



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT  
SINCE 1955

September 14, 2012

Colleen Liang  
Port of Oakland  
Environmental Programs and Planning Division  
530 Water Street  
Oakland, CA 94607

Subject: 8350 Pardee Drive Project

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Scott Haggerty  
Jennifer Hosterman  
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EXECUTIVE OFFICER/APCO

Dear Ms. Liang:

Bay Area Air Quality Management District (District) staff reviewed your agency's Mitigated Negative Declaration for 8350 Pardee Drive (Project). The proposed Project would construct a 374,725 square foot distribution storage facility with approximately 92 truck dock doors. The facility would include offices, break rooms, maintenance areas and restrooms, 96 auto parking spaces, and 39 semi-trailer parking spaces on the 19-acre lot. The Project site is located within the Oakland Airport Business Park at the terminus of Pardee Drive and is surrounded by industrial uses on the south and east, San Leandro Bay on the west, and Martin Luther King, Jr Regional Shoreline, part of the East Bay Regional Park District, on the north.

**Air Quality Impact and Mitigation Measure 3.1**

The Port of Oakland has relied on the District's thresholds of significance from the 1999 *BAAQMD CEQA Guidelines* in this Mitigated Negative Declaration. The Mitigated Negative Declaration identifies an air quality impact from construction emissions and in response proposes Mitigation Measure 3.1. District staff recommends that Mitigation Measure 3.1 be strengthened by including the following measures, which are included in the District's *2010 CEQA Air Quality Guidelines*:

- The idling time of diesel powered construction equipment shall be limited to two minutes.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology (BACT) for emission reductions of oxides of nitrogen (NOx) and particulate matter (PM), or commit to using electric construction equipment and generators.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints.

*Spare Me Air*

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- Excavation, grading, and ground-disturbing construction activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- Site access to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

If you have any questions regarding this comment, please contact Alison Kirk, Senior Environmental Planner, 415-749-5169.

Sincerely,



Jean Roggenkamp  
Deputy Air Pollution Control Officer

cc: District Secretary Nate Miley  
District Director Tom Bates  
District Director Scott Haggerty  
District Director Jennifer Hosterman