

Section 6

Staff-Initiated Text Changes

The staff-initiated changes listed below revise the Draft EIR.

Page 2-11, paragraph 3, sentence 3:

Under this scenario, the Project would consist of 1,084 dwelling units, 142 of which would be live/work units; this would result in an increase in the residential population at the Project Area by 2,384 ~~2,759~~ residents by buildout.

Page 2-33, paragraph 3 (Redevelopment Area Plan), sentences 1 and 2:

The Project Sponsors are requesting an amendment to the *OARB Area Redevelopment Plan* in order to allow the proposed mix of residential and commercial uses on land that is currently designated in the *OARB Area Redevelopment Plan* for business mix ~~industrial, office, and live/work~~ uses, the same use that the *Oakland General Plan* designates for this area. A Redevelopment Plan Amendment would require approval by the Oakland ~~Army Base~~ Redevelopment Agency (ORA).

Page 3.2-19, paragraph 1, sentence 3:

The *OARB Area Redevelopment Plan* currently designates the 16th/Wood sub-district for business mix ~~light industry, office (research and development), retail, live/work, park and public~~ uses, the same use that the *Oakland General Plan* designates for this area. The Project Area occupies the majority of the 16th/Wood sub-district (see Figure 3.2-3).

Page 3.2-30, paragraph 3, sentences 1 and 2:

The *OARB Area Redevelopment Plan* Land Use Map designates the 16th/Wood sub-district for business mix ~~“Workforce and Business Development;” i.e., light industry, office (research and development), retail, live/work, park and public access~~ uses, the same use that the *Oakland General Plan* designates for this area. The Plan does not contemplate residential uses, nor does it propose ~~industrial mix~~, open space and recreation, or army reserve enclave designations for the Project Area.

Page 3.4-44 (Figure 3.4-3) and also page iv (Table of Contents), figure title should be Available Unoccupied On-Street Parking Spaces.

Page 3.4-36, the column heading “No Project (2025)” in Table 3.4-11 should be “Existing Conditions (2003).”

Page 3.5-10, paragraph 2, sentence 2:

The hours of limitation and the maximum allowed noise levels for ~~construction~~ operational activities are specified in Section 17.120.050, et seq., of the Municipal Code, as shown in Table 3.5-7.

Page 3.7-2, paragraph 4, sentence 4:

Much of the ~~Old~~-Oakland Point Historic District, containing elaborate multi-story brick commercial buildings, dates from this era.

Page 3.7-4, sentence 4:

The survey assigned each of the individual structures—including the cannery building—a status code of ~~Cb~~ Cb+2+ (of secondary importance, primarily due to lack of sufficient integrity).

Page 3.7-4, paragraph 1, sentence 3:

The survey considered the hotel to contribute to the architectural and historical significance of the 16th Street Train Station commercial district but was determined to be of secondary importance and was assigned a status code of ~~Dh~~ Dc2+ (secondary importance, contributes to a district) under the City's classification system.

Page 3.7-10, paragraph 5, sentence 3:

The survey assigned each of the individual structures—including the cannery building—a status code of ~~Cb~~ Cb+2+ (of secondary importance, primarily due to lack of sufficient integrity).

