



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

December 2, 2024

Refer to HUD\_2024\_0418\_002

Ms. Heather Klein, Planner IV  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612-2032

Re: Continued Section 106 Consultation of HUD funded project: 2700 International Affordable Housing Project at 2700, 2712, 2720 International Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, CA.

Dear Ms. Klein:

The California State Historic Preservation Officer (SHPO) received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at [www.achp.gov](http://www.achp.gov).

The SHPO responded to the City's original submittal on May 17, 2024, requesting CHRIS search results, and requesting evidence that all Tribes identified by the Native American Heritage Commission had been notified of the undertaking and invited to consult. The City responded with this information on November 1, 2024.

Undertaking

The 2700 International project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable apartments and approximately 3,800 square feet of ground floor commercial space. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided. Existing improvements to be demolished include a three-story commercial building constructed in 1969, a two-story mixed-use building constructed c.1925, and a surface parking lot.

Area of Potential Effects (APE)

The City of Oakland has defined the APE as the 0.61 acre project site and nine adjacent properties.

- Pursuant to 36 CFR § 800.4(a)(1), I have no comments on the City of Oakland's APE.

Identification of Historic Properties

The City of Oakland's efforts to identify historic properties included a records search, an archaeological survey, and consultation with Native Americans. The records search indicated that no sites had been previously recorded within the project's APE, and no archaeological sites were identified in the survey.

### Tribal Consultation

The County notified all Tribes identified by the NAHC on June 18, 2024. The Sacred Lands File Search report was negative. Three Tribes initiated consultation on this undertaking, engaged in discussions with the City, and requested cultural resources monitoring during ground disturbing activities. The City developed the *Archaeological and Tribal Monitoring Plan*, provided to the SHPO, based on discussions with Tribes.

### Finding of Effect

- Pursuant to 36 CFR § 800.4(d)(1), the City of Oakland has made a finding of No Historic Properties Affected by this undertaking. **I do not object.**

We appreciate the City of Oakland's efforts to comply with Section 106 of the National Historic Preservation Act. Please be advised that under certain circumstances such as unanticipated discovery or change in project description the City may have additional future responsibilities for this undertaking under 36 CFR Part 800. If you have questions please contact Dr. Susan Negrete, State Historian II, with the Local Government & Environmental Compliance Unit at [susan.negrete@parks.ca.gov](mailto:susan.negrete@parks.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to be 'J Polanco', with a long horizontal line extending to the right.

Julianne Polanco  
State Historic Preservation Officer

Cc: Heather Klein, [HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)  
Betty Marvin, [bmarvin@oaklandnet.com](mailto:bmarvin@oaklandnet.com)



**From:** [Klein, Heather](#)  
**To:** [Susan.Negrete@parks.ca.gov](mailto:Susan.Negrete@parks.ca.gov); [Pries, Shannon@Parks](mailto:Pries, Shannon@Parks); [calshpo.ohp@parks.ca.gov](mailto:calshpo.ohp@parks.ca.gov)  
**Cc:** [Marvin, Betty](#); [Cinnamon Crake](#); [Eugene Flannery](#); [Sally Evans](#)  
**Subject:** RE: HUD\_2024\_0418\_002 Section 106 Consultation on 2700 International Affordable Housing Project Oakland  
**Date:** Friday, November 1, 2024 10:22:35 AM  
**Attachments:** [2700 International 2nd SHPO letter.pdf](#)  
[2700 International supporting documents- reduced.pdf](#)

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Susan,

We have completed our additional outreach and consultation with the tribes for the 2700 International Blvd project in Oakland, CA. Please see the attached memo and updated documents including an Archeological and Tribal Monitoring Plan. Please let me know if you need anything else.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

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**From:** Klein, Heather  
**Sent:** Wednesday, May 22, 2024 9:34 AM  
**To:** Susan.Negrete@parks.ca.gov  
**Cc:** Marvin, Betty <BMarvin@oaklandca.gov>; ccrake@baydesert.com; eflannery@baydesert.com; Sally Evans <sally@evans-deshazo.com>  
**Subject:** FW: HUD\_2024\_0418\_002 Section 106 Consultation on 2700 International Affordable Housing Project Oakland

Susan,

Thank you for SHPO's comments regarding the 2700 International project. Attached are the CHRIS search results that should have been in the historic analysis I sent over earlier.

As for the NAHC list and tribal outreach, per conversations with Shannon Pries, the NAHC list does not distinguish between the state and federally recognized tribes. although some consultants have provided outreach to all the tribes on the list. Per my conversations with the Section IX HUD representative, only federally recognized tribes are required to be provided notice per the Section 106 requirements, there is only one in our region and that tribe was provided notice.

While I understand that SHPO views non-federally recognized tribes as "additional consulting parties" if they have a demonstrated interest in the potential to affect historic properties (36 CFR Part 800.2(c)(5)) in the past, many of these tribes have requested monitoring which is an expense that our HUD rep called unnecessary.

I'd like to set up a call when I return from vacation so we can all be clear what is required and what is encouraged and how we can navigate tribes comments.

Does that sound good?

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

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**From:** Negrete, Susan H@Parks <[Susan.Negrete@parks.ca.gov](mailto:Susan.Negrete@parks.ca.gov)>  
**Sent:** Friday, May 17, 2024 4:49 PM  
**To:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Subject:** HUD\_2024\_0418\_002 Section 106 Consultation on 2700 International Affordable Housing Project Oakland

You don't often get email from [susan.negrete@parks.ca.gov](mailto:susan.negrete@parks.ca.gov). [Learn why this is important](#)

Dear Ms. Marvin,

Please find attached the SHPO's letter.

Our office is requesting additional and clarifying information, and declining to consult concurrently on multiple steps in the Section 106 consultation process.

Please let me know if you have any questions.

Best,  
Susan

Susan Hogue Negrete, Ph.D.  
State Historian II  
California Office of Historic Preservation  
Local Government and Environmental Compliance  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816  
[Susan.Negrete@parks.ca.gov](mailto:Susan.Negrete@parks.ca.gov)

# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning, Historic Preservation Division

(510) 238-3941  
FAX 510) 238-6538  
TDD (510) 839-6451

November 1, 2024

Julianne Polanco  
Office of Historic Preservation  
Department of Parks & Recreation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

**In Reference to:**     **HUD\_2024\_0418\_002**

**Subject:**     **2700 International Affordable Housing project**  
                  **2700, 2712, 2720 International Boulevard**  
                  **1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601**  
                  **HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)**

Dear Ms. Polanco:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we submitted the above project for your review and concurrence regarding the above-referenced project with a letter and package of information dated April 18, 2024. The 2700 International Affordable Housing project is being considered for assistance with Veterans Affairs Supportive Housing Vouchers, a program of the Oakland Housing Authority and is subject to review under 24 CFR Part 58. We submitted a determination of “No Adverse Effect” pursuant to 36 CFR § 800.5 to SHPO at that time.

We are in receipt of your letter dated May 17, 2024. Your letter informed us of our duty to contact additional tribes identified by the State of California, Native American Heritage Commission with potential interest in the site per 36 CFR § 800.3(f)(2), which states “the agency official shall make a reasonable and good faith effort to identify any Indian tribes or Native Hawaiian organizations that might attach religious and cultural significance to historic properties in the APE.”. All identified tribes were mailed a letter Certified Mail/Return Receipt on June 18, 2024. Please see attached copies of correspondence.

Three tribes responded. Two tribes were involved in consultation on this project; one tribe responded late, but was included in discussions. The result of tribal consultation was the attached *Archaeological and Tribal Monitoring Plan (ATMP)* (see Appendix B of the attached *Archaeological Study*). The ATMP outlines procedures for tribal monitoring to be conducted during ground disturbing activities. Further, if Native American artifacts are found, a commemorative plaque or other display will be agreed upon.

Additionally, your letter mentioned the lack of a CHRIS report. The CHRIS search results were included in the prior documentation package we sent and are enclosed for your convenience (See Appendix A of the attached *Archaeological Study*).

Please respond at your earliest convenience, as we wish to proceed with the project as soon as possible. Please contact me if you have any questions about the supplemental information. I can be reached at (510) 238-6879 or [bmarvin@oaklandnet.com](mailto:bmarvin@oaklandnet.com). Thank you for your attention to this matter.

Thank you.



Heather Klein

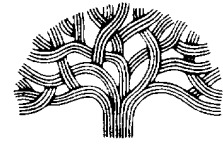
Planner IV

for

William Gilchrist, Agency Official

Enclosure

cc: Heather Klein, City of Oakland  
Paul Schroeder, The Unity Council  
Sally Evans, Evans & De Shazo, Inc.  
Cinnamon Crake, Bay Desert, Inc.



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Irene Zwierlein  
Amah Mutsun Tribil Band of Mission San Juan Bautista  
3030 Soda Bay Road  
Lakeport, CA 95453

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Chairperson Zwierlein,

The Oakland Housing Authority has conditionally awarded funding to the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), specifically, Veterans Affairs Supportive Housing Vouchers (HUD-VASH). Under regulation 24 CFR 58.4, the City of Oakland (City) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. The City is conducting a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800.

An archaeology study conducted for the project found that the project site has a *“high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.”* An *Archaeological Monitoring Plan* was developed to ensure any on-site cultural resources are not affected by ground-disturbing activities. We have reached out to Federally recognized tribes, and none have responded to date. As a tribe listed by the State of California, Native American Heritage Commission as having potential interest in the site, we are reaching out to you as an additional consulting party per 36 CFR 800.2(c)(5). We would be grateful for any additional information you may have in our efforts to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be an additional consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed is a map that shows the project area, as well as a Project Description. A brief description of the proposal follows.

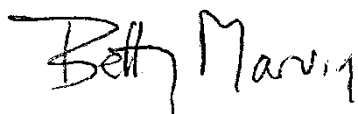
The **2700 International** project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable apartments and approximately 7,000 square feet of ground floor commercial space. The unit mix will be 35 one-bedroom units, 21 two-bedroom units and 19 three-bedroom units for a total of 75 units. On-site resident amenities include a community room, shared laundry facilities, administrative offices and supportive services offices. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided.

More information on the Section 106 review process is available at <https://www.achp.gov/protecting-historic-properties/section-106-process/introduction-section-106> .

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.hudexchange.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>

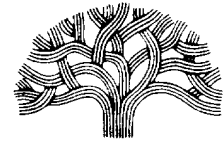
If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

A handwritten signature in black ink that reads "Betty Marvin". The signature is written in a cursive, slightly slanted style.

Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Vice Chairwoman Monica Arellano  
Muwekma Ohlone Indian Tribe of the SF Bay Area  
20885 Redwood Rd Suite 232  
Castro Valley, CA 94546

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Vice Chairwoman Arellano,

The Oakland Housing Authority has conditionally awarded funding to the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), specifically, Veterans Affairs Supportive Housing Vouchers (HUD-VASH). Under regulation 24 CFR 58.4, the City of Oakland (City) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. The City is conducting a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800.

An archaeology study conducted for the project found that the project site has a *“high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.”* An *Archaeological Monitoring Plan* was developed to ensure any on-site cultural resources are not affected by ground-disturbing activities. We have reached out to Federally recognized tribes, and none have responded to date. As a tribe listed by the State of California, Native American Heritage Commission as having potential interest in the site, we are reaching out to you as an additional consulting party per 36 CFR 800.2(c)(5). We would be grateful for any additional information you may have in our efforts to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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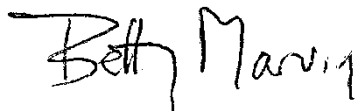
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If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

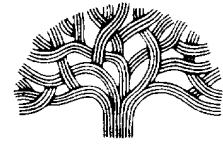
Sincerely,

A handwritten signature in black ink that reads "Betty Marvin". The signature is written in a cursive, slightly slanted style.

Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures





## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Tony Cerda  
Costanoan Rumsen Carmel Tribe  
244 E. 1st Street  
Pomona, CA 91766

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Chairperson Cerda,

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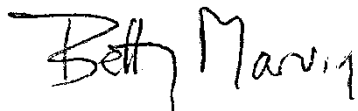
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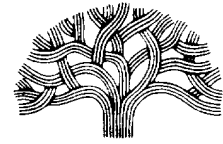
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Betty Marvin  
Historic Preservation Planner  
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enclosures



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Katherine Perez  
North Valley Yokuts Tribe  
P.O. Box 717  
Linden, CA 95236

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Chairperson Perez,

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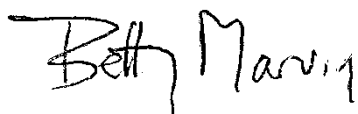
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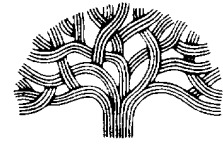
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Sincerely,

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Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Historian Michael Derry  
Guidiville Rancheria of California  
PO Box 339  
Talmage, CA 95481

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Historian Derry,

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An archaeology study conducted for the project found that the project site has a *“high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.”* An *Archaeological Monitoring Plan* was developed to ensure any on-site cultural resources are not affected by ground-disturbing activities. We have reached out to Federally recognized tribes, and none have responded to date. As a tribe listed by the State of California, Native American Heritage Commission as having potential interest in the site, we are reaching out to you as an additional consulting party per 36 CFR 800.2(c)(5). We would be grateful for any additional information you may have in our efforts to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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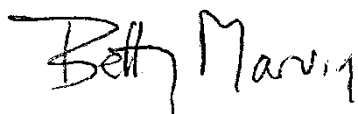
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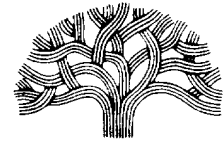
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Betty Marvin  
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Timothy Perez  
North Valley Yokuts Tribe  
P.O. Box 717  
Linden, CA 95236

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Timothy Perez,

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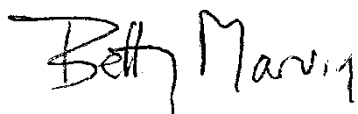
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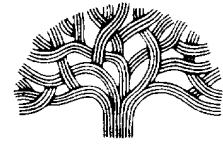
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Historic Preservation Planner  
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[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures





## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Tribal Administrator Bunny Tarin  
Guidiville Rancheria of California  
PO Box 339  
Talmage, CA 95481

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Tribal Administrator Tarin,

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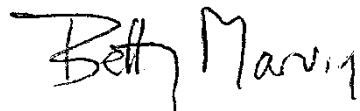
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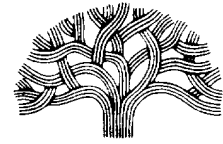
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Andrew Galvan  
The Ohlone Indian Tribe  
P.O. Box 3388  
Fremont, CA 94539

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

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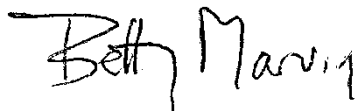
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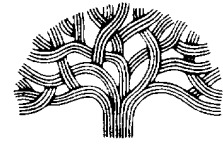
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Ann Marie Sayers  
Indian Canyon Mutsun Band of Costanoan  
P.O. Box 28  
Hollister, CA 95024

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Chairperson Sayers,

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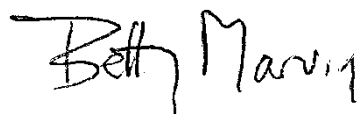
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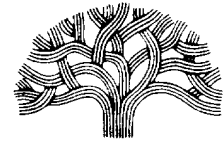
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

THPO Desiree Vigil  
The Ohlone Indian Tribe  
1775 Marco Polo Way Apt. 21  
Burlingame, CA 94010

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
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HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

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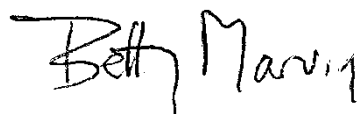
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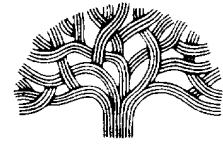
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Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures





## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

MLD Contact Kanyon Sayers-Roods  
Indian Canyon Mutsun Band of Costanoan  
1615 Pearson Court  
San Jose, CA 95122

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear MLD Contact Sayers-Roods,

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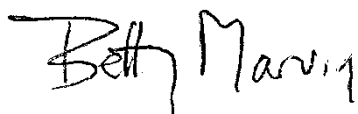
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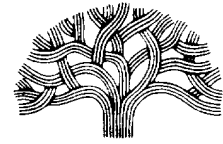
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Jesus Tarango  
Wilton Rancheria  
9728 Kent Street  
Elk Grove, CA 95624

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

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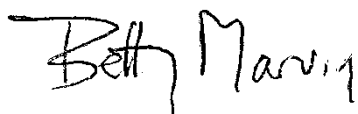
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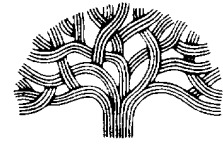
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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Director of Administration Dahlton Brown  
Wilton Rancheria  
9728 Kent Street  
Elk Grove, CA 95624

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
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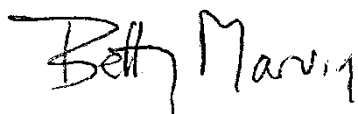
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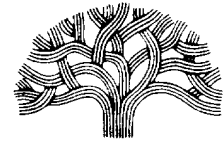
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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

THPO Steven Hutchason  
Wilton Rancheria  
9728 Kent Street  
Elk Grove, CA 95624

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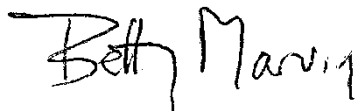
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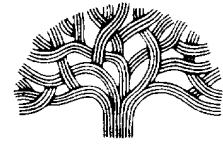
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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Chairperson Kenneth Woodrow  
Wuksachi Indian Tribe/Eshom Valley Band  
1179 Rock Haven Ct.  
Salinas, CA 93906

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
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HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

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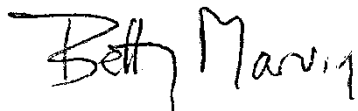
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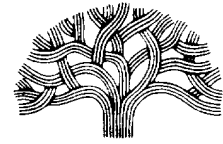
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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Language Program Manager Deja Gould  
Confederated Villages of Lisjan Nation  
10926 Edes Ave  
Oakland, CA 94603

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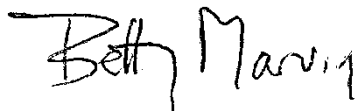
The **2700 International** project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable apartments and approximately 7,000 square feet of ground floor commercial space. The unit mix will be 35 one-bedroom units, 21 two-bedroom units and 19 three-bedroom units for a total of 75 units. On-site resident amenities include a community room, shared laundry facilities, administrative offices and supportive services offices. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided.

