardous contaminated soils and groundwater to the service provider.

3.11.4 Recycled Water

This response addresses comments W3-5 and W3-6.

Inter-Agency Coordination. The proposed program includes the use of recycled water as described in the draft EIR at Chapter 3, and as described in Mitigation Measures 4.9-4, 4.9-5, and 4.9-6. The City will continue to work with the East Bay Municipal Utility District regarding coordination of City redevelopment plans with EBMUD's upcoming East Bayshore Recycled Water Project to ensure efficient delivery of recycled water to the area.

Scope of Other Area Environmental Documents. The City understands that construction impacts of the East Bayshore Recycled Water Project in the redevelopment area were limited to impacts from construction of major facilities (located in Maritime and Wood Streets), and that non-transmission distribution and service systems were not included in that analysis.

1 3.11.5 Wastewater Service

2 *This response addresses comments W3-8 and W3-9.*

3 The analysis of wastewater service in the draft EIR assumed some redirection of wastewater
4 flow allocation would occur from sewer sub-basin 64-X to sub-basin 64-15. EBMUD has
5 indicated this redirection has been approved, and that each additional requests for redirection of
6 flow allocation must be requested of EBMUD and approved in advance. In addition, EBMUD
7 indicated the gross wastewater capacity allocation for the OARB study area of 14.2 million
8 gallons per day (mgd) must be reduced by the amount of capacity allocated to the Army
9 Reserve site located above West Grand Avenue. Total peak flows for the entire redevelopment
10 area are estimated to be 2.62 mgd, a fraction of the gross area-wide allocation of 14.2 mgd, and
11 the small Army Reserve facility does not reasonably have the ability to materially impact the
12 effective sewer allocation available to the redevelopment program.

13 3.12 RECREATION AND PUBLIC ACCESS—SECTION 4.10 OF THE DRAFT EIR

14 In addition to suggested edits addressed in Chapter 4, Revisions to the Draft EIR, comments
15 regarding recreation and public access focused on design of the Gateway Park.

16 *This response addresses comment V10-6.*

17 Regarding the ultimate size and design of the Gateway Park, the East Bay Regional Park
18 District (EBRPD) will receive approximately 15 acres of OARB land located on the Outer Harbor
19 side of the Bay Bridge within the redevelopment project area. This is not the entire area located
20 below the Bay Bridge, and EBRPD may acquire additional nearby parcels located outside the
21 redevelopment project area. It is not known, however, if the District will successful in obtaining
22 additional property. In addition, the District has not yet developed a detailed design for the
23 Gateway Park. Therefore, the final configuration of the Gateway Park is not currently known.

24 3.13 AESTHETICS—SECTION 4.11 OF THE DRAFT EIR

25 Comments regarding aesthetics focused on development of additional alternatives specifically
26 intended to reduce aesthetic impacts.

27 *This response addresses comment W11-12.*

28 This comment states that alternatives should have been evaluated in the draft EIR that would
29 mitigate for the visual loss of OARB historic resources anticipated under the proposed program.

30 Five alternatives were evaluated in detail for their ability to reduce the unavoidable adverse
31 impacts of the proposed program; the Gateway Adaptive Reuse/Eco-park alternative would
32 result in adaptive reuse of buildings within the City's portion of the OARB sub-district (*i.e.*, the
33 Gateway development area). The alternatives analysis of the draft EIR found that sufficient
34 resources would be retained under the Gateway Adaptive Reuse/Eco-park alternative to

1 The draft EIR is modified at page 4.7-47, line 21 as follows:

2 The presence of LBP, ACM and PCBs are known or suspected in buildings, structures and
3 utilities in all sub-districts. All structures on the OARB will be demolished as a result of
4 redevelopment, and other structures throughout the redevelopment area may also be
5 demolished. Some buildings, such as the Amtrak Station in the 16th and Wood sub-district will
6 be renovated. Release of LBP, use of which was prohibited in 1978, into the environment as
7 dust or flakes during building demolition or renovation could lead to human exposure through
8 inhalation or ingestion. Demolition or renovation activities could also cause asbestos fibers to be
9 released as ACM is disturbed. Finally, demolition may also expose workers or others to PCB-
10 impacted building materials. Note that removal of lead in soil is subject to Mitigation Measures
11 4.7-3 and 4.7-4.

12 The draft EIR is modified at Appendix 4.7 by replacing the contents of Appendix 4.7a,
13 Comparative Analysis of Remedial Action Alternatives, RAP sites, and Appendix 4.7b,
14 Comparative Analysis of Remedial Action Alternatives, RMP Implementation Areas in their
15 entirety. The replacements comprise 23 pages of information. For reader clarity, the deleted
16 pages are not included in this document, and the revised pages are located immediately
17 following the text of this chapter.

18

19 **POPULATION, HOUSING, AND EMPLOYMENT—SECTION 4.8 OF THE DRAFT EIR**

20 The draft EIR is modified at page 4.8-6, line 26 as follows:

21 Redevelopment would result in construction of approximately 375 live-work units in the
22 16th/Wood sub-district. Depending on their date of their construction, these units could assist the
23 City in fulfilling its fair-share of regional housing units under the current RHND cycle (through
24 2006), or future RHND cycles. This would be a benefit to local and regional housing. Housing in
25 the OARB sub-district is not proposed and may be inconsistent with the remedy required under
26 the Remediation Action Plan/Risk Management Plan discussed in Chapter 4.7, Hazardous
27 Materials.

