



Request for Information

**To Identify Potential Wetland Mitigation Sites in the San Francisco Bay Area
for the
Oakland International Airport**

Prepared by:
Port of Oakland
Environmental Programs and Planning Division
July 21, 2011

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I. BACKGROUND

Oakland International Airport (OAK, or the Airport) is a commercial airport that serves 10 million annual passengers and handles over 500,000 metric annual tons of air cargo. Located in Oakland, California adjacent to San Francisco Bay (Figure 1 Vicinity Map), OAK has four runways: three in the North Field, and one in the South Field. The North Field was created in the late 1920s by filling former tidal marsh. The South Field was created in the late 1950s by constructing a perimeter dike around 1,400 acres of San Francisco Bay (Figure 2 Historic Conditions). The Port of Oakland (Port) owns and operates the Airport. The Army Corps of Engineers (ACOE) verified the wetlands¹ jurisdictional delineation (JD) for OAK on March 15, 2011. Approximately 20% of the Airport acreage is considered jurisdictional wetlands.

The Port is planning two safety enhancement projects which may result in the loss of approximately 22 acres of tidal and non-tidal wetlands located within historic baylands²: the Runway Safety Area (RSA) project and the perimeter dike project (<http://www.portofoakland.com/environm/publicat.asp>). Approximately 18.5 acres of non-tidal wetlands and non-tidal other waters will be permanently impacted by this project. The remainder of the projected loss of wetlands are due to the planned improvements to the South Field perimeter dike. The current types of wetlands at OAK are shown on Figure 3 (Existing Conditions Habitat Map).

The Port, in coordination with the Federal Aviation Administration (FAA), is completing separate environmental analyses for the two projects. The Port seeks to identify potential mitigation opportunities in the San Francisco Bay Area to address potential wetland impacts to complete the environmental documents and obtain permits.

II. PURPOSE

The Port seeks to identify property suitable to provide compensatory mitigation for impacts described above. To be considered as a candidate site, owners or property agents of potentially suitable property are invited to respond to this solicitation. Suitable property may include lands directly adjacent to San Francisco Bay and lands within the historic bay margin. The Port seeks upland and/or diked wetlands that have the potential to be restored to tidal wetlands and/or to establish non-tidal (seasonal) wetlands. As stated above, the projected total wetland acreage that may be lost (not including temporary impacts) is approximately 22 acres for both projects. The Port prefers not to speculate regarding the mitigation ratio; thus it is unknown what the total acreage required will be.

The following provides a list of required and preferred features of potential mitigation properties:

A. Mitigation Site Requirements

- Within the jurisdiction of the S.F. Bay Regional Water Quality Control Board (RWQCB), Region 2, - see http://www.waterboards.ca.gov/waterboards_map.shtml .
- Available to Port to determine or verify the existing jurisdictional status.
- Provides foraging habitat for the California Clapper Rail.
- Capable of being restored to tidal and/or seasonal wetlands within a reasonable time frame (e.g., 5-10 years).

¹ The term “wetlands” includes wetlands and other waters (open water ponds) of the U.S.

² Areas that were historically open water or wetlands adjacent to San Francisco Bay.

B. Mitigation Site Preferences

- Sites close to OAK, and south of the San Francisco-Oakland Bay Bridge.
- A single contiguous property to increase wetland and habitat value, and for ease of management. At a minimum, the site should have at least 5 acres of contiguous property.
- Property identified in the *Baylands Ecosystem Habitat Goals* report dated 1999, and/or the U.S. Fish and Wildlife Services' *Draft Recovery Plan for Tidal Marsh Ecosystems of Northern and Central California* dated 2010.
- Property owners or agents with identified associated professionals with expertise in designing, constructing, monitoring and maintaining wetland mitigation sites.
- Once performance standards are met, the fee title landowner (if not the Port) should agree to either transfer fee title to an approved land trust or governmental agency or continue to own the mitigation property in perpetuity. The landowner must agree to restrict land uses to those consistent with the conservation purposes of the compensatory mitigation.

III. SUBMISSION REQUIREMENTS

Responses to this Request for Information (RFI) should contain the following information:

A. Site Information

1. Existing Conditions

a. Property Location:

- i. Provide property address (include city, county, latitude and longitude).
- ii. Provide directions to access site.
- iii. List adjacent property owners and land uses.

b. Existing Acreage:

- i. Provide total acreage.
- ii. Has the ACOE conducted a jurisdictional determination? If yes, specify acreage already considered jurisdictional.

c. Property Ownership and Restrictions:

- i. Is the property currently available for purchase?
- ii. Who holds title to the property?
- iii. Does the property owner have all rights including mineral rights?
- iv. Are there any easements on the property? Describe easements that could impede construction and use for mitigation (e.g., utilities, access roads, etc.).
- v. Are there any deed restrictions recorded on the property?
- vi. Are there any legal challenges associated with this property (bankruptcy, settlement agreements, etc.)

d. Hydrology and Biology, if known:

- i. Describe historic and current hydrologic conditions.
- ii. List native and invasive plants.
- iii. Does the property currently provide potential foraging or nesting habitat for the California Clapper Rail or Salt Marsh Harvest Mouse? Is there potential habitat for other State or federally listed threatened or endangered species?