More information on the Section 106 review process is available at <https://www.achp.gov/protecting-historic-properties/section-106-process/introduction-section-106> .

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.hudexchange.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>

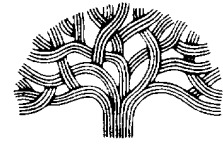
If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

A handwritten signature in black ink that reads "Betty Marvin". The signature is written in a cursive, slightly slanted style.

Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures



## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 18, 2024

Tribal Cultural Resource Manager Cheyenne Gould  
Confederated Villages of Lisjan Nation  
10926 Edes Ave  
Oakland, CA 94603

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Tribal Cultural Resource Manager Gould ,

The Oakland Housing Authority has conditionally awarded funding to the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), specifically, Veterans Affairs Supportive Housing Vouchers (HUD-VASH). Under regulation 24 CFR 58.4, the City of Oakland (City) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. The City is conducting a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800.

An archaeology study conducted for the project found that the project site has a *“high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.”* An *Archaeological Monitoring Plan* was developed to ensure any on-site cultural resources are not affected by ground-disturbing activities. We have reached out to Federally recognized tribes, and none have responded to date. As a tribe listed by the State of California, Native American Heritage Commission as having potential interest in the site, we are reaching out to you as an additional consulting party per 36 CFR 800.2(c)(5). We would be grateful for any additional information you may have in our efforts to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be an additional consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed is a map that shows the project area, as well as a Project Description. A brief description of the proposal follows.

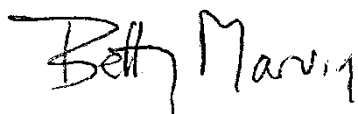
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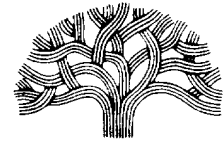
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Betty Marvin  
Historic Preservation Planner  
(510) 238-6879  
[bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)

enclosures



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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
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(510) 238-3941  
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June 18, 2024

Chairperson Corrina Gould  
Confederated Villages of Lisjan Nation  
10926 Edes Ave  
Oakland, CA 94603

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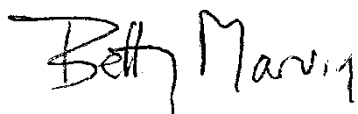
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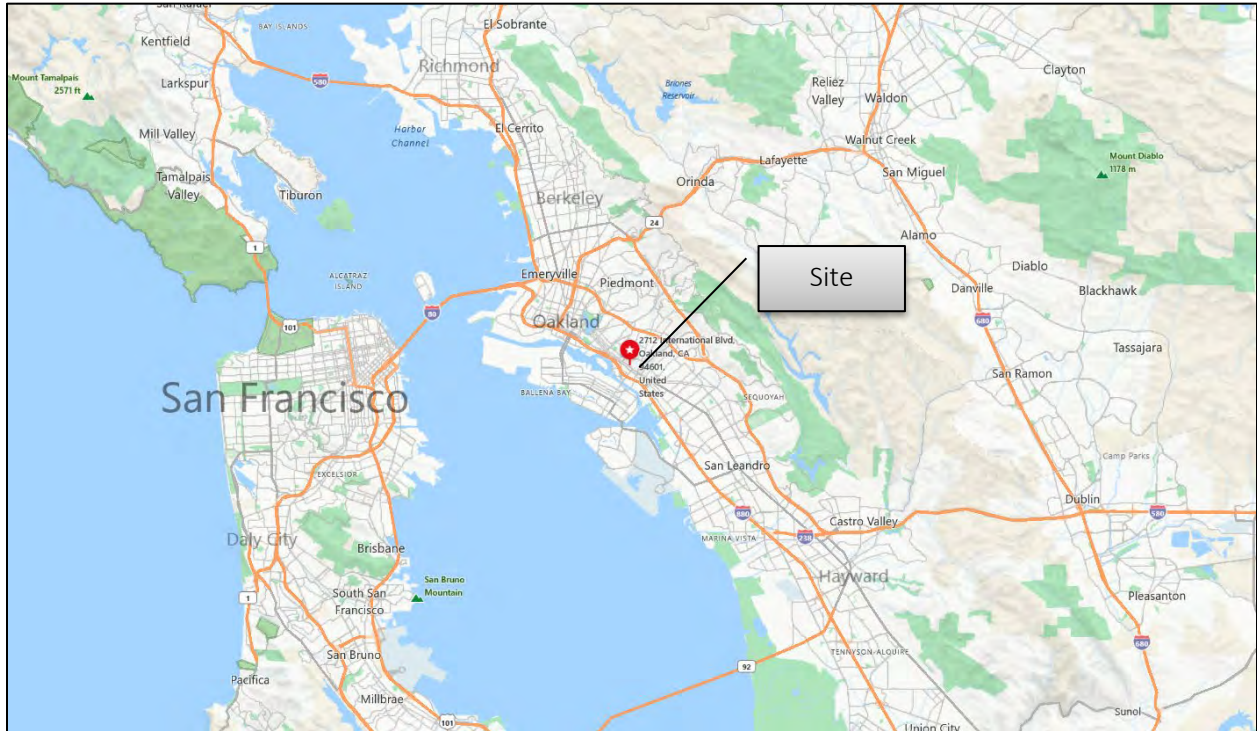
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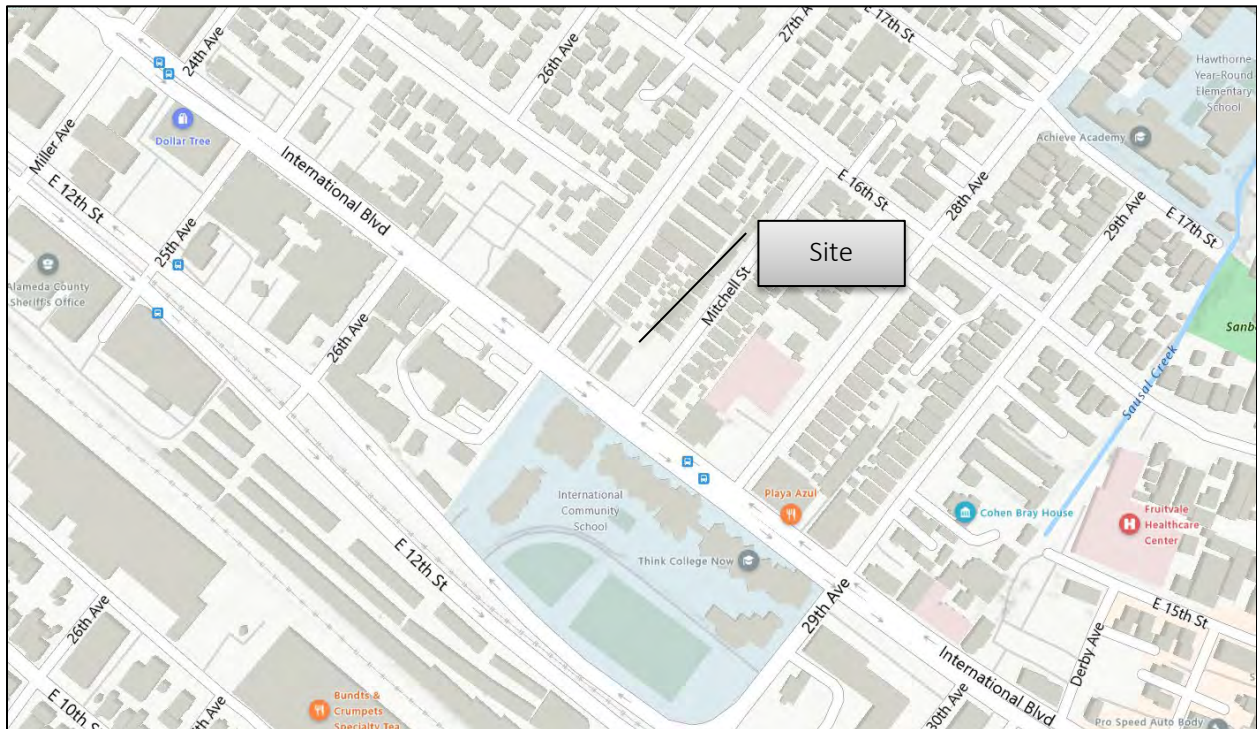


# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601



MAP 1 REGIONAL SETTING



MAP 2 LOCAL SETTING



# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601

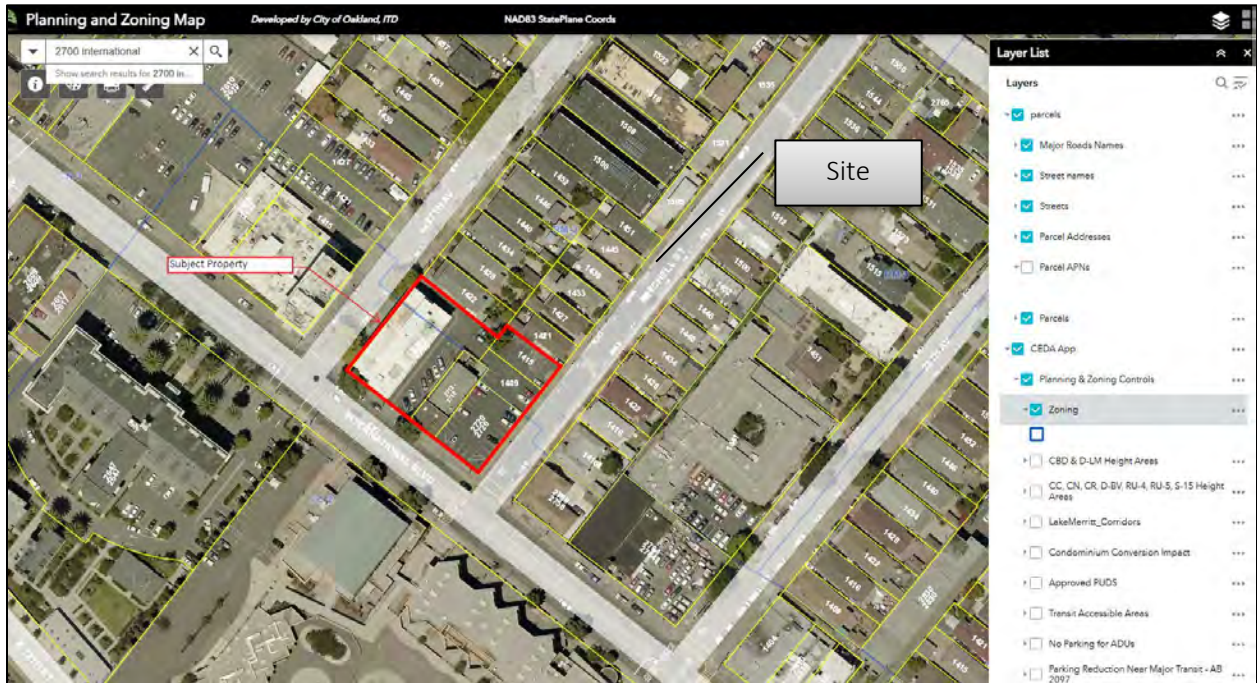


FIGURE 1 OAKLAND GIS MAP

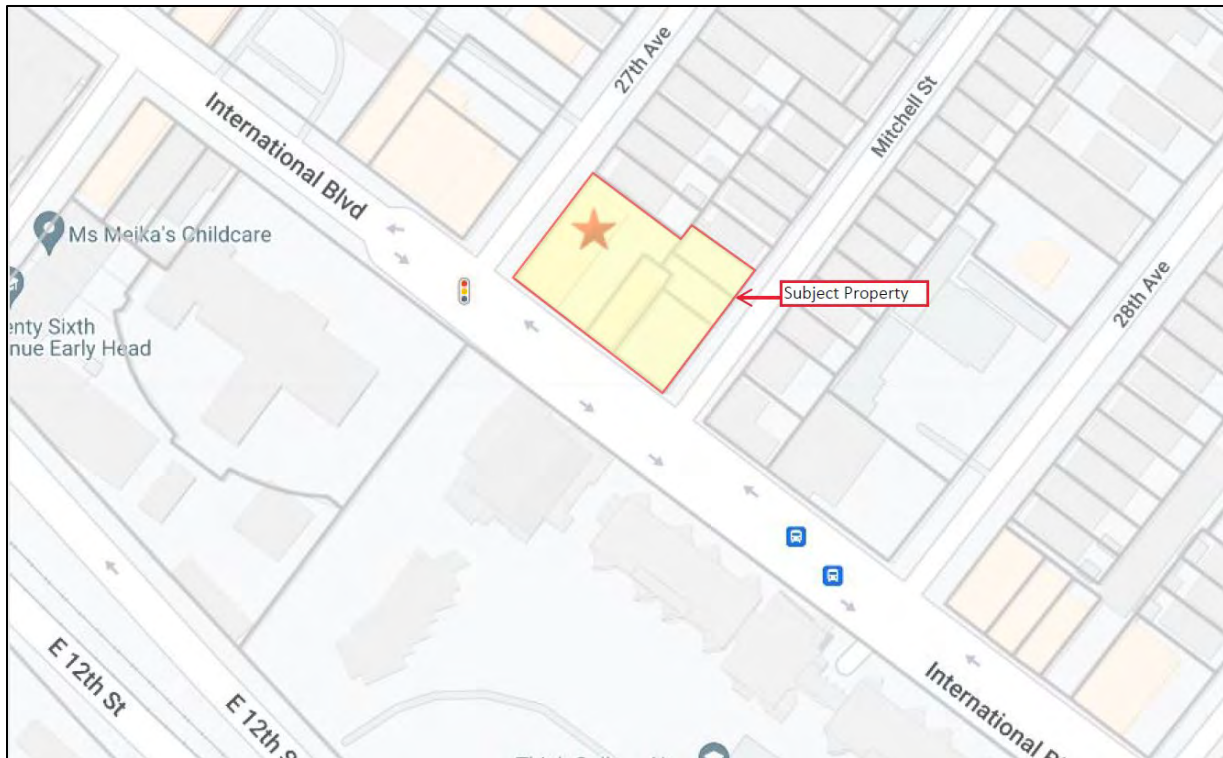


FIGURE 2 PARCEL MAP

**From:** [KKLLC Admin](#)  
**To:** [Cinnamon Crake](#)  
**Subject:** 106 of the NHPA for an affordable housing project in the City of Oakland  
**Date:** Wednesday, August 14, 2024 12:14:52 AM

---

miSmin Tuuhis [Good Day]

Kan rakat Kanyon Sayers-Roods. I am writing this on behalf of the Indian Canyon Band of Costanoan Ohlone People as requested, responding to your letter

As this project's Area of Potential Effect (APE) overlaps or is near the management boundary of a potentially eligible cultural site, I am interested in consulting and voicing our concerns. With some instances like this, usually we recommend that a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. The presence of a Native monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues.