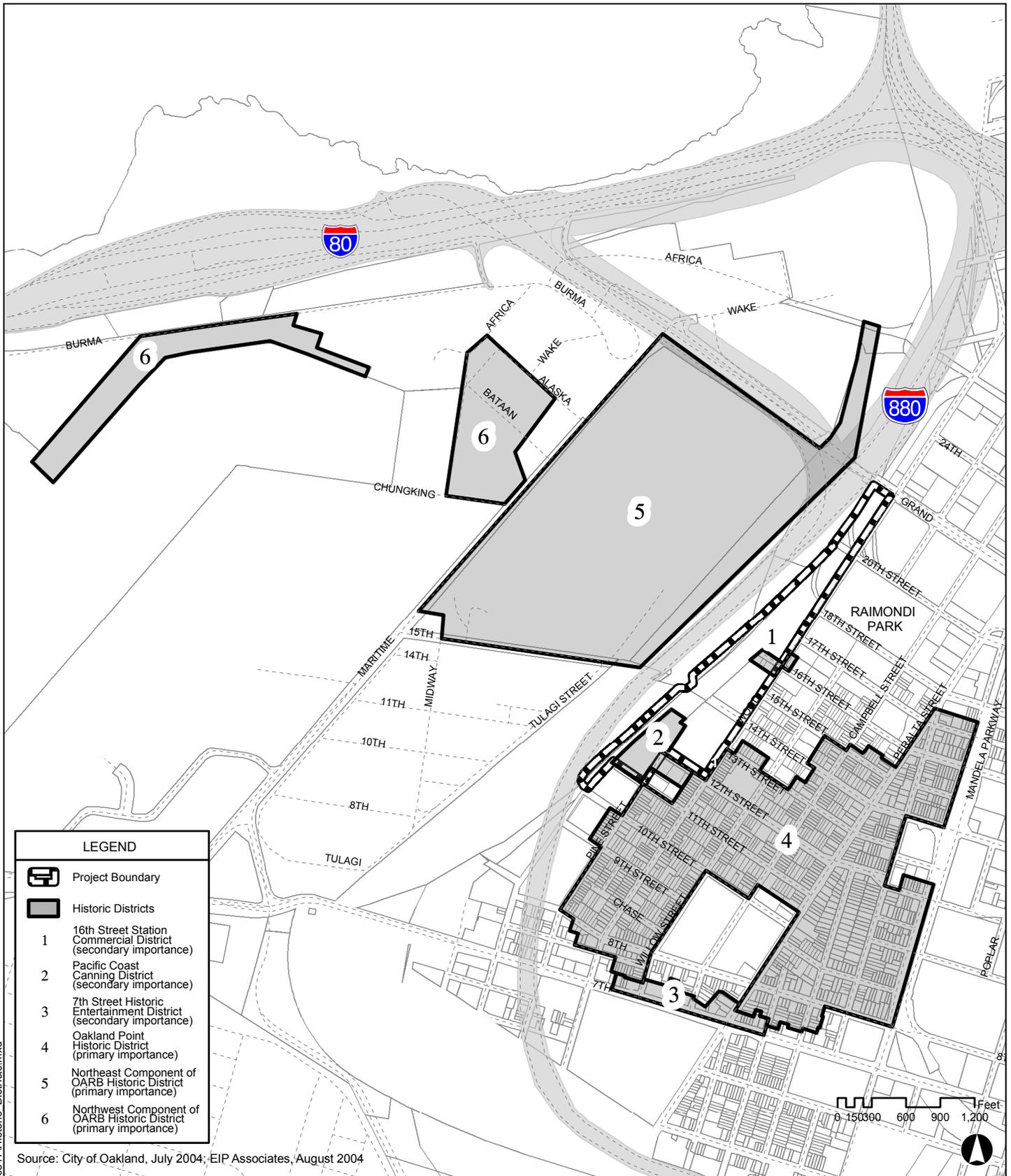
Page 3.7-11, Figure 3.7-5 (shown on the following page) is revised to correct the northern boundary of Historic District 5.

Page 3.7-12, paragraph 3, sentences 3 and 4:

The Port Development Area and the Gateway Development Area ~~Sub-District~~ of the OARB National Register Historic District includes all or part of ~~nineteen~~ threetwo buildings and threetwo wharves that measure. ~~The wharves in the sub-district represent about 1,300 linear feet, or 38 percent, of the 3,500 total linear feet. Of historic wharves within the OARB National Register Historic District.~~

Page 3.12-1, last paragraph:

Projected Growth. A future growth scenario for the population study area and for the City of Oakland (referred to as the updated cumulative growth scenario for Oakland) was prepared for this analysis using regional forecasts of economic activity and demographic trends (see Appendix C). The growth scenario also considers recent and anticipated future development projects, based on input from the City and Port of Oakland staff. Anticipated future



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FIGURE 3.7-5
Historic Districts Adjoining Project Area

development projects include approved, proposed, and potential development projects reasonably foreseeable in the population study area and the rest of the City over the next 2015 to 2520 years.