- e. Former Uses:
 - i. What is the history of this property? Is there potential for contamination? Provide list of relevant documents (see Tables below).
 - ii. Was this property initially intended for development or mitigation for another project?
- f. Land Use and Entitlements:
 - i. What is the status of entitlements (CEQA document, permits, etc.)?
 - ii. What is the General Plan and zoning designation(s)?

2. Potential As a Mitigation Site

- a. Acreage (If known):
 - i. Identify total acreage that is not ACOE jurisdictional, but may be capable of being restored/established as tidal and/or seasonal wetlands.
 - ii. Provide acreage that could be restored/established/enhanced as potential foraging habitat for California clapper rail.
- b. Property Ownership
 - i. Who will hold fee title of the property during monitoring and maintenance before performance standards are met?
- c. Conceptual Mitigation Design, Costs and Schedule, if known:
 - i. Provide a conceptual or detailed design of planned mitigation. Was this plan reviewed by any public agency? If plans exist, is there flexibility to modify the plans to meet the Port's mitigation requirements?
 - ii. Provide preliminary cost information. What does this include?
 - iii. What is the estimated schedule for design, construction and monitoring?
 - iv. Can this site benefit from the placement of dredged material to raise elevations or create ecotones?
- d. Constraints and Stressors:
 - i. Describe known or potential constraints that could affect the mitigation design (e.g., public access, proximity to airports, etc.).
 - ii. Identify stressors that may impede mitigation success including potential toxins, predators, and invasive species.
 - iii. List potential future adjacent development or regional infrastructure plans.
 - iv. Does the site contain any structures or features of potential historic significance?
- e. Existing Plans/Community Support:
 - i. Is this property identified as a candidate restoration site in the *Baylands Ecosystem Habitat Goals* report dated 1999, the US Fish and Wildlife Services' *Draft Recovery Plan for Tidal Marsh Ecosystems of Northern and Central California* dated 2010, and/or Bay Conservation and Development Commission's *San Francisco Bay Plan*? If yes, provide the applicable document and page number.
 - ii. Is there community support (or opposition) associated with restoring this property?

3. Tables and Figures

- a. Tables

Provide a comprehensive list of existing relevant documents for your proposed mitigation site including report title, date, and author.

- b. Figures (should be letter size (8.5 x 11”) or tabloid size (11 x 17”) folded to letter size):
 - i. Property location relative to OAK (specify miles away).
 - ii. General location map, surrounding land uses, any relevant reference sites, and proximity to preservation areas.
 - iii. Any existing structures (buildings, etc.) and utilities (above and underground) on the property.

B. Other Required Information

Provide contact information for up to three key personnel. Provide resumes, if available, and specify the role of each person (owner, consultant, etc.) – [maximum two (2) pages per person]. Identify the main contact person.

IV. SUBMISSION INSTRUCTIONS

All responses shall be double-sided and shall not exceed 10 pages (not including tables, figures, and the information requested in Section B above), with each side counting as one page.

Any response to this RFI which contains information the respondent believes should be confidential shall be conspicuously labeled "confidential" on pages bearing such information. The Port is subject to the California Public Records Act and cannot guarantee that such information will not be disclosed in response to a request for public records. If and to the extent that the Port, in its sole and absolute discretion, concludes that a valid exemption from disclosure applies, the Port will not release such information.

Mail four hard copies and one electronic copy (compact disc) of the responses by 3:00 PM, August 15, 2011, to:

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 Port of Oakland
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 510-627-1198
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V. PROCESS AND SELECTION SCHEDULE

The following provides a proposed timeline for selecting appropriate mitigation sites. Note that mitigation is subject to the approval of regulatory agencies and the FAA.

Present RFI to the Board of Port Commissioners	July 21, 2011
RFI Available	July 22, 2011
Information meeting – Port of Oakland Board Room, 2nd Floor, Port of Oakland, 530 Water Street, Oakland	August 3, 2011 (8:30 AM to 10:30 am)
Responses due	August 15, 2011 (by 3 pm)
Recommend short list of potential mitigation sites to the Board of Port Commissioners	Fall 2011
Issue “Notice of Intent” to negotiate with property owner. Develop conceptual mitigation plans	December 2011
Negotiate property terms and conduct due diligence	2012
Execute agreement with property owner	December 2012

The Port reserves the right to take no action or engage with persons responding to this solicitation. The Port may enter into multiple negotiations or none at all depending on its needs.