Kanyon Consulting, LLC has numerous Native Monitors available for projects such as this, if applicable, we recommend a Cultural Sensitivity Training at the beginning of each project. This service is offered to aid those involved in the project to become more familiar with the indigenous history of the peoples of this land that is being worked on.

Kanyon Consulting is a strong proponent of honoring truth in history, when it comes to impacting Cultural Resources and potential ancestral remains, we need to recognise the history of the territory we are impacting. We have seen that projects like these tend to come into an area to consult/mitigate and move on shortly after - barely acknowledging the Cultural Representatives of the territory they steward and are responsible for. Because of these possibilities, we highly recommend that you receive a specialized consultation provided by our company as the project commences, bringing in considerations about the Indigenous peoples and environment of this territory that you work, have settled upon and benefit from.

As previously stated, our goal is to Honor Truth in History. And as such we want to ensure that there is an effort from the project organizer to take strategic steps in ways that #HonorTruthinHistory. This will make all involved aware of the history of the Indigenous communities whom we acknowledge as the first stewards and land managers of these territories.

Potential Approaches to Indigenous Cultural Awareness/History:

Signs or messages to the audience or community of the territory being developed. (ex. A commemorable plaque, page on the website, mural, display, or an Educational/Cultural Center with information about the history/ecology/resources of the land)

Commitment to consultation with the Native Peoples of the territory in regards to presenting and messaging about the Indigenous history/community of the land (Land

Acknowledgement on website, written material about the space/org/building/business/etc, Cultural display of cultural resources/botanical knowledge or Culture sharing of Traditional Ecological Knowledge - Indigenous Science and Technology)

Advocation of supporting indigenous lead movements and efforts. (informing one's audience and/or community about local present Indigenous community)

We look forward to working with you.

Tumsan-ak kannis [Thank You]

Kanyon Sayers-Roods

Consultant / Tribal Monitor [ICMBCO]

Kanyon Konsulting, LLC

--

Kind Regards

Nichole Rhodes

Executive Administrator Kanyon Konsulting LLC

Email: [Admin@kanyonkonsulting.com](mailto:Admin@kanyonkonsulting.com)

**From:** [Klein, Heather](#)  
**To:** [canutes@verizon.net](mailto:canutes@verizon.net)  
**Cc:** [Sally Evans](#); [Stacey De](#); [Cinnamon Crane](#); [Marvin, Betty](#)  
**Subject:** FW: 2700 International Affordable Housing Project  
**Date:** Monday, August 12, 2024 12:35:07 PM

---

Chairwoman Perez,

We received your request to consult on the affordable housing project located at 2700 International Boulevard and would like to begin the tribal consultation process with you.

Again, the project scope is to demolish two buildings and a parking lot on the site and construct a six-story building with 75 apartment units over a first-floor podium with commercial space, parking and services.

Since the site is still covered a site-specific reconnaissance and subsurface survey has not completed. However, a sacred lands search and archeological analysis was undertaken. I will be sending a link where you can access the record searches and cultural assessments and draft Archaeological Monitoring Plan.

Please let us know your availability within the next two weeks if possible, and I can coordinate a zoom or teams meeting for all of us. Please note that we are initiating consultation per Section 106 of the National Historic Preservation Act. The project already received CEQA clearance under Cal. Public Resources Code section 21080.3.2(a).

We look forward to working with you on the project.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

---

**From:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Sent:** Monday, July 1, 2024 8:50 AM  
**To:** Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)>  
**Subject:** Fw: 2700 International Affordable Housing Project

Tribal consultation response.

**Betty Marvin**, Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland |  
Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-  
6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) |

***Please note that I am working a hybrid schedule, and the best means of communication is email. Please provide as much information as possible (property address, nature of inquiry, etc.) in your message - it will speed the process.***

---

**From:** Katherine Perez <[canutes@verizon.net](mailto:canutes@verizon.net)>

**Sent:** Saturday, June 29, 2024 1:32 PM  
**To:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Subject:** 2700 International Affordable Housing Project

You don't often get email from [canutes@verizon.net](mailto:canutes@verizon.net). [Learn why this is important](#)

June 29, 2024

City of Oakland  
Department of Planning and Building Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, California 94612-2032  
510.238.3941

RE: Consultation Request for the Proposed 2700 International Affordable Housing Project, in the City of Oakland, CA

Dear City of Oakland Representative,

Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation received a letter from the City of Oakland dated June 18, 2024, formally notifying us of a proposed project, the 2700 International Affordable Housing Project, with an opportunity to consult. This letter is notice that Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation would like to initiate consultation..

We would like to discuss the topics listed in Cal. Public Resources Code section 21080.3.2(a), including the type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources. As consultation progresses, we may also wish to discuss design options that would avoid impacts on tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations, and culturally-appropriate treatment.

This letter is also a formal request to allow Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is our policy that tribal monitors must be present for all ground-disturbing activities. Finally, please be advised that our strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with and receiving written consent from the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation.

In the letter, you are identified as the lead contact person for consultation on the proposed project. I will be our contact person for this consultation. Please contact me by phone at



209.649.8972 or email at [canutes@verizon.net](mailto:canutes@verizon.net) to begin the consultation process.

Thank you for involving the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President  
Nototomne Cultural Preservation  
Northern Valley Yokut Tribe  
Email: [canutes@verizon.net](mailto:canutes@verizon.net)  
Cell: (209) 649-8972

**From:** [Cinnamon Crane](#)  
**To:** [Klein, Heather](#); [Sally Evans](#); [Stacey De](#); [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)  
**Cc:** [Paul Schroeder](#)  
**Subject:** RE: 2700 International Affordable Housing Project  
**Date:** Monday, July 1, 2024 9:48:00 AM  
**Attachments:** [image001.png](#)

---

Good morning everyone,

There is an interested tribe for the 2700 project (please see below). I'm including everyone here, as the consultation will involve Government-To-Government consultation (City with Tribes directly) with the assistance and information provided by the project's cultural resources firm (Evans & De Shazo).

What has been the City's policy so far in consultation with tribes, particularly, the Yokuts? Please let us know if the City has an established policy we should be following.

If not, please respond to the tribe (copy me for the ERR). Please confirm we are consulting under Section 106 of the NHPA (not CEQA, as they are citing below) and provide the reports. You may ask for a meeting with all of us, sometimes agency officials will walk the site with the tribes and ask to discuss their concerns. Again, consultants are not permitted to do this on your behalf, or SHPO will kick it back to us again.

I typically don't join meetings with tribes, as I only need the outcome for the SHPO package. Let me know you need me to package up the information they are requesting, that is available at this time. Best,



**Cinnamon Crane**  
President

422 Larkfield Center #104  
Santa Rosa CA 95403



707 / 523-3710  
[ccrake@baydesert.com](mailto:ccrake@baydesert.com)  
[baydesert.com](http://baydesert.com)

---

**From:** Klein, Heather <HKlein@oaklandca.gov>  
**Sent:** Monday, July 1, 2024 9:05 AM  
**To:** Cinnamon Crake <ccrake@baydesert.com>  
**Subject:** Fw: 2700 International Affordable Housing Project

Cinnamon,  
Good morning.  
We received this message from a tribe wanting to consult.

Can you have Evans and deshavo reach out to them?

Heather

---

**From:** Marvin, Betty <BMarvin@oaklandca.gov>  
**Sent:** Monday, July 1, 2024 8:50 AM  
**To:** Klein, Heather <HKlein@oaklandca.gov>  
**Subject:** Fw: 2700 International Affordable Housing Project

Tribal consultation response.

**Betty Marvin**, Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) |  
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**Sent:** Saturday, June 29, 2024 1:32 PM  
**To:** Marvin, Betty <BMarvin@oaklandca.gov>  
**Subject:** 2700 International Affordable Housing Project

You don't often get email from [canutes@verizon.net](mailto:canutes@verizon.net). [Learn why this is important](#)

June 29, 2024

City of Oakland  
Department of Planning and Building Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, California 94612-2032

**From:** [Klein, Heather](#)  
**To:** [Cinnamon Crake](#)  
**Subject:** Fw: 2700 International Affordable Housing Project  
**Date:** Monday, July 1, 2024 9:05:09 AM

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June 29, 2024

City of Oakland  
Department of Planning and Building Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, California 94612-2032  
510.238.3941

RE: Consultation Request for the Proposed 2700 International Affordable Housing Project, in the City of Oakland, CA

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Email: [canutes@verizon.net](mailto:canutes@verizon.net)  
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RE: Consultation Request for the Proposed 2700 International Affordable Housing Project, in the City of Oakland, CA

Dear City of Oakland Representative,

Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation received a letter from the City of Oakland dated June 18, 2024, formally notifying us of a proposed project, the 2700 International Affordable Housing Project, with an opportunity to consult. This letter is notice that Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation would like to initiate consultation..

We would like to discuss the topics listed in Cal. Public Resources Code section 21080.3.2(a), including the type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources. As consultation progresses, we may also wish to discuss design options that would avoid impacts on tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations, and culturally-appropriate treatment.

This letter is also a formal request to allow Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is our policy that tribal monitors must be present for all ground-disturbing activities. Finally, please be advised that our strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with and receiving written consent from the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation.

In the letter, you are identified as the lead contact person for consultation on the proposed project. I will be our contact person for this consultation. Please contact me by phone at 209.649.8972 or email at [canutes@verizon.net](mailto:canutes@verizon.net) to begin the consultation process.

Thank you for involving the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a part of the project

record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President  
Nototomne Cultural Preservation  
Northern Valley Yokut Tribe  
Email: [canutes@verizon.net](mailto:canutes@verizon.net)  
Cell: (209) 649-8972

**From:** [Lisjan Nation](#)  
**To:** [Klein, Heather](#)  
**Cc:** [Marvin, Betty](#); [Sally Evans](#); [Cinnamon Crane](#)  
**Subject:** Re: 2700 International  
**Date:** Friday, October 25, 2024 5:10:26 PM

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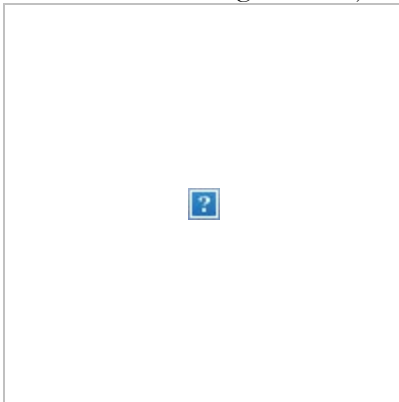
Heather,

Thank you for sharing this information. We also agree with the recommendation for Tribal monitoring and archaeological monitoring for ground disturbing activities and confirm that the monitoring plan is adequate. If a Tribal representative of Lisjan Nation is not selected as Tribal monitor, Lisjan Nation requests to be informed if any Native American cultural resources are inadvertently discovered during construction.

'Uni (Respectfully),

***Lucy Gill, Cultural Resource Manager II***

Confederated Villages of Lisjan Nation



On Thu, Oct 17, 2024 at 10:57 AM Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)> wrote:

Confederated Villages of Lisjan Nation,

Betty Marvin forwarded me your request for documentations for the project at 2700 International. Attached are the documents you requested.

Please note that the initial request for consultation pursuant to NEPA Section 106 was sent back on June 18, 2024, and we anticipated requests within 30-days or by July 18, 2024.

Two other Tribes submitted requests within that timeframe, and we have entered into consultation with them. As part of that process, an Archeological and Tribal Monitoring Plan (ATMP) was prepared and one of the Tribes has already confirmed that this is adequate. The ATMP is also attached.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) |  
Website: <https://www.oaklandca.gov/departments/planning-and-building>



**From:** [Klein, Heather](#)  
**To:** [canutes@verizon.net](mailto:canutes@verizon.net)  
**Cc:** [Sally Evans](#); [Stacey De](#); [Cinnamon Crane](#); [Marvin, Betty](#)  
**Subject:** FW: 2700 International Affordable Housing Project  
**Date:** Monday, August 12, 2024 12:35:07 PM

---

Chairwoman Perez,

We received your request to consult on the affordable housing project located at 2700 International Boulevard and would like to begin the tribal consultation process with you.

Again, the project scope is to demolish two buildings and a parking lot on the site and construct a six-story building with 75 apartment units over a first-floor podium with commercial space, parking and services.

Since the site is still covered a site-specific reconnaissance and subsurface survey has not completed. However, a sacred lands search and archeological analysis was undertaken. I will be sending a link where you can access the record searches and cultural assessments and draft Archaeological Monitoring Plan.

Please let us know your availability within the next two weeks if possible, and I can coordinate a zoom or teams meeting for all of us. Please note that we are initiating consultation per Section 106 of the National Historic Preservation Act. The project already received CEQA clearance under Cal. Public Resources Code section 21080.3.2(a).

We look forward to working with you on the project.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website: <https://www.oaklandca.gov/departments/planning-and-building>

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**From:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Sent:** Monday, July 1, 2024 8:50 AM  
**To:** Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)>  
**Subject:** Fw: 2700 International Affordable Housing Project

Tribal consultation response.

**Betty Marvin**, Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) |

***Please note that I am working a hybrid schedule, and the best means of communication is email. Please provide as much information as possible (property address, nature of inquiry, etc.) in your message - it will speed the process.***

---

**From:** Katherine Perez <[canutes@verizon.net](mailto:canutes@verizon.net)>

**Sent:** Saturday, June 29, 2024 1:32 PM  
**To:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Subject:** 2700 International Affordable Housing Project

You don't often get email from [canutes@verizon.net](mailto:canutes@verizon.net). [Learn why this is important](#)

June 29, 2024

City of Oakland  
Department of Planning and Building Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, California 94612-2032  
510.238.3941

RE: Consultation Request for the Proposed 2700 International Affordable Housing Project, in the City of Oakland, CA

Dear City of Oakland Representative,

Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation received a letter from the City of Oakland dated June 18, 2024, formally notifying us of a proposed project, the 2700 International Affordable Housing Project, with an opportunity to consult. This letter is notice that Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation would like to initiate consultation..

We would like to discuss the topics listed in Cal. Public Resources Code section 21080.3.2(a), including the type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources. As consultation progresses, we may also wish to discuss design options that would avoid impacts on tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations, and culturally-appropriate treatment.

This letter is also a formal request to allow Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is our policy that tribal monitors must be present for all ground-disturbing activities. Finally, please be advised that our strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with and receiving written consent from the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation.

In the letter, you are identified as the lead contact person for consultation on the proposed project. I will be our contact person for this consultation. Please contact me by phone at

209.649.8972 or email at [canutes@verizon.net](mailto:canutes@verizon.net) to begin the consultation process.

Thank you for involving the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President  
Nototomne Cultural Preservation  
Northern Valley Yokut Tribe  
Email: [canutes@verizon.net](mailto:canutes@verizon.net)  
Cell: (209) 649-8972

**From:** [Klein, Heather](#)  
**To:** [Cinnamon Crake](#)  
**Subject:** Fw: 2700 International Affordable Housing Project  
**Date:** Monday, July 1, 2024 9:05:09 AM

---

Cinnamon,  
Good morning.  
We received this message from a tribe wanting to consult.

Can you have Evans and deshavo reach out to them?

Heather

---

**From:** Marvin, Betty <BMarvin@oaklandca.gov>  
**Sent:** Monday, July 1, 2024 8:50 AM  
**To:** Klein, Heather <HKlein@oaklandca.gov>  
**Subject:** Fw: 2700 International Affordable Housing Project

Tribal consultation response.