Page 3.12-1, footnote 1:

For the purposes of this analysis, data for the population study area include the West Oakland and Harbor areas of Oakland (an area bounded approximately by I-580, I-980, the Oakland Estuary, Martin Luther King Boulevard, and the San Francisco Bay).

Page 3.12-3, Table 3.12-1 (shown on following page).

Page 3.12-3, paragraph following Table 3.12-1:

A complete list of projects included in the cumulative growth scenario for the study area is shown in Appendix C. As shown in Table 3.12-1, without the Project, the population in the population study area would increase from 23,450 in 2000 to 28,645 in 2025, a 22.2 percent increase. Under the Maximum Residential Scenario, the population in the study area would increase from 23,450 people in 2000 to 32,060 people in 2025, an increase of 8,610 people, or 37 percent. Under the Maximum Trips Scenario, the population in the study area would increase from 23,450 people in 2000 to 31,400 people in 2025, an increase of 7,950 people, or 34 percent. These percentage changes for growth in the study area ~~This would exceed the anticipated growth of 11 to 12 percent (with and without the Project) for the rest of the City overall and are not unexpected, given at 11 percent. However, this growth reflects the population study area's availability of underutilized lands, infill development opportunities, and redevelopment activities. In addition to new household and population growth in the Project Area, substantial residential development is anticipated near the West Oakland BART Station and along Mandela Parkway near the Project Area.~~

Page 3.12-4, paragraph 1:

Projections for persons per household for the City and the study area (with and without the Project) would decrease over time. Table 3.12-1 shows that without the Project (~~No Baseline~~ without the Project Scenario), the number of persons per household would decrease from 2.92 in 2000 to 2.81 in 2025. Under the Maximum Residential Scenario and the Maximum Trips Scenario, the number of persons per household would decrease to 2.74 and 2.75, respectively, by 2025. In 2025, the City is projected to have an average household size of 2.61, ~~which is similar to the 2.62 persons per household~~ depending on the scenario (with and without the Project) figure for the City of Oakland reported by the Association of Bay Area Governments (ABAG) in its 2002 Projections.

**Table 3.12-1
City of Oakland and Population Study Area
Existing and Future Population and Household Growth
and Persons Per Household (2000–2025)**

	<u>Existing</u> 2000	<u>Future</u> 2025	<u>Growth</u> 2000–2025
Population			
City of Oakland ^a – <u>Baseline without Project Scenario</u>	399,480	443,170	43,690 (10.9%)
<u>City of Oakland^b – Maximum Residential Scenario</u>	<u>399,480</u>	<u>446,590</u>	<u>47,110</u> (11.8%)
<u>City of Oakland^b – Maximum Trips Scenario</u>	<u>399,480</u>	<u>445,930</u>	<u>46,450</u> (11.6%)
Study Area ^a – No Project <u>Baseline without Project Scenario</u>	23,450	28,645	5,195 (22.2 %)
Study Area ^b – Maximum Residential Scenario	23,450	32,060	8,610 (36.7%)
Study Area ^b – Maximum Trips Scenario	23,450	31,400	7,950 (33.9%)
Households			
City of Oakland ^a – <u>Baseline without Project Scenario</u>	150,790	169,390	18,600 (12.3%)
<u>City of Oakland^b – Maximum Residential Scenario</u>	<u>150,790</u>	<u>170,900</u>	<u>20,110</u> (13.3%)
<u>City of Oakland^b – Maximum Trips Scenario</u>	<u>150,790</u>	<u>170,610</u>	<u>19,820</u> (13.1%)
Study Area ^a – No Project <u>Baseline without Project Scenario</u>	8,040	10,200	2,160 (26.9%)
Study Area ^b – Max Residential	8,040	<u>11,710</u> 11,707	<u>3,670</u> 3,667 (45.6%)
Study Area ^b – Maximum Trips	8,040	11,420	3,380 (42.0%)
Persons Per Household			
City of Oakland ^a – <u>Baseline without Project Scenario</u>	2.65	<u>2.62</u> 2.61	
<u>City of Oakland^b – Maximum Residential Scenario</u>	<u>2.65</u>	<u>2.61</u>	
<u>City of Oakland^b – Maximum Trips Scenario</u>	<u>2.65</u>	<u>2.61</u>	
Study Area ^c – No Project <u>Baseline without Project Scenario</u>	2.92	2.81	
Study Area ^c – Maximum Residential Scenario	2.92	2.74	
Study Area ^c – Maximum Trips Scenario	2.92	2.75	

Sources: Bay Area Economics; Hausrath Economic Group, 2004.