Figure 2: Historic Conditions

LEGEND:

Historic Section 10 - Not Subject to Ebb and Flow of the Tide

Historic Tide Line 1624.67 Ac.
Historic Tidal Channels 156.94 Ac.

Current Section 10 - Subject to Ebb and Flow of the Tide

Historic Tide Line 34.96 Ac.
Historic Tidal Channels 10.76 Ac.

Current and Historic Section 10 - Subject to Ebb and Flow of the Tide

Historic Tide Line 34.96 Ac.
Historic Tidal Channels 2.60 Ac.

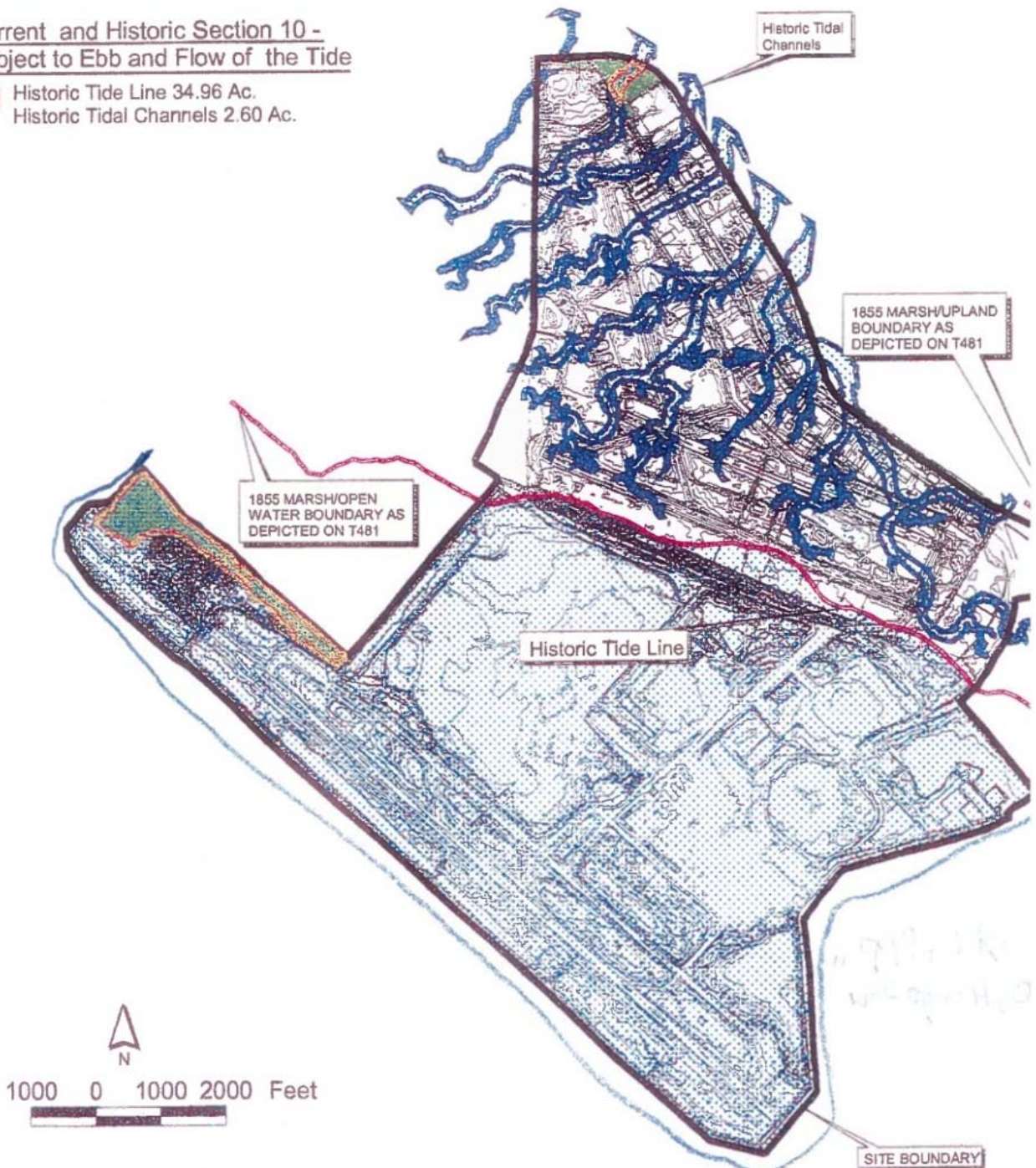


Figure 3: Existing Conditions Map