**Betty Marvin**, *Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) |*  
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**Sent:** Saturday, June 29, 2024 1:32 PM  
**To:** Marvin, Betty <BMarvin@oaklandca.gov>  
**Subject:** 2700 International Affordable Housing Project

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June 29, 2024

City of Oakland  
Department of Planning and Building Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, California 94612-2032  
510.238.3941

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Thank you for involving the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President  
Nototomne Cultural Preservation  
Northern Valley Yokut Tribe  
Email: [canutes@verizon.net](mailto:canutes@verizon.net)  
Cell: (209) 649-8972

**From:** [Klein, Heather](#)  
**To:** [Corrina Gould](#)  
**Cc:** [Marvin, Betty](#); [Sally Evans](#); [Cinnamon Crake](#)  
**Subject:** 2700 International  
**Date:** Thursday, October 17, 2024 10:58:01 AM  
**Attachments:** [ATMP\\_2700 International\\_9.19.2024.pdf](#)  
[Archaeological Study\\_2700 International\\_revised.pdf](#)  
[SLF No 2700 International Project 6.27.2023.pdf](#)

---

Confederated Villages of Lisjan Nation,

Betty Marvin forwarded me your request for documentations for the project at 2700 International. Attached are the documents you requested.

Please note that the initial request for consultation pursuant to NEPA Section 106 was sent back on June 18, 2024, and we anticipated requests within 30-days or by July 18, 2024.

Two other Tribes submitted requests within that timeframe, and we have entered into consultation with them. As part of that process, an Archeological and Tribal Monitoring Plan (ATMP) was prepared and one of the Tribes has already confirmed that this is adequate. The ATMP is also attached.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

**From:** [Marvin, Betty](#)  
**To:** [Klein, Heather](#); [Cinnamon Crake](#)  
**Cc:** [Stacey De](#); [Sally Evans](#); [Aubra Levine](#); [Paul Schroeder](#)  
**Subject:** Fw: 2700 International Affordable Housing  
**Date:** Wednesday, October 16, 2024 9:58:10 AM

---

Hello, all -

Here is a response to 2700 International letter of May-July 2024 (unless there's been another one since?) from Cheyenne Zepeda, Cultural Resource Manager, Confederated Villages of Lisjan Nation, apparently sent to me only, as titular signer of the consultation letter. It trust someone oy you can provde the documents she is looking for.

Thanks -

**Betty Marvin**, *Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) |*  
**Please note that I am working a hybrid schedule, and the best means of communication is email. Please provide as much information as possible (property address, nature of inquiry, etc.) in your message - it will speed the process.**

---

**From:** Lisjan Nation <cvltribe@gmail.com>  
**Sent:** Tuesday, October 15, 2024 3:19 PM  
**To:** Marvin, Betty <BMarvin@oaklandca.gov>  
**Subject:** 2700 International Affordable Housing

You don't often get email from cvltribe@gmail.com. [Learn why this is important](#)

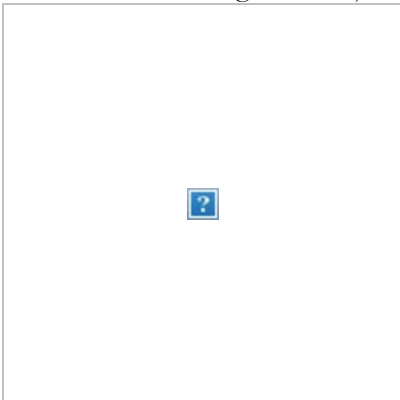
Hello,

Thank you for your letter. The Tribe is requesting a copy of the final CHRIS and EIR for this project, along with the SLF from Native American Heritage Commission and any additional archeological reports.

**'Uni (Respectfully),**

***Cheyenne Zepeda, Cultural Resource Manager I***

Confederated Villages of Lisjan Nation







**From:** [Klein, Heather](#)  
**To:** [KKLLC Admin](#)  
**Cc:** [Cinnamon Crake](#)  
**Subject:** RE: 106 of the NHPA for an affordable housing project in the City of Oakland  
**Date:** Thursday, August 15, 2024 10:41:28 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Kanyon Sayers-Roods

My name is Heather Klein and I'm the agency official for this NEPA project and the Section 106 consultation. It's my understanding that you would like to consult on the project. Are you comfortable with me inviting the consultant who prepared the analysis and reports to the meeting? Please let me know your availability to consult within the next two weeks and I can set something up.

Again, the project scope is to demolish two buildings and a parking lot on the site and construct a six-story building with 75 apartment units over a first-floor podium with commercial space, parking and services.

Since the site is still covered a site-specific reconnaissance and subsurface survey has not completed. However, a sacred lands search and archeological analysis was undertaken. I will be sending a sharepoint link where you can access the record searches and cultural assessments and draft Archaeological Monitoring Plan, but it is also down below. We can discuss these at our meeting.

[2700 International NEPA Section 106 analysis](#)

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

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**From:** Cinnamon Crake <[ccrake@baydesert.com](mailto:ccrake@baydesert.com)>  
**Sent:** Wednesday, August 14, 2024 10:57 AM  
**To:** KKLLC Admin <[admin@kanyonconsulting.com](mailto:admin@kanyonconsulting.com)>; Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)>  
**Cc:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Subject:** RE: 106 of the NHPA for an affordable housing project in the City of Oakland

Good Day,

Thank you so much for your email. I understand your very reasonable consultation requests that go beyond monitoring. I'll forward this email to the project developers for consideration of a permanent plaque or other mural or display to Honor Truth in History. To that end, I would like to confirm that your

email is in consultation for a project proposed at 2700 International Boulevard. Also, to facilitate Government-to-Government consultation, I've copied the Agency Official, Heather Klein of the City of Oakland to this email, for further consultation. My role in this project is NEPA consultant for the developer. I can help facilitate the presence of the project archaeologist on call with the Indian Canyon Band of Costanoan Ohlone People and the City of Oakland for Section 106 consultation. Please let me know how I can be of assistance.

Respectfully,

Cinnamon Crake



**Cinnamon Crake**  
President

422 Larkfield Center #104  
Santa Rosa CA 95403

707 / 523-3710  
[ccrake@baydesert.com](mailto:ccrake@baydesert.com)  
[baydesert.com](http://baydesert.com)

---

**From:** KKLLC Admin <[admin@kanyonkonsulting.com](mailto:admin@kanyonkonsulting.com)>

**Sent:** Wednesday, August 14, 2024 12:14 AM

**To:** Cinnamon Crake <[ccrake@baydesert.com](mailto:ccrake@baydesert.com)>

**Subject:** 106 of the NHPA for an affordable housing project in the City of Oakland

miSmin Tuuhis [Good Day]

Kan rakat Kanyon Sayers-Roods. I am writing this on behalf of the Indian Canyon Band of Costanoan Ohlone People as requested, responding to your letter. As this project's Area of Potential Effect (APE) overlaps or is near the management boundary of a potentially eligible cultural site, I am interested in consulting and voicing our concerns. With some instances like this, usually we recommend that a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. The presence of a Native monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues.

Kanyon Konsulting, LLC has numerous Native Monitors available for projects such as this, if applicable, we recommend a Cultural Sensitivity Training at the beginning of each project. This service is offered to aid those involved in the project to become more familiar with the indigenous history of the peoples of this land that is being worked on.

Kanyon Konsulting is a strong proponent of honoring truth in history, when it comes to impacting Cultural Resources and potential ancestral remains, we need to recognise the history of the territory we are impacting. We have seen that projects like these tend to come into an area to consult/mitigate and move on shortly after - barely acknowledging the Cultural Representatives of the territory they steward and are responsible for. Because of these possibilities, we highly recommend that you receive a specialized consultation provided by our company as the project commences, bringing in considerations about the Indigenous peoples and environment of this territory that you work, have settled upon and benefit from.

As previously stated, our goal is to Honor Truth in History. And as such we want to ensure that there is an effort from the project organizer to take strategic steps in ways that #HonorTruthinHistory. This will make all involved aware of the history of the Indigenous communities whom we acknowledge as the first stewards and land managers of these territories.

Potential Approaches to Indigenous Cultural Awareness/History:

Signs or messages to the audience or community of the territory being developed. (ex. A commemorable plaque, page on the website, mural, display, or an Educational/Cultural Center with information about the history/ecology/resources of the land)

Commitment to consultation with the Native Peoples of the territory in regards to presenting and messaging about the Indigenous history/community of the land (Land Acknowledgement on website, written material about the space/org/building/business/etc, Cultural display of cultural resources/botanical knowledge or Culture sharing of Traditional Ecological Knowledge - Indigenous Science and Technology)

Advocation of supporting indigenous lead movements and efforts. (informing one's audience and/or community about local present Indigenous community)

We look forward to working with you.  
Tumsan-ak kannis [Thank You]  
Kanyon Sayers-Roods  
Consultant / Tribal Monitor [ICMBCO]  
Kanyon Konsulting, LLC

--

Kind Regards

Nichole Rhodes

Executive Administrator Kanyon Konsulting LLC

Email: [Admin@kanyonkonsulting.com](mailto:Admin@kanyonkonsulting.com)

**From:** [Sally Evans](#)  
**To:** [Paul Schroeder](#)  
**Cc:** [Klein, Heather](#); [Cinnamon Crake](#); [Stacey De](#); [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)  
**Subject:** Re: 2700 International Affordable Housing Project  
**Date:** Thursday, September 5, 2024 8:27:53 AM  
**Attachments:** [image001.png](#)

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Hi Paul,

I hope you are having a nice week. I wanted to touch base with you regarding the Tribal consultation. I participated in a government-to-government Tribal consultation meeting with Heather Klein and Kanyon Sayers-Roods of Kayon Consulting on 8/28/2024, and a separate Tribal consultation meeting with Chairwoman Katherine Perez with the North Valley Yokuts Tribe on 8/29/2024. Both tribes recommended Tribal monitoring. Therefore, I will be modifying the Archaeological Monitoring Plan previously provided into an Archaeological and Tribal Monitoring Plan. There is still \$1,380.64 left in the budget for the cultural studies, which is enough to cover the two meetings and changes to the monitoring plan. I will update and send the revised Monitoring plan the week of September 16th. Please let me know if you have any questions.

Best,

Sally

On Mon, Jul 1, 2024 at 9:48 AM Cinnamon Crake <[ccrake@baydesert.com](mailto:ccrake@baydesert.com)> wrote:

Good morning everyone,

There is an interested tribe for the 2700 project (please see below). I'm including everyone here, as the consultation will involve Government-To-Government consultation (City with Tribes directly) with the assistance and information provided by the project's cultural resources firm (Evans & De Shazo).

What has been the City's policy so far in consultation with tribes, particularly, the Yokuts? Please let us know if the City has an established policy we should be following.

If not, please respond to the tribe (copy me for the ERR). Please confirm we are consulting under Section 106 of the NHPA (not CEQA, as they are citing below) and provide the reports. You may ask for a meeting with all of us,

sometimes agency officials will walk the site with the tribes and ask to discuss their concerns. Again, consultants are not permitted to do this on your behalf, or SHPO will kick it back to us again.

I typically don't join meetings with tribes, as I only need the outcome for the SHPO package. Let me know you need me to package up the information they are requesting, that is available at this time. Best,



**Cinnamon Crake**

**President**

422 Larkfield Center #104

Santa Rosa CA 95403

707 / 523-3710

[ccrake@baydesert.com](mailto:ccrake@baydesert.com)

[baydesert.com](http://baydesert.com)

---

**From:** Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)>

**Sent:** Monday, July 1, 2024 9:05 AM

**To:** Cinnamon Crake <[ccrake@baydesert.com](mailto:ccrake@baydesert.com)>

**Subject:** Fw: 2700 International Affordable Housing Project

Cinnamon,

Good morning.

We received this message from a tribe wanting to consult.

Can you have Evans and deshavo reach out to them?

Heather

---

**From:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Sent:** Monday, July 1, 2024 8:50 AM  
**To:** Klein, Heather <[HKlein@oaklandca.gov](mailto:HKlein@oaklandca.gov)>  
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Tribal consultation response.

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**Please note that I am working a hybrid schedule, and the best means of communication is email. Please provide as much information as possible (property address, nature of inquiry, etc.) in your message - it will speed the process.**

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**From:** Katherine Perez <[canutes@verizon.net](mailto:canutes@verizon.net)>  
**Sent:** Saturday, June 29, 2024 1:32 PM  
**To:** Marvin, Betty <[BMarvin@oaklandca.gov](mailto:BMarvin@oaklandca.gov)>  
**Subject:** 2700 International Affordable Housing Project

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June 29, 2024

City of Oakland

Department of Planning and Building Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315



Oakland, California 94612-2032

510.238.3941

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Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation received a letter from the City of Oakland dated June 18, 2024, formally notifying us of a proposed project, the 2700 International Affordable Housing Project, with an opportunity to consult. This letter is notice that Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation would like to initiate consultation..

We would like to discuss the topics listed in Cal. Public Resources Code section 21080.3.2(a), including the type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources. As consultation progresses, we may also wish to discuss design options that would avoid impacts on tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations, and culturally-appropriate treatment.

This letter is also a formal request to allow Northern Valley Yokuts / Ohlone / Patwin Tribe and Nototomne Cultural Preservation tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is our policy that tribal monitors must be present for all ground-disturbing activities. Finally, please be advised that our strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with and receiving written consent from the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation.

In the letter, you are identified as the lead contact person for consultation on the proposed project. I will be our contact person for this consultation. Please contact me by phone at 209.649.8972 or email at [canutes@verizon.net](mailto:canutes@verizon.net) to begin the consultation process.

Thank you for involving the Northern Valley Yokuts Tribe and Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a

part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President

Nototomne Cultural Preservation

Northern Valley Yokut Tribe

Email: [canutes@verizon.net](mailto:canutes@verizon.net)

Cell: (209) 649-8972

--

**Sally Evans, M.A., RPA** | *Principal Archaeologist / Cultural Resource Specialist*  
**Evans & De Shazo, Inc. - Archaeology • Historic Preservation**

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |  
Office: 707-823-7400 | Cell: 707-484-9628  
Oregon: 2355 State Street, Suite 101, Salem, OR 97301  
<http://www.evans-deshazo.com/>



**From:** [Klein, Heather](#)  
**To:** [KKLLC Admin](#)  
**Cc:** [Sally Evans](#); [Cinnamon Crake](#)  
**Subject:** RE: 2700 International Blvd, Oakland CA- NEPA Section 106 Process and Archeological and Tribal Monitoring Plan  
**Date:** Thursday, October 17, 2024 11:37:52 AM

---

Kanyon,

I'm following up on my email from a week ago.

We sent you the draft Archeological and Tribal Monitoring Plan for the project approximately a month ago on September 19th for your review. We have not heard back from you.

We would appreciate comments from you by **October 25<sup>th</sup>**. Otherwise, we plan to submit this documentation to SHPO for their review and concurrence under the Section 106 process. The AMTP will be revised to have tribal monitoring duties shared between tribes we are currently in consultation with. We also plan to include in the NEPA document the requirement, per your request, for acknowledgment of the site's history should any tribal resources be found on site during construction.

Please let me know again if you have questions, comments, or concerns. We look forward to your response.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

---

**From:** Klein, Heather  
**Sent:** Thursday, October 10, 2024 4:24 PM  
**To:** KKLLC Admin <[admin@kanyonconsulting.com](mailto:admin@kanyonconsulting.com)>  
**Cc:** Sally Evans <[sally@evans-deshazo.com](mailto:sally@evans-deshazo.com)>  
**Subject:** FW: 2700 International Blvd, Oakland CA- NEPA Section 106 Process and Archeological and Tribal Monitoring Plan

Hello Kanyon,

I understand you are back in the office and wanted to see if the Tribe had had a chance to review the draft Archeological and Tribal Monitoring Plan yet.

If you could let me know if the Tribe has comments or wants to discuss in further detail that would be great.

The other Tribe we are in consultation with had no additional comments but wanted to have the monitoring duties shared. Are the Indian Canyon Band of Costanoan Ohlone People amenable to this request?

Let me know when you get a chance.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>

---

**From:** Klein, Heather

**Sent:** Thursday, September 19, 2024 2:04 PM

**Cc:** Sally Evans <[sally@evans-deshazo.com](mailto:sally@evans-deshazo.com)>

**Subject:** 2700 International Blvd, Oakland CA- NEPA Section 106 Process and Archeological and Tribal Monitoring Plan

Good afternoon,

Based on our tribal consultation conversations for the project at 2700 International Blvd in Oakland, the consultant has prepared an archeological and tribal monitoring plans for your review and comment.

Please take a look, say by October 7<sup>th</sup> if possible, and let me know if you would like to discuss in more detail.

Look forward to hearing from you.