- a. Growth for the study area is from the Updated Cumulative Growth Scenario, prepared by Hausrath Economics Group working closely with the City of Oakland staff. Future baseline figures in 2025 assume no development in the Project Area, and that existing conditions in the Project Area remain in the future.
- b. Updated Cumulative Growth Scenario assuming the Project, prepared by Hausrath Economics Group and the City of Oakland, December 2003 (Appendix C).
- c. EIP Associates, 2004, based on population and household figures from Hausrath Economics Group.

Note:—

- a. ~~Association of Bay Area Governments, 2002 Projections.~~

Page 3.12-4, paragraph 2:

Existing Jobs Profile. According to the Oakland Cumulative Growth Scenario (see Appendix C), 2000 U.S. Census, there were 185,160 jobs in the City of Oakland in 2000. Of this total, 37 percent of the jobs were in the service industry, 13 percent in retail, and ten percent in manufacturing. Approximately 40 percent of jobs were in the “other” category, which includes construction, transportation, utilities, communication, finance and real estate, and government. Employment by industry for the population study area and the City is presented in Table 3.12-2.

Page 3.12-4, paragraph 3:

According to the Oakland Cumulative Growth Scenario~~2000 U.S. Census~~, there were approximately 18,993 jobs in the population study area in 2000, of which 14 percent were in manufacturing, six percent in retail, 23 percent in service and 57 percent in the “other” category. These figures show that the population study area had a higher proportion of “other” ~~related finance and infrastructure~~ jobs than the City of Oakland; overall. The larger share of “other” jobs in the study area reflects the influence of transportation jobs at the Port of Oakland, which is included in the study area. The data also show and that the study area had a smaller proportion of retail jobs in the study area than in the City of Oakland overall.

Page 3.12-4, paragraph 5, last sentence:

Light industrial, retail, and R&D/office development is expected to occur in the population study area, especially as parts of the Oakland Army Base redevelop and in new development along in the Mandela Parkway corridor.

Page 3.12-4, paragraph that begins at the bottom of this page:

As shown in Table 3.12-2, the ratio of total jobs to employed residents in the City of Oakland would increase from 1.06:1 to 1.08:1 between ~~remain constant at about 1.1:1 from 2000 and to 2025~~ under the Baseline Scenario without the Project. Without the Project, under the Maximum Residential Scenario and the Maximum Trips Scenario, the ratio of total jobs to employed residents citywide in the population study area would also increase slightly from 1.06:1 to 1.07:1 and 1.08:1, respectively. remain relatively constant, decreasing slightly The change in the Project Area from a commercial/industrial development as allowed under existing zoning and existing General Plan designations to a mixed residential development under the Project would have a small effect on the balance between jobs and employed residents in the City. The ratio of jobs to employed residents for smaller geographic areas, such as the population study area, is less meaningful as a measure of a community’s land use pattern and character because jurisdictions do not typically try to balance jobs and employed residents in neighborhoods or districts. Nevertheless, the information is presented as another indicator of how the population, housing, and employment characteristics in West Oakland would change with the Project.

In the future, within the population study area, the increases in employed residents and in jobs without the Project would result in a slight decline in the overall ratio of jobs to employed residents, from 3.3:1 in 2000 to 3.1:1 in 2025. In contrast, the ratio of total jobs to employed residents in the population study area would change vary from 3.3:1 in 2000 to 2.4:1 in 2025 under the Maximum Residential Scenario, and from 3.3:1 in 2000 to 2.6:1 in 2025 under the Maximum Trips Scenario, given the residential development proposed for the Project Area. These figures suggest that by buildout of the Project, the population study area would house more employed residents per total jobs than under the existing conditions.

