

# ALAMEDA POINT PROJECT

Response to Comments on the  
Draft Environmental Impact Report  
SCH No. 2013012043

Prepared for  
City of Alameda

December 2013



# ALAMEDA POINT PROJECT

Response to Comments on the  
Draft Environmental Impact Report  
SCH No. 2013012043

Prepared for  
City of Alameda

December 2013



550 Kearny Street  
Suite 800  
San Francisco, CA 94108  
415.896.5900  
[www.esassoc.com](http://www.esassoc.com)

Los Angeles

Oakland

Orlando

Palm Springs

Petaluma

Portland

Sacramento

San Diego

Santa Cruz

Seattle

Tampa

Woodland Hills

130025

# TABLE OF CONTENTS

---

## Alameda Point Project Response to Comments on the Draft EIR

	<u>Page</u>
<b>1. Introduction</b>	<b>1-1</b>
A. Process	1-1
B. Organization	1-2
<b>2. Agencies and Persons Commenting on the Draft EIR</b>	<b>2-1</b>
A. Agencies and Persons Commenting in Writing	2-1
B. Commenters at the Public Hearing	2-3
<b>3. Written Comments on the Draft EIR and Responses to Comments</b>	<b>3-1</b>
Letter 1. United States Department of Veterans Affairs (Douglas Roaldson, Environmental Program Manager)	3-2
Letter 2. Department of Transportation (Erik Alm, AICP, District Branch Chief)	3-5
Letter 3. Public Utilities Commission (Ken Chiang, Utilities Engineer)	3-11
Letter 4. San Francisco Bay Regional Water Quality Control District (Shin-Roei Lee, Division Chief, Watershed Division)	3-13
Letter 5. San Francisco Bay Trail (Lee Chien Huo, Bay Trail Planner)	3-19
Letter 6. Alameda Unified School District (Kirsten Vital, Superintendent)	3-22
Letter 7. City of Oakland Department of Planning, Building, and Neighborhood Preservation (Rachel Flynn, Director of Planning and Building)	3-25
Letter 8. East Bay Municipal Utility District (William R. Kirkpatrick, Manager of Water Distribution Planning)	3-48
Letter 9. East Bay Regional Park District (Larry Tong, Interagency Planning Manager)	3-53
Letter 10. Alameda Architectural Preservation Society (Karin Sidwell, Preservation Action Committee Chairmen)	3-56
Letter 11. Alameda Point Collaborative (Doug Biggs, Executive Director)	3-63
Letter 12. Bayview Estates Homeowners Association (Michael Karp, President)	3-75
Letter 13. Bike Walk Alameda (Lucy Gigli, President)	3-77
Letter 14. Center on Urban Environmental Law (Paul Stanton Kibel, Associate Professor and CUEL Co-Director)	3-83
Letter 15. Golden Gate Audubon Society (Michael Lynes, Executive Director)	3-102
Letter 16. Housing Opportunities Make Economic Sense (Helen L. Sause, President)	3-116
Letter 17. Oakland Chinatown Coalition (Oakland Chinatown Coalition)	3-128
Letter 18. Sierra Club (Norman La Force, Legal Committee for the Sierra Club San Francisco Bay Area Chapter)	3-144
Letter 19. Richard Bangert	3-146
Letter 20. Homeowners on Bayview Drive	3-150

	<u>Page</u>
<b>3. Written Comments on the Draft EIR and Responses to Comments (continued)</b>	
Letter 21. Slow Factory (Todd Edelman, Director)	3-202
Letter 22. Selina Faulhaber	3-212
Letter 23. David Gaskin and Phil McPherson	3-214
Letter 24. D. Kakimoto	3-216
Letter 25. Khyber Investments (Craig Miott, MBA)	3-219
Letter 26. Darcy Morrison	3-222
Letter 27. Dee Rosario	3-227
Letter 28. William Smith	3-231
Letter 29. Jon Spangler	3-260
Letter 30. Eugenie Thompson	3-321
Letter 31. Philip Tribuzio	3-371
Letter 32. Philip Tribuzio	3-373
Letter 33. Ewart Wetherill	3-375
Letter 34. John Knox White	3-379
Letter 35. Brian Schumacher	3-391
<b>4 Responses to Comments at the Public Hearing on the Draft EIR</b>	<b>4-1</b>
A. Responses to Comments from September 9, 2013 Hearing	4-1
B. Responses to Comments from September 25, 2013 Hearing	4-2
<b>5. Revisions to the Draft EIR</b>	<b>5-1</b>
A. Staff-Initiated Changes to the Draft EIR	5-2
B. Changes to the Draft EIR in Response to Comments	5-7

## **Appendices**

- A. Freeway and Ramps Analysis
- B. MMLOS Output Data

# CHAPTER 1

---

## Introduction

### A. Process

On September 3, 2013 the City of Alameda (Lead Agency) released for public review a Draft Environmental Impact Report (Draft EIR) for the City's proposed Alameda Point Project (SCH# 2013012043). The public review and comment period on the Draft EIR, which began on September 3, 2013 and closed on October 21, 2013, was 48 days.

The Draft EIR for the proposed Alameda Point Project (proposed project) together with this Response to Comments on the Draft EIR volume, this document constitutes the Final EIR for the proposed project. The Final EIR is an informational document prepared by the Lead Agency that must be considered by decision-makers before approving the proposed project and must reflect the Lead Agency's independent judgment and analysis of the significant environmental effects of the proposed project on the environment (California Environmental Quality Act (CEQA) *Guidelines*, Section 15090). CEQA *Guidelines* Section 15132 specifies the following:

“The final EIR shall consist of:

- (a) The Draft EIR or a revision of the draft.
- (b) Comments and recommendations received on the Draft EIR either verbatim or in a summary.
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (d) The responses of the Lead Agency to significant environmental points raised in review and consultation process.
- (e) Any other information added by the Lead Agency.”

This document has been prepared pursuant to CEQA and in conformance with the CEQA *Guidelines*. This Response to Comments Document reproduces the written comments from public agencies and the general public and also contains summaries of oral comments, and contains good faith, reasoned responses by the Lead Agency to those comments.

## **B. Organization**

This EIR Response to Comments Document for the proposed project contains information in response to comments raised during the public comment period.

Chapter 1, *Introduction*, describes the CEQA process and the organization of this Response to Comments Document.

Chapter 2, *Agencies, Organizations and Individuals Commenting on the Draft EIR*, lists all agencies, organizations, and persons that submitted written comments on the Draft EIR during the public review and comment period. The list also indicates the receipt date of each written correspondence.

Chapter 3, *Responses to Written Comments on the Draft EIR*, contains comment letters received during the review and comment period. The responses to the comments are provided following each letter.

Chapter 4, *Responses to Comments Received at the Public Hearings on the Draft EIR*, contains a summary of all environmental topics raised regarding the Draft EIR at the public hearings held at the Planning Board meeting and joint City Council-Planning Board meeting on September 9 and September 25, 2013, respectively.

Chapter 5, *Revisions to the Draft EIR*, contains text changes to the Draft EIR. Some changes were initiated by the City; others were made in response to comments received on the Draft EIR.