Best,

**Heather Klein**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114  
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov) | Website:  
<https://www.oaklandca.gov/departments/planning-and-building>



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**ARCHAEOLOGICAL STUDY FOR THE  
PROPOSED “2700 INTERNATIONAL”  
PROJECT AT 2700, 2712, 2720  
INTERNATIONAL BOULEVARD AND 1409  
AND 1415 MITCHELL STREET, OAKLAND,  
ALAMEDA COUNTY, CALIFORNIA**

**PREPARED FOR:**

Paul Schroeder, Project Manager  
Unity Council  
[pschroeder@unitycouncil.org](mailto:pschroeder@unitycouncil.org)

**PREPARED BY:**

Sally Evans, M.A., RPA  
Principal Archaeologist | Cultural Resource Specialist  
[sally@evans-deshazo.com](mailto:sally@evans-deshazo.com)  
with  
Bee Thao, M.A., RPA  
Archaeologist | Researcher  
[bee@evans-deshazo.com](mailto:bee@evans-deshazo.com)

**February 29, 2024  
(Revised 9/19/2024)**

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## STATEMENT OF CONFIDENTIALITY

This report identifies the locations of archaeological resources within Alameda County, which is confidential information, as the cultural, scientific, and artistic values associated with these archaeological sites can be damaged or destroyed through uncontrolled public disclosure of information about their locations.

Disclosure of this information to the public may violate both federal and state laws. Information regarding the location, character, or ownership of a historic resource is exempt from the Freedom of Information Act. Applicable United States (U.S.) laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but may not be limited to, Government Code Sections 6250 et seq. and 6254 et seq.

If any information in this document is to be released for public review, all locational information associated with archaeological resources must be redacted before public distribution.



## MANAGEMENT SUMMARY

Evans & De Shazo, Inc. (EDS) completed an Archaeological Study for the proposed “2700 International” project located within the properties at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, totaling 0.61 acres (Project Area). The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure (Project). The Project will be constructed using federal funds provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC); therefore, it is subject to the HUD environmental review procedures found in 24 CFR Part 58, which require compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800, as amended. The Project is exempt from review under the California Environmental Quality Act (CEQA).

In accordance with Section 106 of the NHPA, two Areas of Potential Effect (APEs) were established for the Project, including a Direct APE and an Indirect APE. The Direct APE includes the 0.61-acre Project Area. The depth of the proposed excavation for the Project (i.e., vertical APE) is currently unknown. The Indirect APE includes nine properties located adjacent to and near the Project Area. The Archaeological Study described herein addresses direct effects on historic properties/historical resources within the Direct APE. Direct and indirect effects on built environment resources are addressed in a separate report (De Shazo et al. 2024).

The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590), with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior’s professional qualification standards in Archaeology (36 CFR Part 61). The methods used to complete the Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS); a buried archaeological site sensitivity desktop analysis; and a pedestrian field survey. The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc., resulting in a recommendation for Native American sensitivity training and Tribal monitoring.

The Archaeological Study did not identify any National Register or California Register-listed or eligible archaeological resources or unique archaeological resources within the Project Area. As such, EDS recommends a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, due to the high potential to encounter buried historic period archaeological resources and a moderate to high potential to encounter buried precontact period archaeological resources during Project-related ground-disturbing activities, EDS recommends Cultural Resources Awareness Training and Archaeological Monitoring of ground-disturbing activities following the attached Archaeological and Tribal Monitoring Plan (Appendix B).



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    APPENDIX A: NORTHWEST INFORMATION CENTER (NWIC) BILLING WORKSHEET

    APPENDIX B: ARCHAEOLOGICAL AND TRIBAL MONITORING PLAN





## INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed an Archaeological Study for the proposed “2700 International” project (Project) located within five adjacent parcels at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, totaling 0.61 acres (Project Area). The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure (Project).

The Project will be constructed using federal funds provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC); therefore, the Project is subject to review under the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966 and its implementing regulations 36 CFR Part 800, as amended. The Project is exempt from review under the California Environmental Quality Act (CEQA).

The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590), with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior’s professional qualification standards in Archaeology (36 CFR Part 61). The methods used to complete the Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS); a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geologic, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey. The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc.

The results of the Archaeological Study are presented herein.

## PROJECT DESCRIPTION

The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with approximately 3,800 square feet of ground floor commercial space. Of the 75 affordable apartment units, 35 will be one-bedroom, 21 will be two-bedroom, and 19 will be three-bedroom units. On-site resident amenities include a community room, shared laundry facilities, administrative offices, and a supportive service office. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor behind the commercial space, and 50 bicycle parking spaces will also be provided. Access to parking will be provided from 27<sup>th</sup> Avenue. The Project also includes the development of associated infrastructure. An existing conditions map is provided in Figure 1 and a rendering of the proposed new building is shown in Figure 2.







**Figure 2: Rendering of the proposed new building (prepared by Pyatok, 11/18/2022).**



## PROJECT LOCATION

The Project Area includes five contiguous parcels at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, including Assessor Parcel Numbers (APNs) 25-712-9-02, 25-712-14, -15, -16, -17, totaling 0.61 acres. The Project Area is situated in the Brooklyn Township portion of east Oakland and is bordered by International Boulevard on the southwest, 27<sup>th</sup> Avenue on the northwest, Mitchell Street on the southeast, and single-family homes on the northeast (Figure 3).

On the United States Geographic Survey (USGS) 7.5-minute Oakland East, California quadrangle (1997), the Project Area resides within the unsectioned *San Antonio* land grant in Township 2 South, Range 3 West, Mt. Diablo Base and Meridian (Figure 4). The Universal Transverse Mercator (UTM) grid coordinates at the approximate center of the Project Area are 567729 meters East and 4181769 meters North, Zone 10.

## AREA OF POTENTIAL EFFECT (APE)

The regulations implementing Section 106 of the NHPA review process require that an Area of Potential Effect (APE) be defined for the Project (36 CFR 800.16[d]). An APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties if any such properties exist.” Following Section 106 of the NHPA, two APEs were established for the Project, including a direct APE that considers direct effects on historic properties and an indirect APE that considers indirect effects on historic properties (see Regulator Setting for the definition of a historic property).

The **Direct APE** includes the 0.61-acre Project Area comprised of five contiguous parcels, including:

- EDS-01a: 2700 International Boulevard (APN 25-712-19-2)
- EDS-01b: 2712-2716 International Boulevard (APN 25-712-17)
- EDS-01c: 2720 International Boulevard (APN 25-712-16)
- EDS-01d: 1409 Mitchell Street (APN 25-712-15)
- EDS-01e: 1415 Mitchell Street (APN 25-712-14)

EDS-01a currently consists of a 1969 three-story commercial building and associated parking lot, EDS-01b consists of ca. 1925 two-story building, and EDS-01c, EDS-01d, and EDS-01e consist of a parking lot. The National and California Register-eligibility of the built environment resources in the Direct is addressed in a separate report (De Shazo et al. 2024). The maximum depth of excavation for the Project (i.e., vertical APE) is currently unknown.

The **Indirect APE** includes nine properties adjacent to or near the Project Area that contain approximately nine built-environment resources at least 50 years in age, including:

- EDS-02: 2647 International Boulevard (APN 25-744-10)



- EDS-03: 2634-2648 International Boulevard (APN 25-710-37)
- EDS-04: 1433 27th Avenue (APN 25-710-33)
- EDS-05: 1422 27th Avenue (APN 25-712-21)
- EDS-06: 1421 Mitchell Street (APN 25-712-13)
- EDS-07: 1422 Mitchell Street (APN 25-713-15)
- EDS-08: 1416 Mitchell Street (APN 25-713-14)
- EDS-09: 1410 Mitchell Street (APN 25-713-13)
- EDS-10: 1404 Mitchell Street and 2758 International Boulevard (APN 25-713-12)

The National Register eligibility of the built environment resources in the Indirect APE is addressed in a separate report (De Shazo et al. 2024).

An APE map is provided in Figure 5.





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



**2700 International Project**  
**2700, 2712, 2720 International Blvd., &**  
**1409 and 1415 Mitchell Street**  
**Oakland, Alameda County, CA**



**Legend**

 Project Area

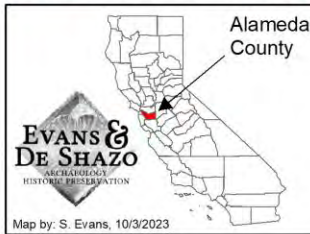
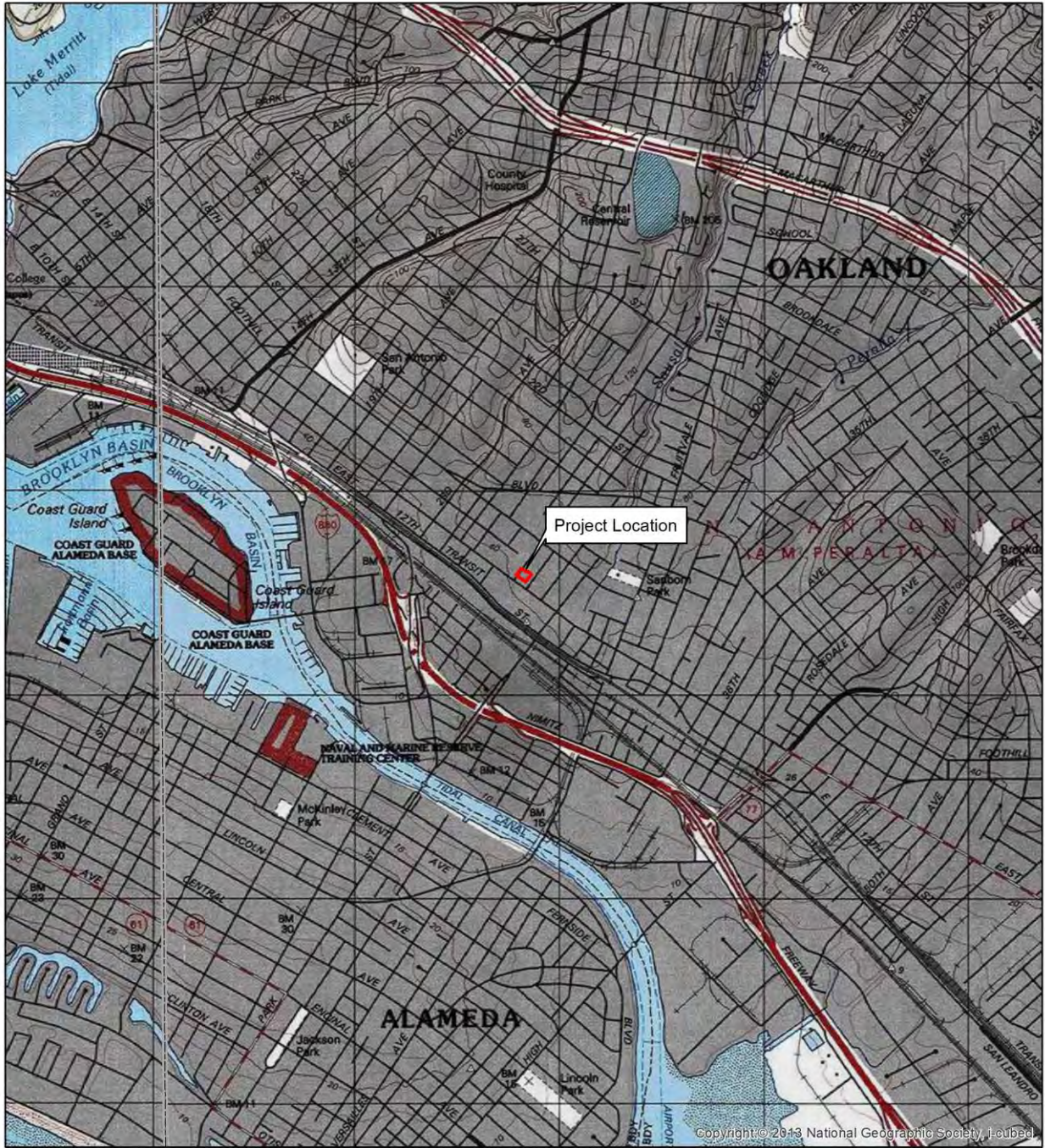


1:300,000

Map by: S. Evans, 12/18/2023

**Figure 3: Project vicinity map.**





**2700 International Project**  
 2700, 2712, 2720 International Blvd. &  
 1409 and 1415 Mitchell Street  
 Oakland, Alameda County, CA  
 (APNs 025-0712-019-02,  
 025-0712-014, -015, -016, & -017)

USGS 7.5' Oakland East, Calif. (1997)  
 Township 2 South | Range 3 West  
 NAD 83 UTM Zone 10N

**Legend**

 Project Area

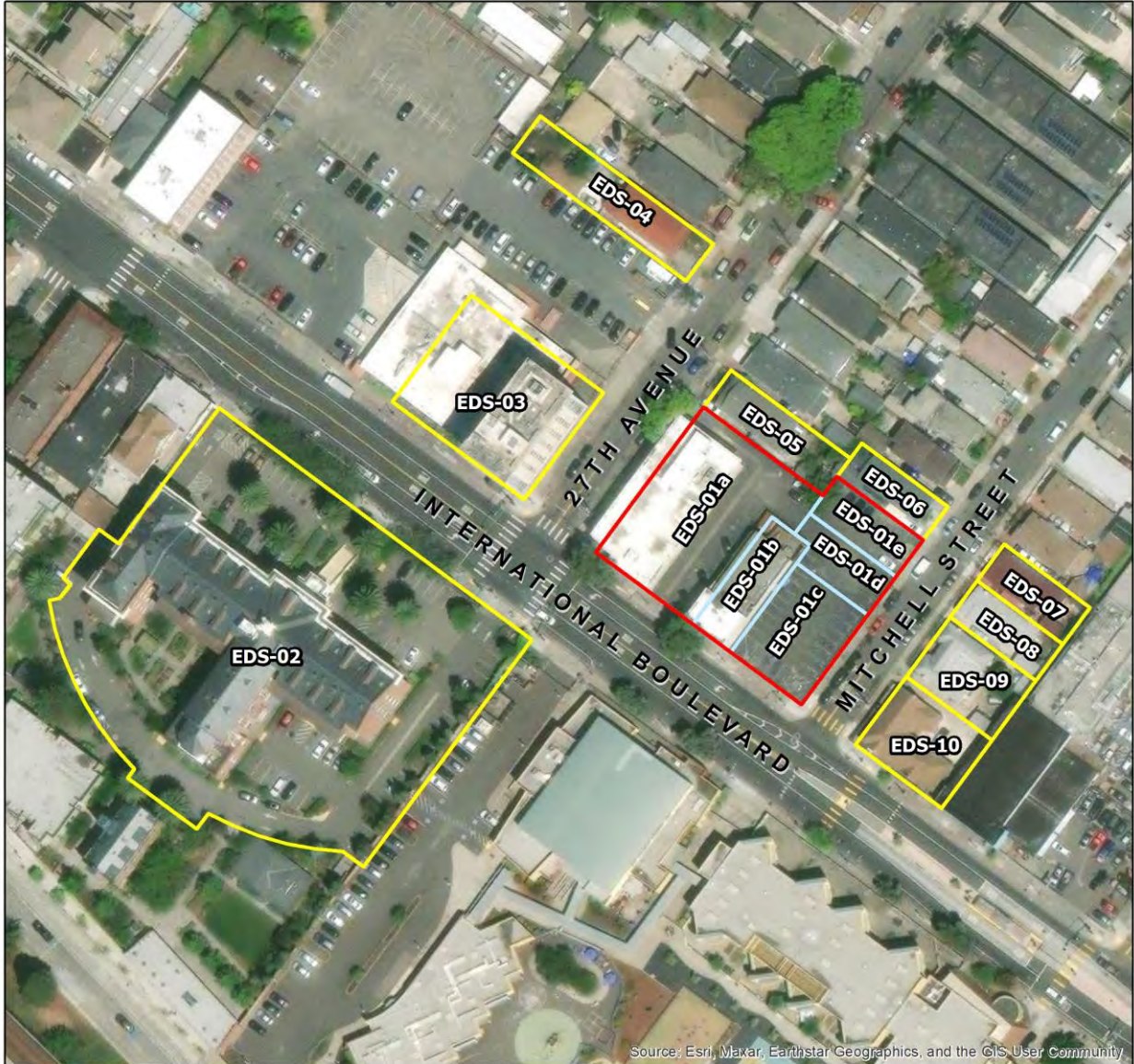
0 0.5 1 Miles

1:24,000



Figure 4: Project Area shown on the USGS 7.5' Oakland East, California.