Page 3.12-5, Table 3.12-2 (shown on the following page).

Page 3.12-7, last sentence that begins at the bottom of this page:

These figures show a significant difference in housing values and rents between the City of Oakland and the study area, and suggest that housing households in the study area is are generally more affordable to residents with lower incomes.

Page 3.12-8, paragraph 1:

According to the Draft 2004 Housing Element of the *City of Oakland General Plan*, the City should plan to accommodate 7,773 new housing units between January 1999 and June 2006. On a housing unit basis, 50 to 55 percent of projected housing currently planned for the City would be affordable housing. The Housing Element identifies the potential for between 16,730 and 18,800 additional units in projects completed, under construction, in predevelopment, and on identified housing opportunity sites.¹ That total could range up to 35,500 additional units if General Plan maximum allowable densities are assumed for the identified housing opportunity sites.² ~~The General Plan would allow a total of 27,190 additional units to be built in the City.~~

Page 3.12-8, first five sentences of the last paragraph that begins at the bottom of this page:

The Maximum Residential Scenario would result in a residential population growth in the Project Area of 3,414 residents by buildout. The Maximum Trips Scenario would result in residential population growth in the Project Area of 2,759 residents by buildout.³ As shown in Table 3.12-1, population growth in the population study area under the Maximum Residential Alternative would be 8,610 persons between 2000 and 2025. Of this growth, the Project would account for 40 percent. Growth in the study area with the Maximum Trips Scenario would be 7,950 persons between 2000 and 20252005.

¹ City of Oakland Housing Element (adopted June 15, 2004), Table 4-1.

² City of Oakland Housing Element (adopted June 15, 2004), combining the information from Tables 4-1 and 4-11.

³ See Appendix G by Bay Area Economics. Residential population was calculated from the 2000 U.S. Census 1-Percent Public Use Microdata Sample for the Oakland/Berkeley Area.

**Table 3.12-2
City of Oakland and Population Study Area
Existing and Future Employment by Industry (2000–2025)**

	Existing	Future	Growth
	2000	2025	2000–2025
City of Oakland* (Baseline without Project)			
Employed Residents ^a	174,740	225,670 228,250	50,930 (29.1%) 53,510 (30.6%)
Total Jobs ^b	185,160	244,370 244,490	59,210 (32.0%) 59,330 (32.0%)
Manufacturing	17,790	19,520	1,730 (9.7%)
Retail	23,760	30,830	7,070 (29.8%)
Service	69,590	101,280	31,690 (45.5%)
Other ^b	74,020	92,860	18,840 (25.5%)
Jobs to Employed Residents Ratio ^d	1.06:1 1.1:1	1.08:1 1.1:1	
City of Oakland (Maximum Residential Scenario)			
Employed Residents ^b	174,740	228,250	53,510 (30.6%)
Total Jobs ^b	185,160	244,490	59,330 (34.0%)
Jobs to Employed Residents Ratio ^d	1.06:1	1.07:1	
City of Oakland (Maximum Trips Scenario)			
Employed Residents ^b	174,740	227,730	52,990 (30.3%)
Total Jobs ^b	185,160	245,540	60,380 (32.6%)
Jobs to Employed Residents Ratio ^d	1.06:1	1.08:1	
Project Population Study Area^{ac} (Baseline without the Project)			
Employed Residents	5,795	9,440	3,645 (62.9%)
Total Jobs	18,993	29,209	10,216 (53.8%)
Manufacturing	2,593	3,588	995 (38.4%)
Retail	1,183	2,081	898 (75.9%)
Service	4,332	9,095	4,763 (109.9%)
Other ^{b*}	10,885	14,445	3,560 (32.7%)
Jobs to Employed Residents Ratio ^d	3.3:1	3.1:1	
Maximum Residential Scenario^e			
Employed Residents	5,795	12,018	6,223 (107.4%)
Total Jobs	18,993	29,329	10,336 (54.4%)
Manufacturing	2,593	3,604	1,011 (39.0%)
Retail	1,183	2,128	945 (79.9%)
Service	4,332	9,179	4,847 (111.9%)
Other ^{b*}	10,885	14,418	3,533 (32.5%)
Jobs to Employed Residents Ratio ^d	3.3:1	2.4:1	
Maximum Trips Scenario^e			
Employed Residents	5,795	11,496	5,701 (98.4%)
Total Jobs	18,993	30,380	11,387 (60.0%)
Manufacturing	2,593	3,742	1,149 (44.3%)
Retail	1,183	2,146	963 (81.4%)
Service	4,332	9,814	5,482 (126.5%)
Other ^{b*}	10,885	14,678	3,793 (34.8%)
Jobs to Employed Residents Ratio ^d	3.3:1	2.6:1	