28 **PUBLIC SERVICES AND UTILITIES—SECTION 4.9 OF THE DRAFT EIR**

29 In response to comment W3-2, the draft EIR is modified at page 4.9-9, line 33 as follows:

30 **Potable and Reclaimed Water.** EBMUD serves Oakland with potable water from its Orinda and
31 Upper San Leandro Water Treatment Plants, and ~~reclaimed~~ recycled water from its ~~Orinda~~
32 ~~Water Treatment Plant and its Main WWTF~~, respectively. In order to minimize treatment while
33 protecting public health, it is the policy of EBMUD to provide drinking water from the highest
34 quality source available; that source is currently the Mokelumne River. Pursuant to the
35 requirements of the Urban Water Management Act, EBMUD prepared and adopted UWMPs in

1 1985, 1991, 1996, and 2001. The current plan states that total service area customer demand in
2 2000 was 230 mgd, and when adjusted for conservation and the use of reclaimed water, net
3 customer demand was 216 mgd. The UWMP projects that 2020 service area net customer
4 demand will be 229 mgd (EBMUD 2000).

5 In response to comment W3-4, the term “reclaimed water” is replaced in each of its uses
6 throughout the document with the term “recycled water.”

7 In response to comment W3-7, the draft EIR is modified as indicated below at page 4.9-9, line
8 11, with the last phrase of the paragraph revised as follows:

9 **Wastewater.** Generally, the City of Oakland provides city-wide sewage collection services, and
10 the East Bay Municipal Utility District (EBMUD), a publicly-owned utility, provides sewage
11 transport (large-diameter and interceptor-level pipeline), treatment, and discharge services. The
12 Oakland Public Works Department provides sewage collection services for approximately 39
13 square miles within the city. According to the LUTE, within the region, the City owns, operates,
14 and maintains five pump stations, and approximately 4.5 million linear feet of pipeline ranging in
15 size from 6 inches to 72 inches in diameter. The Oakland sewage collection system discharges
16 to EBMUD’s sewer interceptor system, comprising approximately 29 miles of large-diameter
17 pipeline, ranging in size from ~~9 to 12 feet~~ 42 inches to 105 inches in diameter.

18 In response to comment W19a-14, Mitigation Measure 4.9-1 is modified as indicated below at
19 draft EIR page 4.9-17, line 19; at page 4.9-26, line 28, and page at page 1-36, Table 1-1 under
20 Public Services and Utilities Impact 4.9-1:

21 **Mitigation 4.9-1:** The City and Port shall cooperatively investigate the need for, and if required
22 shall fund on a fair-share basis ~~development construction~~ and operation of increased firefighting
23 and medical emergency response services via fireboat to serve the OARB sub-district. ~~a fire~~
24 ~~station in the OARB sub-district. Construction and operation of this fire station shall occur in~~
25 ~~accordance with all applicable measures recommended in this EIR to mitigate environmental~~
26 ~~impacts of such construction and operation.~~

27 In addition, at draft EIR page 4.9-26, line 33, and at page 1-23, Table 1-1 under Transportation
28 and Traffic Impact 4.3-4, the text is revised to indicate this measure also applies to Impact 4.3-4.

29 Finally, on draft EIR page 4.9-27, starting at line 1, the explanatory text of the measure is
30 modified as follows:

31 The City and Port of Oakland will each contribute a fair share toward cooperatively investigating
32 the need for increased firefighting and emergency response services to serve a new fire station
33 ~~in the redevelopment area west of I880. This investigation shall include consultation with the~~
34 ~~OES and OFD. Should this investigation conclude, based on detailed redevelopment design,~~
35 that increased fireboat services are required ~~a new fire station is required~~, the Port and the City
36 shall each fund ~~the~~ its fair share to ~~construct~~, equip, and staff fireboat-based services ~~a fire~~



April 6, 2012

Alisa Shen, Project Planner
City of Oakland
Planning, Building and Neighborhood Preservation Department
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612-2032

Re: Satisfaction of Water Supply Consultation for the 2012 Oakland Army Base Project

Dear Ms. Shen:

This letter is in response to your request received March 26, 2012 for water agency consultation concerning the Re-Confirmation of the Water Supply Assessment (WSA) for the Oakland Army Base (OARB) portion of the Oakland Army Base Redevelopment Plan. East Bay Municipal Utility District (EBMUD) appreciates the opportunity to provide this response.

In December 2001, EBMUD received a request from the City of Oakland for a Water Supply Assessment (WSA) for the OARB Redevelopment Plan. The original WSA request encompassed approximately 1,731 acres consisting of the following three sub-districts:

- 1) OARB - approximately 385 acres.
- 2) The Port of Oakland maritime and rail facilities - approximately 1,300 acres.
- 3) A portion of West Oakland immediately east of Interstate 880 (16th/Wood) - approximately 46 acres.

Pursuant to the California Water Code, EBMUD approved the WSA and provided the City of Oakland with a written response to the WSA on February 19, 2002 which was attached to your request.

The estimated demand for the OARB sub-district in the approved WSA was about 614,000 gallons per day (gpd). Per the City's letter dated March 26, 2012, the revised water demand for the OARB sub-district is estimated to be about 145,000 gpd based on an updated land use. EBMUD reviewed the water demand projection for the OARB sub-district and estimated the demand to be about 440,000 gpd which it is still less than the original water demand of 614,000 gpd estimated under the WSA prepared in February 2002.

EBMUD concludes that the WSA approved by EBMUD on February 19, 2002 is still valid and a second WSA is not required for the OARB sub-district. However, should the City decide to develop the remaining two sub-districts (i.e. Maritime and 16th / Wood) of the Redevelopment

Alisa Shen, Project Planner
April 6, 2012
Page 2

Plan in the near future, the City must contact EBMUD to reconfirm the validity of the WSA for these sub-districts.

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, at (510) 287-1365.

Sincerely,



William R. Kirkpatrick
Manager of Water Distribution Planning Division

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