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**2700 International Project**  
 Oakland, Alameda County, CA



0 125 250 Feet

**Direct APE Properties**

- EDS-01a: 2700 International Blvd. (APN 25-712-19-2)
- EDS-01b: 2712-2716 International Blvd. (APN 25-712-17)
- EDS-01c: 2720 International Blvd. (APN 25-712-16)
- EDS-01d: 1409 Mitchell St. (APN 25-712-15)
- EDS-01e: 1415 Mitchell St. (APN 25-712-14)

**Indirect APE Properties**

- EDS-02: 2647 International Blvd. (APN 25-744-10)
- EDS-03: 2634-2648 International Blvd. (APN 25-710-37)
- EDS-04: 1433 27th Ave. (APN 25-710-33)
- EDS-05: 1422 27th Ave (APN 25-712-21)
- EDS-06: 1421 Mitchell St. (APN 25-712-13)

**Legend**

- Direct APE
- Indirect APE
- Subject Parcels

1:1200

Map Projection:  
 NAD 83 UTM Zone 10  
 S. Evans, 1/31/2024



- EDS-07: 1422 Mitchell St. (APN 25-713-15)
- EDS-08: 1416 Mitchell St. (APN 25-713-14)
- EDS-09: 1410 Mitchell St. (APN 25-713-13)
- EDS-10: 1404 Mitchell St. & 2758 International Blvd. (APN 25-713-12)

Figure 5: Area of Potential Effect (APE) map.





## REGULATORY SETTING

The proposed Project is considered an undertaking subject to NEPA and Section 106 of the NHPA due to financial assistance being provided by HUD for the Project. These regulations, as they pertain to cultural resources, are outlined below.

### NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

NEPA (42 U.S.C. 4321 et seq.) establishes national environmental policies and goals for the protection, maintenance, and enhancement of the environment and provides a process for implementing these goals within the Federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

The term "cultural resources" is not defined in NEPA. NEPA addresses the "human" — social and cultural — aspects of the environment. Culturally valued aspects of the environment generally include historic properties (as defined by the NHPA), sacred sites, archaeological sites not eligible for the NRHP and archaeological collections. The cultural use of natural resources and such "intangible" socio-cultural attributes as social cohesion, social institutions, life ways, religious practices, and other cultural institutions are typically evaluated under the "social impact" category. This Archaeological Study identifies the potential effects to archaeological resources that are listed or potentially eligible for listing on the NRHP (i.e., archaeological Historic Properties) and archaeological sites not eligible for the NRHP that result from implementation of the Project.

### NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

Section 106 of the NHPA pertains to Federal "undertakings". A Federal undertaking is defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license or approval. The NHPA directs federal agencies to take into account (through identification, recordation and mitigation) the effects of proposed activities on historic properties and give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Historic properties are properties that are included in the NRHP or that meet the criteria for the National Register.

#### National Register of Historic Places (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

In order to be included or qualify for the National Register, a building, structure, object, site or district must possess significance in American history, architecture, archaeology, engineering or culture, and must be associated with an important historic context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet any of the following criteria:



- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons important in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

## **ENVIRONMENTAL AND CULTURAL SETTING**

The following overview provides an environmental setting of the Project Area and a prehistory, ethnohistory, and history of the Project vicinity. These contexts provide the basis for assessing the potential for archaeological resources to be found within the Project Area, the types of archaeological resources that could be found, and their potential historical significance.

### **ENVIRONMENTAL SETTING**

The Project Area is located in the City of Oakland, a densely populated urban environment in northwestern Alameda County that encompasses approximately 78 square miles of land and water and has an estimated population of approximately 432,897 residents. Located in the East Bay region of the San Francisco Bay Area, Oakland borders the cities of Berkeley, Emeryville, Alameda, and San Leandro and is bordered on the west by San Francisco Bay. The regional topography is variable and includes level terrain along the bay shore and steeper slopes along the Berkeley Hills to the east, which rise to a peak elevation of 1,761 feet above sea level at Round Top, an extinct volcano. The City of Oakland has a mild climate characterized by warm, dry summers, and mild, wet winters. According to the U.S. Weather Bureau, Oakland's average temperature ranges from about 74 degrees Fahrenheit (°F) in the summer to 44 °F in the winter. Annual rainfall averages about 24 inches, with most rainfall occurring between November and March.

The Project Area is situated within a topographically flat area in the Brooklyn Township portion of east Oakland at approximately 42 feet above sea level and is surrounded by a mix of commercial and residential buildings. The Project Area is bordered on the southwest by International Boulevard, on the southeast by Mitchell Street, on the northwest by 27<sup>th</sup> Avenue, and on the northeast by single-family houses. The nearest waterways include Sausal Creek, located 0.18 miles to the east, and an unnamed tributary, located 0.35 miles to the northwest. In addition, the Project Area is 0.6 miles northeast of the Tidal Canal that separates Oakland from Alameda, an informal archipelago in San Francisco Bay consisting of Alameda Island, Bay Farm Island, and Coast Guard Island, along with other smaller islands. The San Francisco Bay is approximately 2.3 miles to the southwest; however, before the filling of marshlands and mudflats, the Bay tidal marsh came within 0.6 miles of the Project Area (Figure 6).



**Figure 6: Project Area environmental setting.**

### **Geology and Soils**

Oakland and the Project Area are within the Southern Coast Range Geomorphic Province, situated within the larger Coast Range Geomorphic Province (Harden 1998). The Coast Range province lies between the Pacific Ocean and Great Valley (Sacramento to San Joaquin valleys) provinces and stretches from the Oregon border to the Santa Ynez Mountains near Santa Barbara. The northern and southern Coast Ranges are separated by a depression containing the San Francisco Bay, where the Sacramento River and the San Joaquin River discharge through the Golden Gate into the Pacific Ocean. The San Francisco Bay lies within a broad depression, bounded by the East Bay Hills, which borders Oakland on the east, and the Santa Cruz Mountains, created from an east-west expansion between the San Andreas and Hayward fault systems.

According to the geologic maps (Graymer 2000; Dibblee and Minch 2005), the Project Area is underlain by Holocene age (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf), consisting of clay with varying sand and gravel interbedded with sand and gravel with varying clay and silt. According to the soil maps available on Google Earth and at the Natural Resources Conservation Service (NRCS) Web Soil Survey website (USDA 2023), the soils within the Project Area consist of Urban land-Clear Lake Complex (0-2% slope) made up of 55% Urban Land, 35% Clear Lake, 5% Omni, and 5% Marvin. Urban Land includes areas covered by asphalt, concrete, buildings, and other built environment features, and the properties and characteristics of Urban Land soils are highly variable because of the



differences in the kind and amount of fill material used. Clear Lake clay consists of very deep, poorly drained soils that formed in fine-textured alluvium derived from mixed rock sources. On average, this series extends 60 inches below the surface and contains the following horizons: Ag, Bssg1, Bssg2, and Bssk. Subordinate horizons include 'g' (indicating the horizon is gray and mottled, the color of reduced non-oxidized iron resulting from saturated conditions) in the A and B horizons; and 'ss' (indicating the presence of slickensides formed by shear movement in clayey soils due to shrinking and swelling) in the B horizon.

The geotechnical investigation completed for the Project revealed about six inches of asphalt concrete and aggregate base, followed by dark brown, very stiff, sandy clay from 0.5 to 2.5 feet; brown, very stiff to hard sandy clay with gravel from 2.5 to 4.5 feet; light brown, very dense clayey sand with coarse gravel from 4.5 to 7.5 feet; brown, hard clay with sand and gravel from 7.5 to about 8.5 feet; brown, dense clayey sand with gravel from 8.5 to about 15 feet; olive-brown, dense clayey sand with gravel from 15 to 18 feet; light brown hard clay with sand and black mottling from 18 to 23.5 feet; brown, dense clayey sand with coarse gravel from 23.5 to 28 feet; and finally, brown, hard, sandy clay with yellow mottling and trace gravel from 28 to at least 41 feet (Samlik and Medeiros 2022).

### **Paleo-Environmental Setting**

The paleo-environmental setting describes changes in California's climate, vegetation, and landscapes that have occurred since the terminal Pleistocene (13,500 - 11,700 cal BP). During this time, there was a dramatic shift in vegetation as the climate became warmer compared to the previous period and temperate taxa such as alder, Douglas fir, oak and tanoak appeared. This was immediately followed by a major cooling trend, known as the Younger Dryas at about ca. 12,800 and 11,500 BP, at which time oak woodland and chaparral began to replace coniferous forest species. Also, during this time, many of the large herbivores, like mammoth, bison, ground sloth, horse, and camel, as well as many large carnivores, went extinct.

The San Francisco Bay formed after the onset of the Holocene (post 11,700 cal BP) due to a global warming trend that led to glacial melt and a global rise in sea level (Walker et al. 2009). During the Pleistocene, when the climate was colder and more water was locked up in ice, the ocean level was lower than current levels and the California shoreline was located much farther to the west than it is today. At the time, the San Francisco Bay did not exist, and the Sacramento and San Joaquin Rivers converged east of the Diablo range before cutting through the Golden Gate and draining into the Pacific Ocean near the Farallones Islands (Milliman and Emery 1968).

In the Early Holocene (11,700 – 8,200 cal BP), cooler and drier conditions continued but as temperatures rapidly increased, redwood and chemise chaparral taxa expanded and pines and other conifers diminished. During this time, the ocean waters reached the Golden Gate and began filling the San Francisco Bay. The rise in the water level was rapid at first but slowed after about 5,000 BP (Parsons 2003). The rising of the bay caused many of the rivers and streams that empty into the Bay to aggrade their valleys by depositing sediment, gradually building up the ground surface and burying former surfaces. This process also buried most evidence of human occupation around the San Francisco Bay shoreline prior to this time (Parsons 2003).





The Middle Holocene (8,200 – 4,200 cal BP) was characterized by lower precipitation and greater temperatures, with warm and dry summers and increased seasonability (Adam and West 1983). As a result, pines, herbs and oak increased while redwood and cedar declined and retreated. Oaks expanded their overall range and moved upslope. The sea level stabilized and rich tidal marshes and extensive mudflats formed around the San Francisco Bay margin (Pestrong 1972).

In the Late Holocene (post 4200 cal BP) climatic conditions were cooler and dryer, but there were frequent shifts from cold to warm and enhanced ENSO<sup>1</sup> cycles that resulted in increased fluvial discharge, lower salinity levels, and the formation of new marshes in the San Francisco Bay ca. 3,800 – 2,450 BP (Goman et al. 2008; Starratt and Barron 2010). Beginning about 4,000 BP there was a rise in conifer-dominated assemblages and a decrease in oaks, which was due to an increase in moisture. However, this trend reversed between about 1,300 to 700 BP due to an onset of warmer, dryer conditions, which characterized the Medieval Climatic Anomaly (MCA), which lasted from about 1,150 - 600 BP. The MCA was marked by two severe drought periods separated by a period of greater precipitation (Schwitalla 2013) and was followed by the Little Ice Age (ca. 650-150 BP) that featured cool wet conditions (Schwitalla 2013), cooler sea surface temperatures (Hendy 2010), and an influx of sediment into the San Francisco Bay (Malamud-Roam and Ingram 2010). The extensive alluvial deposition that occurred during wet periods also buried archaeological sites that existed along the flood plains of creeks and rivers during this time (Lightfoot and Luby 2002).

In historic times (ca. 250 BP to present), the introduction of non-native plant species, the cessation of Native American land-management practices, including fire management, the onset of crop production and animal husbandry, industrialization, filling of the historic tidal marsh, and urban growth and development have all contributed greatly to a changed landscape that no longer reflects the landscape inhabited by human populations that existed in precontact times.

The formation of the San Francisco Bay in the Middle Holocene allowed for dense populations to settle along the Bay Shore and in neighboring areas because the freshwater marshes, salt marshes, mud flats and open waters of the San Francisco Bay were extremely productive in natural resources during precontact times (Lightfoot and Luby 2002). The marshlands and mudflats supported clams, mussels, oysters, crabs, and several fish species, and the open water supported green and white sturgeon, Chinook and Coho salmon, bat rays, thresher and leopard sharks, surf perch, jack smelt, and marine mammals, such as sea otters, harbor seals, and sea lions. Numerous migratory water birds and shorebirds were also present, like ducks, geese, cormorants, loons, and grebes (Lightfoot and Luby 2002). The surrounding terrestrial landscape contained extensive grassland and oak woodland that supported a variety of plant and animal resources. From these areas, Native Americans gathered a variety of nuts, seeds, berries, greens and tubers, and they hunted large terrestrial animals like deer, elk and pronghorn antelope, as well as smaller fauna like jackrabbit, brush rabbit, squirrel, wood rat and

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<sup>1</sup> El Niño-Southern Oscillation (ENSO) is an irregularly periodic variation in winds and sea surface temperatures over the tropical eastern Pacific Ocean. The warming phase of the sea temperature is known as El Niño and the cooling phase as La Niña.



quail (Lightfoot and Luby 2002; Moratto 1984). Historically, the Project Area was approximately 0.7 miles northeast of the historical tidal marsh and bay lands boundary.

## **PRECONTACT/ARCHAEOLOGICAL SETTING**

This section provides information derived from the archaeological record of the San Francisco Bay-Delta region of California regarding settlement strategies, levels of social organization, subsistence economies, and food procurement strategies of precontact Native populations. Cultural patterns that emerged in the San Francisco Bay-Delta region, recognized by specific artifact assemblages that indicate differences in living strategies, are also discussed.

### **Chronology and Cultural Patterns of the San Francisco Bay-Delta Region**

The following sections provide an overview of the prehistory San Francisco Bay-Delta region that is based on a hybrid classification system organized by geologic time segments that include the Terminal Pleistocene (13,500 – 11,700 cal BP), Early Holocene (11,700 – 8,200 cal BP), Middle Holocene (8,200 – 4,200 cal BP), and Late Holocene (post 4,200 cal BP). The Late Holocene is further divided into shorter time periods using the Late Holocene Scheme D chronological sequence for the San Francisco Bay Area that is divided into the following time periods: Early Period (4200 – 2550 cal BP), Early/Middle Transition Period (2550 – 2150 cal BP), Middle Period (2150 – 930 cal BP), Middle/Late Transition Period (930 – 685 cal BP), Late Period (685 – 180 cal BP), and Historic/Mission period (180 – 115 cal BP).

#### **Terminal Pleistocene (13,500 – 11,700 cal BP)**

Solid evidence of human occupation in California during the Terminal Pleistocene (13,500 – 11,700 cal BP) is scarce and poorly understood; however, there have been some discoveries of isolated fluted projectile points in California that are thought to be similar in cultural affiliation and age as the fluted points associated with the Clovis tradition dating to around 11,500 cal BP. While fluted points are rare in California, they have been documented at the Borax Lake site (CA-Lak-36) in Lake County (Meighan and Haynes 1970; Moratto 1984:82–85), at Tracey Lake in the Delta (Heizer 1938), at the Wolfsen mound (CA-MER-215) along the middle San Joaquin River in Merced County (Peak and Weber 1978), and in the Mojave Desert and coastal southern California (Byrd et al. 2017). No fluted points or archaeological deposits dating to the Terminal Pleistocene have been documented in the San Francisco Bay Area (Byrd et al. 2017). The paucity of Terminal Pleistocene archaeological remains is, in part, because populations were small and highly mobile, and left scant evidence of their activities in the landscape. Landscape changes, including sea level rise, erosion, and localized subsidence along the coast. Widespread landscape evolution and floodplain development in the interior has also reduced evidence of occupation during this period (Byrd et al. 2017).

#### **Early Holocene (11,700 - 8200 cal BP)**

During the Early Holocene (11,700 – 8200 cal BP) semi-mobile hunter-gatherers exploited a wide range of plant and animal foods from marine, lacustrine, and terrestrial environments (Erlandson et al. 2007; Jones et al. 2002; Meyer and Rosenthal 1995; Moratto 2002). Populations that emerged in the San Francisco Bay-Delta region, including the interior East Bay during the Early Holocene were mobile foragers, characterized by a “Millingstone culture” that used milling slabs and handstones, crude cores



and core tools, and various types of large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114; Wiberg 2010:31). The settlement pattern is thought to be based on high residential mobility and limited exchange (Wiberg 2010:31).