Sources: Hausrath Economic Group, 2004.

- Existing figures are from the 2000 U.S. census; future figures are from the Updated Cumulative Growth Scenario, Hausrath Economic Group, December 2003, and assume no development in the Project Area.
- Existing figures are from the 2000 U.S. census; future figures are from the Updated Cumulative Growth Scenario by Hausrath Economics Group, December 2003 (Appendix C).
- Estimates and projections of employed residents and jobs are derived from from the Updated Cumulative Growth Scenario, prepared by Hausrath Economics Group, December 2003 (Appendix C).
- EIP Associates, 2004, based on population and household figures reported from Hausrath Economics Group.

Notes:

- * Includes finance, insurance and real estate, transportation and utilities, construction, and government.
- a.— Association of Bay Area Governments, 2002 Projections.
- b.— Includes finance, insurance and real estate, transportation and utilities, construction, and government.

Page 3.12-9, paragraph 2:

Physical environmental impacts associated with substantial population growth are addressed under each respective environmental topic in this EIR. Anticipated growth would not create new significant land use conflicts, create significant traffic congestion, overextend public services or utilities, or create long-term noise, air quality, or hazardous materials impacts. As a result, there is adequate infrastructure to accommodate the new development without significant impacts or constraints. In light of the City's population impact significance criteria, Given the strong demand for housing in the region and inner East Bay, the relative shortage of land for housing development, and the absence of significant environmental impacts related to the Project, changes in population resulting from the Project would be considered less than significant.

Page 3.12-9, paragraph 3:

With respect to employment, while not a threshold pursuant to CEQA, jobs are expected to increase by 10,216 in the study area 14,440 between 2000 and 2025 without the Project, according to the City's cumulative growth scenario. ABAG forecasts for the study area. ~~Because of the redevelopment of the Project Area, with an emphasis on housing, the number of jobs in the study area with implementation of the Project would fall short of the ABAG 2025 forecasts.~~ Under the Maximum Residential and the Maximum Trips Scenarios, jobs in the study area would increase ~~to~~ by 10,336 and 11,387, respectively. The Project, with an emphasis on housing, means that the number of jobs in the study area would fall short of the City's 2025 forecasts under existing General Plan land use policies, as that scenario assumes job growth throughout the Project Area and no residential development. The Project would, therefore, delay West Oakland ABAG forecasts or the forecasts could eventually be adjusted to acknowledge that this level of job growth would no longer occur in the study area.

From a larger citywide perspective, the Hausrath Economics Group estimates that, with the Project, business development and employment growth in Oakland over the longer term by 2025 would be lower than would otherwise be the case without the changes in zoning and land use policy in the Project Area required for the Project. Potentially, there could be some shift of demand from the Project Area to development on other sites/locations in Oakland, at least for a while into the future. However, comparable alternative sites/locations are limited and generally include sites that are already assumed to be developed by 2025 in the City's cumulative growth scenario. forecasts indicate that the job shortfall in the study area can readily be offset by increased jobs elsewhere in the City.

Both the Maximum Residential and Maximum Trips Scenarios result in more housing than jobs in the Project Area in the future study area. As a result, the Project has the effect of increasing the number of employed residents relative to jobs in the study area. Citywide, the ratio of jobs to employed residents also would increase, from 1.06:1 in 2000 to 1.07:1 in 2025 under the Maximum Residential Scenario, and to 1.08:1 in 2025 under the Maximum Trips Scenario. The change in the Project Area from a commercial/industrial business mix area to a mixed

~~residential development would have a small effect on the balance between jobs and employed residents in the City. In the study area, which has substantially more jobs than employed residents, the Project would improve the study area's jobs to employed residents ratio.~~

Page 3.12-10, paragraph 1:

Summary of Impact PH-1 by Development Area. Since projected population growth associated with the entire Project Area would not result in significant population effects and would not result in substantial physical environmental effects, be consistent with Citywide growth forecasts, growth associated with individual development areas would likewise result in a less-than-significant effect on population.

Page 3.12-10, paragraph 3:

The Project would substantially change the use and intensity of development in the Project Area from largely vacant to residential uses at urban densities. The Project would not displace significant existing commercial/industrial jobs nor existing residential units and population. Existing commercial/industrial floor area in the Project Area totals about 289,400 square feet, employing an estimated 30 individuals. According to the City's cumulative growth scenario (see Appendix C), there are 18,990 jobs in the population study area. While Project Area jobs are important, they represent a small percentage of the jobs in the study area, and replacement of these predominantly underutilized trucking-related businesses by future Project-related uses would not result in a substantial displacement of existing jobs. In terms of the potential loss of future business and job growth that could locate in the Project Area under existing zoning and General Plan designations, the effects would vary between the near-term and longer-term future. Given the recent economic downturn in the Bay Area, in particular for technology sectors, there has been an increase in supply of vacant office and research and development (R&D) space in the Bay Area.⁴ Comparable to the regional trend, it is expected that the demand for large-scale office/R&D development, similar to earlier development proposals for the Project Area, would likely be limited over the next five to ten years.⁵ Therefore, the future growth projections prepared by the Hausrath Economics Group for the City acknowledge that business development and employment growth in Oakland over the longer term by 2025 would be lower than previously anticipated. Thus, the Project's emphasis on residential development reflects current market conditions. Office and R&D development previously assumed for the Project Area could be relocated to other comparable sites/locations in Oakland, including sites that are already identified for R&D development by current City growth projections for 2025, such as downtown Oakland, which has a large supply of potential development sites.—Thus, a change in General Plan land use designation from commercial and industrial uses to residential use under the Project would not affect the potential for business commercial development and employment growth in Oakland over the short-term future.

⁴ ~~Linda Hausrath, Hausrath Economics Group, memo, Consideration of Cumulative Effects of Changing Land Use Designation for the Central Station Project Area, February 26, 2004.~~

⁵ ~~Linda Hausrath, Hausrath Economics Group, memo, Consideration of Cumulative Effects of Changing Land Use Designation for the Central Station Project Area, February 26, 2004.~~

However, in the longer term, overall business development and job growth in Oakland by 2025 would be lower with the Project than forecast under existing zoning and General Plan land use designations.⁶ The cumulative growth scenario, with the Project, would nevertheless still fall within about 1 percent of the ABAG *Projections 2002* forecasts for Oakland (see Appendix C).

Page 3.12-11, paragraph 1, last sentence:

Thus, over the longer term by 2025, housing developed in the Project Area would add to Oakland's housing supply, which would still be consistent with citywide growth projections methodology. ~~as analyzed in the City's General Plan.~~

Page 3.12-11, paragraph 2:

Oral comments made during the Notice of Preparation comment period requested that this EIR evaluate the Project's potential housing market effects in the area. However, in accordance with CEQA, this EIR only evaluates a project's potential adverse changes to the physical environment, and not a project's potential social or economic effects. (Public Resources Code Sections 21060.5 and 21068). The Project would not displace residential development or people but would expand housing supply. The construction of the housing stock would result in environmental changes that can be mitigated. “For purposes of CEQA, impacts on housing demand are social and economic effects...” *San Franciscans For Reasonable Growth v. City and County of San Francisco*, 209 Cal. App. 3d 1502, 1521 (1989), citing *CEQA Guidelines* Sections 15064(f), 15131(a). “Economic and social changes resulting from a project are not treated as significant environmental effects (Guidelines Section 15064, subd.(f)) and, thus, need not be mitigated or avoided under CEQA.” *San Franciscans for Reasonable Growth v. City and County of San Francisco*, 209 Cal. App. 3d at 1516.