There are only four Early Holocene-age archaeological deposits documented in the San Francisco Bay-Delta region, including two at Los Vaqueros Reservoir (CA-CCO-696 and CA-CCO-637) in the East Bay (Meyer and Rosenthal 1997, 1998), one in Solano County (P-48-000897) (Hildebrandt et al. 2012), and one in Fremont (P-01-011556) (Meyer 2015), all of which were found in a buried context. Occupation at the site in the interior East Bay area (CA-CCO-696) was found to be associated with a culture whose specific economy was focused on harvesting acorns and wild cucumbers (Meyer and Rosenthal 1997; Wohlgemuth 1997).

### **Middle Holocene (8200 – 4200 cal BP)**

There is more direct evidence of occupation in the San Francisco Bay-Delta region during the Middle Holocene than there is in the Early Holocene, as indicated by the more than 60 sites that have been documented in the San Francisco Bay-Delta region dating to this period (Byrd et al. 2017). Artifacts found in sites dating to this period include a variety of ground stone tools (mortars/pestles and metates/manos), side-notched dart points, cobble tools, and a variety of shell beads and ornaments (Fitzgerald 1993; Meyer and Rosenthal 1998). The presence of an extensive trade network by at least 5200 cal BP is indicated by the “Type N” grooved rectangular *Olivella* shell beads that are found in sites across a large region, and obsidian from sources located in the Napa Valley and eastern Sierra Nevada (Casa Diablo and Bodie Hills sources) that are present within sites located in the San Francisco Bay-Delta region (Byrd et al. 2017). The first evidence for use of the San Francisco Bay’s estuarine resources is also indicated during this period by the presence of shell midden deposits in Marin County (CA-MRN-17), Contra Costa County (CA-CCO-474/H), and in San Mateo County (CA-SMA-40) that date between 6300 and 5000 cal BP, and at a site in Alameda County (CA-ALA-307) that dates to 4900 cal BP (Byrd et al. 2017). Faunal remains indicate reliance on seasonal waterfowl and anadromous and freshwater fish. “Archaeobotanical assemblages from Middle Holocene contexts are varied; for example, CCO-18/H features produced a varied assemblage of nutshell, small seeds, and fruit pits, including acorn, gray pine, bay, buckeye, red maids, goosefoot, farewell-to-spring, juniper, and manzanita berry pits (Wohlgemuth 2010). These remains suggest that a wide range of habitats was exploited throughout the year, consistent with either semi-permanent occupation or multi-season visits” (Byrd et al. 2017).

### **Late Holocene (4200 – 180 cal BP)**

Due to the greater number of archaeological sites that have produced stylistic artifacts and radiocarbon dates, the Late Holocene is generally divided into the Early Period (4200–2550 cal BP), Early/Middle Transition Period (2550–2150 cal BP), Middle Period (2150–930 cal BP), Middle/Late Transition Period (930–685 cal BP), and Late Period (685–180 cal BP). “The Late Holocene is very well-documented in the Bay-Delta Area, with more than 240 radiocarbon-dated sites reflecting widespread occupation (Milliken et al. 2007).”



#### Early Period (4200 – 2550 cal BP)

The Early Period (4200–2550 cal BP) marks a shift from a mobile foraging pattern to a sedentary and semi-sedentary land use pattern along the Bay Shore and interior valleys (Milliken et al. 2007:114-115). This more sedentary way of life seems to have been in response to the availability of new resources as the San Francisco Bay estuary matured, and an increased dietary reliance on acorns rather than hard seeds. As a result, populations in the San Francisco Bay region increased and the social organization became more complex, evidenced by mortuary practices and an increase in ornamental grave associations, regional symbolic integration, and the establishment of trade networks. “Bay margin sites reveal a strong emphasis on marine shellfish, marine fishes, and marine mammals...In contrast, interior sites emphasized freshwater fish and shellfish along with terrestrial mammals. Nuts, berries, and small seeds appear to have been particularly important plant foods” (Byrd et al. 2017). Cultural patterns that emerged in the San Francisco Bay region during this period include Windmill in the Delta Region and Lower Berkeley along the Bay Shore. Artifacts that typify the Early Period include a corner-notched, concave-based, lanceolate, and side-notched style projectile points, cut marine shell (*Olivella* sp.) beads that are often found in a mortuary context, mortars and pestles, and a greater amount of obsidian from Napa Valley sources than Annadel obsidian available in Sonoma County (Milliken et al. 2007). The Early Period was also marked by significant climatic changes during which warmer and drier conditions led to the desiccation of lake basins in southern California (Schwitalla 2013).

#### Middle Period (2150–930 cal BP)

The Middle Period (2150–930 cal BP) is marked by a population increase and a greater level of sedentism (Milliken et al. 2007:115-116). Fixed permanent villages used most of the year became dominant along the Bay Shore. This indicates the establishment of fixed group territories as well (Lightfoot and Luby 2002:276; Wiberg 2010:31). During this period, population growth led to restricted mobility, which in turn led to resource intensification, increased cooperation, and a greater level of social complexity (Milliken et al. 2007:99). In the latter half of the Middle Period and the Middle/Late Period Transition (930–685 cal BP), a dramatic cultural disruption occurred, marked by changes in shell bead types, settlement patterns and food resources (Milliken et al. 2007:116). The Berkeley Pattern, which developed from the preceding Lower Berkeley Pattern, was well established by the Middle Period (Moratto 1984:277). Berkeley Pattern traits typically include tightly flexed burials, with fewer grave offerings and no preference toward orientation. Cremations are occasionally encountered and are associated with more grave goods than flexed burials, a mortuary treatment suggesting differentiation in wealth or status. Burial artifacts typically include *Olivella* saddle and saucer beads and *Haliotis* pendants. Berkeley Pattern sites are also characterized by utilitarian objects that include numerous mortars and pestles, which imply greater reliance on nuts and seeds, as well as a sophisticated bone tool industry. New types of bone tools such as the single-barbed bone fish spear indicate a greater reliance on fish and marine mammals like sea otter, seal, and sea lion (Elsasser 1978:39; Hildebrandt and Jones 1992:382). Shellfish collecting was also especially important. This is indicated by the deposition of large quantities of shell, mostly mussel, which make up a good portion of shellmound constituents. Hunting is implied by spear and dart-sized projectile points, which were propelled using an atlatl, as well as high frequencies of deer and elk remains (Beardsley 1954; Hildebrandt and Jones 1991:382).





#### Middle/Late Transition Period (930–685 cal BP)

Starting at the end of the Middle Period and continuing in the Middle/Late Period Transition, many of the Bay Shore sites were abandoned as residential places and then later reused as special-purpose sites in the Late Period (685–180 cal BP) (Lightfoot and Luby 2002:277). The reasons postulated for the abandonment of shellmound sites along the Bay include population decline, environmental degradation resulting from drought conditions of the MCA that affected the availability of marine resources, a shift towards greater reliance on acorns rather than shellfish, the migration of Patwin-speaking people into the North Bay, or the return to a semisedentary settlement system whereby year-round occupation of shellmounds gave way to seasonal use of interior localities (Ingram 1998; Lightfoot and Luby 2002:279; Schwitalla 2013). Zooarchaeological data suggest that the abandonment of shellmounds as residential places does not coincide with a population decline, as some sites evince continued resource intensification due to overhunting in the Late Period (Broughton 1994).

#### Late Period (685–180 cal BP)

Occupation during the Late Period (685–180 cal BP) is well-documented in the San Francisco Bay-Delta region and is thought to be associated with a new level of sedentism, status ascription, an increase in ceremonialism, and regional trade. It appears that an economic relationship was maintained among the many small autonomous socio-political groups called *tribelets*, and trade was frequent between coastal groups, valley groups and Bay Shore groups (Hylkema 2002). Sites from this time period are associated with the Augustine Pattern and artifacts typically include large, well-formed mortars, pestles and hopper mortars that indicate a continued reliance on acorns, flanged steatite smoking pipes, toggle harpoons, baked clay figurines, clamshell disk beads, small projectile points such as the Rattlesnake corner-notched and Desert side-notched points that suggest the use of the bow-and-arrow (use of the bow and arrow is first documented in the region circa 700 cal BP) in oppose to the atlatl that was used previously in conjunction with spear points, steatite and magnesite beads and tubes, *Olivella* callus cup beads, and *Haliotis* banjo shaped pendants. The manufacture of clamshell disk beads, which were used as exchange currency with a standardized value, seems to have centered primarily on the Santa Rosa Plain in Sonoma County and within the Napa Valley in Napa County. The burial practice of cremation was also introduced in the North Bay during this time (Milliken et al. 2007). These shifts in technology, artifact types and mortuary practices, which, for the most part, spread throughout the San Francisco Bay Area from north to south, appears to be indicate that another upward cycle of regional integration took place during this period. However, this cycle was stopped short by Spanish colonization and missionization of Native populations.

### **ETHNOHISTORIC SETTING**

The Project Area is situated within the ethnohistoric territory of the Costanoan (also known as Ohlone) who inhabited the west, south, and eastern shores of the San Francisco Bay and much of the interior South Bay and East Bay. The word *Costanoan* is from the Spanish word *Costaños*, which means “coast people,” and refers to a language family, not a political entity. The term Costanoan refers to a family of eight languages, four of which were spoken by people occupying the San Francisco Bay area. Each language group was subdivided into smaller village communities that were independent political entities occupying specific territories defined by physiographic features (Milliken 1995). Each community



controlled access to the natural resources within their territory, which typically required one or more primary villages and numerous smaller villages used seasonally for resource procurement (Heizer and Elsasser 1980). The largest village in a community area was occupied by a chief (Heizer and Elsasser 1980).

*Chochenyo*, or East Bay Costanoan, was spoken among communities occupying the east shore of San Francisco Bay between Richmond and San Jose, including where the Project Area is located (Levy 1978). The *Chochenyo* were comprised of tribal communities that were united by language but separated into independent communities that occupied defined territories, including the *Huchiun*, who occupied the vicinity of the Project Area (Figure 7).



Figure 7: Tribal groups in the San Francisco Bay-Delta Area at the time of Spanish settlement in 1776 (based on a map provided by the East Bay Regional Park District).

### Costanoan Subsistence and Material Cultural

Communities living along the Bay Shore relied heavily on marine resources, supplemented by terrestrial mammals and plant resources available from the surrounding landscape (Milliken 1995). Mollusks, including mussels, clams, cockles, and oysters were important food resources (Levy 1978). Steelhead, salmon, sturgeon, and lampreys were some of the more important fish species caught. Fish were caught using dip nets with stone net sinkers, basketry fish traps, poisons, and hook and line (Levy 1978). Sea otters, seals, and sea lions were also hunted (Kroeber 1925:467). Birds such as the mourning dove, robin, and California quail were caught using bone and cord bolas or traps, but waterfowl were the most important birds in the Costanoan diet (Levy 1978). The Costanoan ate at least nine species of duck and geese, which they captured in nets using decoys of tules or stuffed bird skin. Although most animals



were hunted for food, some birds, including eagle, hawk, and condor, were valued for their bones, which could be modified into tools or ceremonial objects (Winter 1978). Various terrestrial mammals, including deer, elk, antelope, bear, rabbit, squirrel, woodrat, mouse, and mole were also hunted.

Economically important plant foods included the fruit of coast live oak, valley oak, California black oak, tanbark oak, buckeye, California laurel, and hazelnuts. Acorns were the most important plant food and were collected in large quantities and stored. Acorns and buckeye were processed by removing the hard exterior, pulverizing the inner nut in a mortar bowl using a pestle (basketry, wood, and stone mortars of various types were used), and then leached with water to remove the tannins. Hazelnuts and California laurel nuts were also eaten, as well as a variety of seeds, such as dock, tarweed, chia, and digger pine. Many types of berries, including blackberries, elderberries, strawberries, Manzanita berries, gooseberries, madrone berries, grapes, and toyon, were also collected and eaten, as well as several varieties of tubers and roots, such as wild onion, cattail, amole, and hog fennel (Levy 1978).

The Costanoan used several types of baskets for the collection, preparation and storage of food and for other purposes. Baskets included mush bowls, cooking baskets, parching trays, storage baskets, sifters, small animal and fish traps, trinket containers, canteens, and burden baskets (Levy 1978). Manufacturing techniques included twining and sometimes coiling to produce baskets that could be multicolored or decorated with feathers and shells.

The bow-and-arrow constituted an important part of hunting technology. Both unbacked and sinew-backed bows, ranging from 3 to 4½ feet long, were used to launch arrows fitted with lithic or bone points. Bowstrings were manufactured from animal sinew or vegetal fibers. The typical arrow was a compound arrow consisting of a cane shaft fletched with three feathers and a hardwood foreshaft to which a projectile point was usually, but not necessarily, attached. Hunting arrows seem to have been rather long in comparison to war arrows. Asphaltum, a natural tar-like substance, was used as an adhesive for fletching (Levy 1978; Switzer 1974). Bifaces, knives, and scrapers were fashioned from locally available chert and obsidian obtained in trade.

Tule balsa boats were used to navigate the Bay, and during hunting and gathering forays. Balsa boats were made with about twenty bundles of tule reeds, also called bulrushes, tied together with cordage made from milkweed, Indian hemp, or nettle, and were stabilized with Willow poles. They were propelled using double-bladed wooded paddles and anchored with stones tied to a rope (Font 1930; Levy 1978). The presence of habitation sites on islands within the San Francisco Bay indicate that balsa boats were used to navigate the Bay as early as 3,400 cal BP (Morgan and Dexter 2008).

The clothes were simple and minimal. Men tended to wear no clothes at all when weather permitted, while the women wore small aprons of grass or tule netting or twine to cover the pubic area and a larger apron of deer or otter skin in the back. Both wore robes of rabbit, sea otter or deerskin, or duck feathers to protect them from the cold and sometimes covered their bodies with mud (Levy 1978). Feathers were used as hair adornments and were also woven into jackets. Shell decorated "hairnets" and necklaces made of strung shells were also worn. Tattooing, piercing of the nasal septum, and the use of body paint was also a known practice of the Costanoan people (Galvan 1971; Levy 1978).



The Costanoan built two main types of dwellings, one for summer and one for winter. Houses were simply constructed domes or cones of thatch over a frame of poles. Thatching materials included tule, grass, alfalfa, and ferns, all of which can be identified through phytolith and/or pollen analysis. The structures had a rectangular doorway and a firepit in the center (Levy 1978). Small sweathouses, assembly houses and dance enclosures were also constructed within larger villages. Levy (1978) states that the assembly house or dance enclosure was usually located in the center of the village with residential buildings situated around the periphery and the sweathouse located along (and partially built into) a nearby stream bank.

## **HISTORIC PERIOD SETTING**

The historic period setting presents a brief history of the area during the Spanish Colonial period (1769-1821), Mexican period (1821-1848), and American period (post-1848), as well as a brief history of the City of Oakland.

### **Spanish Colonial Period (1769 - 1821)**

Due to the determination of King Carlos III of Spain to occupy and colonize Alta (Upper) California several Spanish expeditions through the San Francisco Bay region occurred between 1769 and 1776, including those led by Portola, Ortega, Fages, Fages and Crespi, de Anza (two expeditions), Rivera, and Moraga. These expeditions resulted in the establishment of several Franciscan missions throughout the San Francisco Bay Area, including Mission San Francisco de Asís (1776) in present-day San Francisco, Mission Santa Clara de Asís (1777) in present-day Santa Clara, and the Mission San Jose de Guadalupe (1797) located in present-day City of Fremont. Altogether, 21 missions were established between San Diego and Sonoma between 1769 and 1823, as well as a military outpost in present-day San Francisco, and three civilian settlements in present-day Los Angeles, San Jose, and Santa Cruz. A few Spanish land grants were also issued during this time.

The Spanish annexation and colonization of the area caused profound changes in the cultures of the indigenous people, as the missions resettled and concentrated them into agricultural communities. The colonizers also introduced new diseases for which the Native people had no immunity and sought to incorporate indigenous people into the Spanish colonial empire to further the Spanish goals of political, economic, and religious expansion in the Americas (Milliken 1995). Spanish mission records indicate that local Native Americans from settlements throughout the San Francisco Bay Area were taken to Mission San Francisco de Asís (aka Mission Delores) between 1795 and 1806 (Milliken 1995). The *Huchiun*, who were *Chochenyo*, or East Bay Costanoan, and the neighboring group to the south – the *Jalquin* Bay Miwok – went to Mission Delores between 1801 and 1803 (Milliken 1995:244-245).