Page 3.12-2, paragraph 3, sentence 6 through sentence 8:

Through 2020, the region is expected to experience more moderate rates of population and household growth than in the recent past, and Oakland is projected to continue to trail the region in its rate of growth of both population and households based on ABAG *Projections 2002* ~~projections~~. Also worth noting, the *City of Oakland General Plan*, which was completed in 1998, ~~includes is based on~~ very similar population estimates to the ABAG projections at that time. The Project would increase the population and housing forecast for the City by 2025, as explained in Impact PH-1. However, the change would not result in a significant environmental effect, and according to Appendix C, the Oakland cumulative growth scenario with the Project would still be generally consistent with ABAG forecasts. For example, year 2005 population estimates completed by ABAG and the City of Oakland in 1998 differ by only 0.4 percent, and estimates for 1995 (also completed in 1998) are practically identical. Therefore, the contribution of redevelopment in the Project Area to population or housing

⁶ Linda Hausrath, Hausrath Economics Group, memo, Consideration of Cumulative Effects of Changing Land Use Designation for the Central Station Project Area, February 26, 2004.

growth would not be cumulatively considerable, and the incremental effect of the Project is considered less than significant.

Page 3.12-13, paragraph 2 and paragraph 3:

~~ABAG expects that the Bay Area will add almost 1,180,000 jobs during the next twenty-five years. Santa Clara County will see the largest increase in jobs over ABAG's forecast period, and Alameda County will see the second largest increase, adding over 262,500 jobs during the next 25 years, with the addition of almost 50,000 jobs in Oakland. The City's cumulative growth scenario ~~ABAG~~ further projects an approximate increase of 10,216 ~~14,440~~ jobs in the study area between 2000 and 2025 without the Project. ~~Considering these projections, from a cumulative perspective, impacts related to regional employment opportunities are considered less than significant.~~~~

~~Because redevelopment of the Project Area includes an emphasis on housing, the number of jobs in the study area would be less than the City's cumulative ABAG-2025 forecasts assuming existing zoning and General Plan land use designations. Under the Maximum Residential and the Maximum Trips Scenarios, jobs in the study area would increase by to 10,336 and 11,387, respectively by 2025, ~~as opposed compared to the 14,440 jobs otherwise projected~~ 14,540 job increase projected for 2025 if existing zoning and General Plan policies are assumed to continue in the Project Area. ~~However, from~~ From a larger citywide perspective, analysis by the Hausrath Economics Group indicates that the Project would reduce the supply of sites for mid-rise office and R&D/campus-type development in Oakland. This reduction in potential business and job growth would make little difference in the short term, given the recent economic downturn in the region and the existence of vacant space to absorb job growth for a while into the future. However, in the longer term, a reduced supply of land for business and job growth in Oakland as a result of the Project would mean more growth in other nearby locations outside of Oakland, such as in Emeryville, West Berkeley, Alameda, or Richmond. Given that the citywide jobs with the Maximum Residential Scenario in 2025 is within one percent of the ABAG forecasts for the City, the change in jobs in the Project Area would not result in a significant cumulative effect on citywide employment. forecasts indicate that the job shortfall in the study area can readily be offset by increased jobs elsewhere in the City, and the overall growth in jobs in the region further supports a healthy employment base. In addition, because the Project includes housing and employment opportunities, the Project has the effect of increasing the number of employed residents relative to jobs. Lastly, as one of the first larger scale redevelopment projects in the West Oakland Redevelopment Area, this Project is anticipated to encourage additional redevelopment activities, which could further strengthen the employment and housing base in West Oakland.~~

Page 3.13-3, Footnote 14:

~~Lorraine Purcell, P.E., Brian Matsumura, City of Oakland Public Works Agency, Department,~~ electronic mail to Jason Neri, April 19, 2004.

Page 3.13-18, Footnote 40:

Lorraine Purcell, P.E., Brian Matsumura, City of Oakland Public Works Agency, Department,
electronic mail ~~from~~ to Jason Neri, April 19, 2004.