During this time, the Project Area was located within the former 44,800-acre land grant known as Rancho San Antonio that was granted in 1820 by Governor Pablo Vicente de Sola – the last Spanish Governor of California – to Don Luis Maria Peralta. Peralta was seventeen when he joined his father, Corporal Gabriel Peralta, on the de Anza into the San Francisco Bay area in 1775-1776. In 1776, Don Luis, along with his father, mother and two siblings, settled in El Pueblo de San Jose de Guadalupe, which was the first pueblo-town established in upper Alta California that was not associated with a mission or a military presidio. The Peralta's were one of the first 15 families to move to the new town. Following in





his father's footsteps, Don Luis enlisted in the Spanish military at the age of 21, and by 1807, he had become the Comisionado (Military Governor) of El Pueblo de San Jose de Guadalupe (Friends of Peralta Hacienda Historical Park 2020). In 1784, Don Luis married Maria Loreto Alviso at Mission Santa Clara and they had seventeen children, of which four sons and five daughters survived to adulthood. In 1820, after forty years of service in the Spanish military, Don Luis was granted Rancho San Antonio, one of the largest land grants given during the Spanish period. The rancho included the present-day cities of Albany, Berkeley, Oakland, Alameda, Emeryville, Piedmont, and part of San Leandro. Don Luis never lived on the rancho, but to establish ownership, he sent his third son, Antonio Marie Peralta (1801-1879), to build the first adobe within the rancho in 1821.

### **The Mexican Period (1821 - 1846)**

In 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish period and the beginning of the Mexican period in Alta California. Many changes occurred throughout Alta California under the new Mexican government. Under Mexican rule, missions were secularized, which resulted in Mission land and property being dissolved, and new opportunities arose for trade when foreign ships, which had previously been held off by Spanish guarded military ports, could dock and provide a variety of provisions to local settlers. Thus, tea, coffee, sugars, spices, spirits of all kinds, as well as a variety of manufactured goods made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California could now be exported, which bolstered the hide and tallow trade, which was the primary business activity in Alta California during this time.

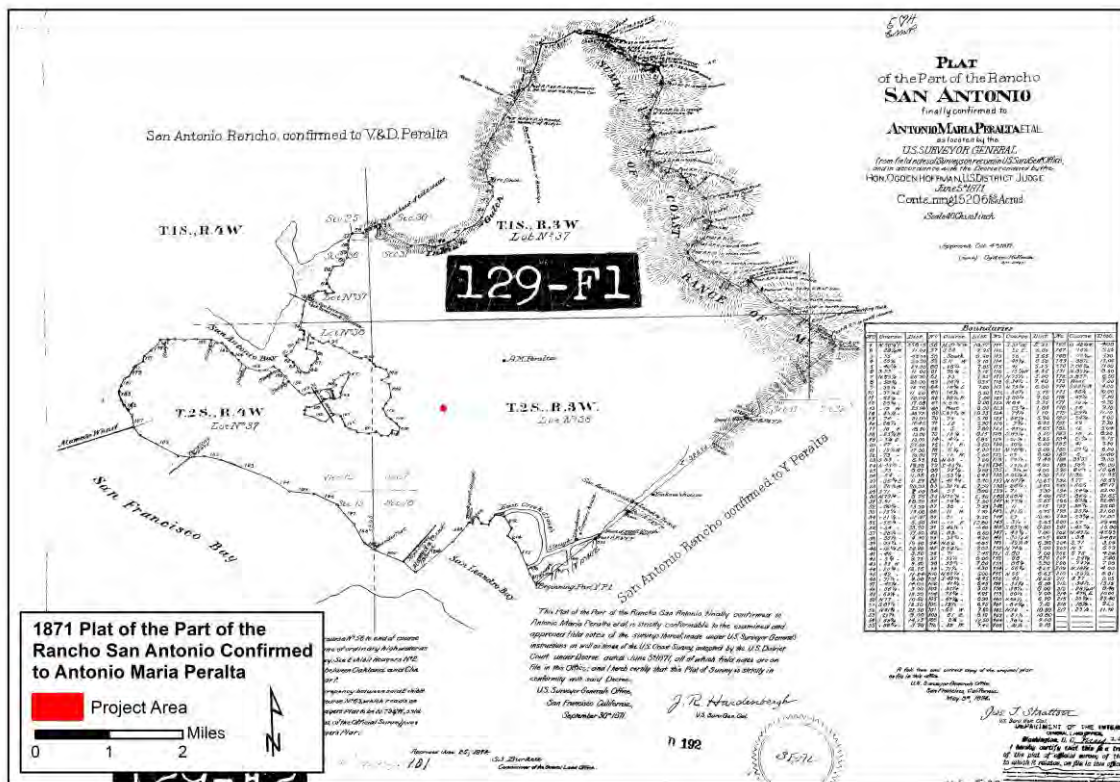
In order to encourage settlement in sparsely settled Alta California, the new government in Mexico City began to permit and encourage foreigners to relocate and settle in Alta California and as a result, the population of Euro-Americans increased. They also began awarding large land grants to Mexican army officers and foreigners who were permitted to relocate and settle. As a result, the 20 or so ranchos that were issued during the Spanish period, including Rancho San Antonio, increased to over 800 ranchos, each measuring between 10,000 and 20,000 acres in size. Since a rancho owner's income was dependent on the amount of hide and tallow produced on the rancho; the wealth of a rancho owner was often determined by the size of the rancho, the number of cattle they owned, and the availability of a labor force, which mostly consisted of Native people who had been released from the missions and poor Mexicans who depended on the rancho owners for their basic needs during this time (Silliman 2004).

The new Mexican government confirmed Don Luis Maria Peralta's claim to Rancho San Antonio following Mexican Independence from Spain in 1821. Although Don Luis did not live on the rancho, to secure his claim, his son Antonio and his wife, Maria Dolores Galindo moved onto the rancho, and they were soon followed by the other three sons of Don Luis Maria Peralta - José Domingo, Hermenegildo Ignacio, and José Vicente. Eventually, they all constructed houses in various parts of the rancho to better manage the land.



*“José Domingo Peralta (1795-1865), who had his own rancho in present-day Santa Clara-San Mateo counties, was convinced to move to Rancho San Antonio in the 1830s and eventually built an adobe in 1841 in the northernmost part of the rancho in what is now the city of Berkeley. The oldest son, Hermenegildo Ignacio (1791-1874), after retiring as alcalde in San José, came to the rancho in 1835 and established a residence in the southernmost area in present-day northern San Leandro. The youngest son, José Vicente (1812-1871), lived with his brother Antonio until he married and built his own adobe in 1836 in what is now the northern Temescal district of Oakland” (Hacienda Peralta Historical Park 2024).*

In 1842, at the age of 83, Don Luis Maria Peralta decided it was time to divide up the rancho land between his four sons, as he had already given cattle to his three married daughters and planned to leave his adobe and land in San Jose to his two unmarried daughters who still lived with him. Don Luis split the rancho into four, with Antonio receiving a 16,067-acre portion that extended from present-day 68th Avenue to Lake Merritt and up the eastern side of Lake Merritt to Indian Gulch, now known as Trestle Glen, and all of present-day Alameda. The Project Area is located within the portion given to Antonio (Figure 8). Ignacio received an approximate 9,416-acre portion that extended from southeastern San Leandro Creek to approximately 68th Avenue in Oakland. Vicente received the acreage that included the entire original town of Oakland, from Lake Merritt to the present Temescal district. Domingo received all of what is present-day Albany and Berkeley and a small portion of northern Oakland (Hacienda Peralta Historical Park 2024). When Don Luis died in 1842, his estate was valued at \$1,383,500.00 (about \$46 million in today’s value).



**Figure 8: General location of the Project Area within Antonio Maria Peralta’s portion of Rancho San Antonio.**



### Early American Period (1848 - 1880)

The American Period in California is marked by the end of the Mexican American War, when Mexico ceded 55 percent of its territory, including California, to the U.S. with the signing of the Treaty of Guadalupe Hidalgo (1848). The treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted during the Mexican period. However, on January 24, 1848, two weeks before the treaty signing, James W. Marshall discovered gold along the American River in the Sierra Nevada foothills in California. News of the discovery spread quickly and soon thousands of emigrants – often referred to as “49ers” – came to California from all over the U.S., as well as Scotland, Ireland, England, Germany, France, and other countries in search of gold and wealth. This large influx of “49ers” caused California's population to increase dramatically, from less than 20,000 non-native people to over 100,000 by 1849.

For the first few years of the California Gold Rush (1848-1850), Rancho San Antonio remained prosperous, as the Peralta's made a significant amount of money supplying beef and flour to the miners. However, the massive influx of new settlers soon led to land disputes as “squatters” began to move onto vacant rancho land that they perceived to be available for settlement. To settle at least some of the issues relating to land ownership, and to investigate and confirm land titles of grants issued in the Mexican Period, officials acquired the provincial records of the Spanish and Mexican governments in Monterey and transferred them to the U.S. Surveyor General's Office in San Francisco, including land deeds, sketch maps (*disenos*), and various other documents. In 1851, the U.S. passed the California Land Act that established a three-member Public Land Commission to review these records and determine the validity of the land grants. The Surveyor General was also put in charge of surveying the confirmed land grants. Of the 813 grants ultimately claimed, the Public Land Commission approved 553 of them; although, most of the confirmed grants were reduced in size, as the cost of litigation forced many rancho owners to sell their land and cattle to pay for legal fees (California Secretary of State 2020; Olmsted 1986).

As required by the California Land Act of 1851, the Peralta brothers filed a claim for Rancho San Antonio with the Public Lands Commission in 1852 (Wollenberg 2008). However, by this time, a large portion of their land was already occupied by squatters or had been sold to raise money to prove their land claim in court. In the 1850s, Antonio sold much of his portion of the rancho, including approximately 600 acres to the Patten brothers and a large tract of his land to James Larue, which became the San Antonio Subdivision in 1854. In the San Antonio Subdivision, James constructed a wharf and store to service the local lumberman and expanded the town of San Antonio (Friends of Peralta Hacienda Historical Park 2020). Antonio remained in possession of the largest tract of land that stretched from 68<sup>th</sup> Avenue in Oakland to present-day Lake Merritt and up to the eastern side of Lake Merritt to Trestle Glen. Antonio's portion also included the Alameda peninsula. In 1856, the U.S. Supreme Court confirmed the Peralta title; however, the Peralta sisters (Luis' three daughters) contested their brothers' claim to Rancho San Antonio in a court case known as the “Sisters Title Case,” which was resolved by the California Supreme Court in 1859 in the brothers' favor. However, it was not until June 17, 1874, that the U.S. issued a patent to Antonio for his 16,067-acre portion of the original San Antonio grant that his father had deeded him in 1842. By 1879, when Antonio Peralta died, only 23 acres of the original 44,800-



acre rancho remained (Friends of Peralta Hacienda Historical Park 2020). After he died in 1879, the 1870 Italianate house that he had built adjacent to his adobe house and much of the land were deeded to Francisco Galindo (the husband of Antonio's daughter Inez Peralta de Galindo) in a trust. Between 1879 and 1897, much of Antonio Peralta's 16,067-acre portion of the rancho was fought over between Antonio's children and subsequently sold off for financial reasons. In 1897, Antonio's daughter, Inez Peralta de Galindo, sold the 1870 house and the last 18 acres to developer Henry Z. Jones, who moved the 1870 house to its present location at 34<sup>th</sup> and Paxton avenues and subdivided the 18 acres, calling it the Galindo tract (*Oakland Tribune* 1963).

### **Early History of Oakland (1848-1910s)**

Early European American settlement in Oakland began in the late 1840s within a relatively flat land near the San Antonio Slough (aka Lake Merritt), providing easy access to the San Francisco Bay via a navigable tidal channel (Environmental Science Associates [ESA] 2007). During this time, the channel was used for shipping lumber, mainly redwood from the Oakland Hills and cattle hides, primarily from Peralta's cattle ranch. The shipments were loaded into small boats at the foot of what is now 14<sup>th</sup> Avenue, where they traveled along the slough to San Antonio Creek and onto other destinations.

In 1850, prior to the establishment of the Public Lands Commission in 1852, a group of squatters, including Horace Carpentier, Edson Adams, and Andrew Moon, laid claim to a portion of Rancho San Antonio that included the land adjacent to the San Antonio Slough, including the land where an early settlement had developed. Backed by a small group of 200 men hired from San Francisco, Carpentier was able to lay claim to the land. He then hired a surveyor and laid out the town plat near present-day Lake Merritt and Broadway Street, encompassing the area west of Market Street and north to 14<sup>th</sup> Street. Carpentier initially called the new town "Contra Costa" (meaning "opposite shore" in Spanish), and the first U.S. post office within Oakland was named Contra Costa. In 1852, Carpentier was elected to the California state legislature and he incorporated the town of Oakland, which extended west from Lake Merritt to the San Francisco Bay and north to approximately 22<sup>nd</sup> Street. At this time, Oakland had 75-100 residents, two hotels, a wharf, and two warehouses, but no roads, only cattle trails (ESA 2007).

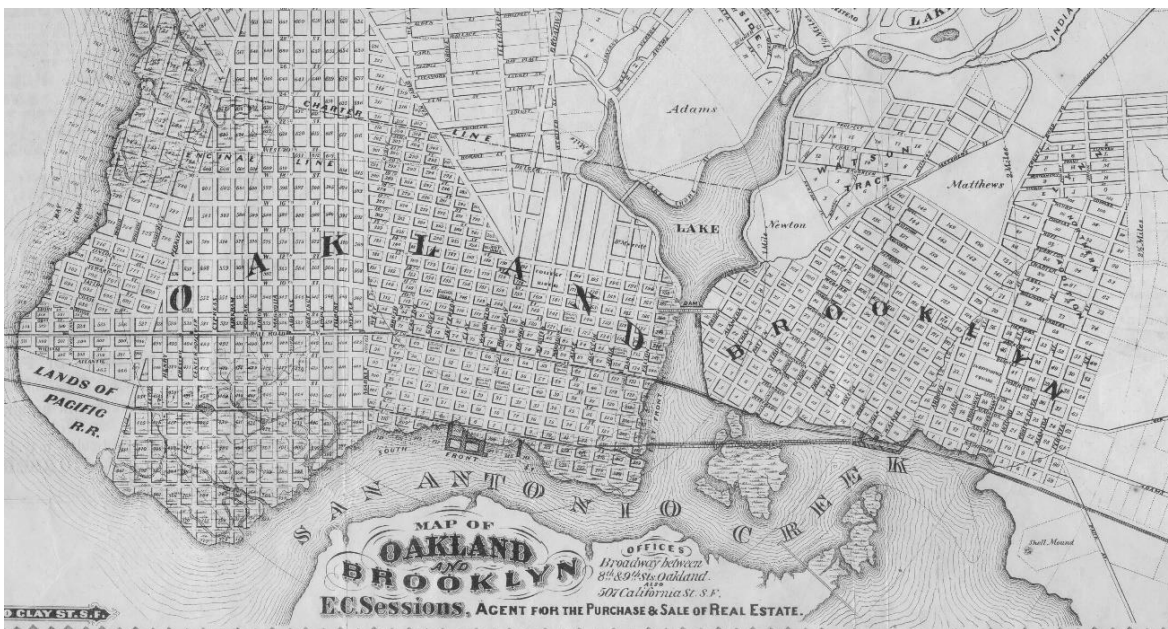
In 1853, the first dredging of San Antonio Creek took place, enabling ferry service from Oakland to San Francisco. Two years later, on March 25, 1854, the Town of Oakland was re-incorporated as the City of Oakland. By 1860, Oakland's population was just over 1,500, but it did not develop in isolation, as southeast of the City of Oakland and east of the San Antonio Slough was the "Brooklyn Township" (Figure 9). In 1861, the Transcontinental Railway opened its western terminus in Oakland, on 3<sup>rd</sup> Street near Broadway. The San Francisco and Oakland Railroad Company (SF&O) operated the local Oakland line, which ran the rail to ferry service from the Oakland wharf. In 1864, to compete with a rival ferry line on the Oakland Estuary Creek route, the SF&O built a bridge across San Antonio Creek, extending its service to the town of San Antonio (now known as East Oakland), marking the beginning of the move of the City's central district away from the waterfront and northward along Broadway. The prosperity brought by the railway began a cycle of growth in Oakland that resulted in the City's commercial hub being firmly established at 9<sup>th</sup> Street and Broadway by 1877. During the late 19<sup>th</sup> century, development in Oakland continued, including the wharf expansions, new railroad service lines, and shipbuilding. By 1880, Oakland had annexed the Brooklyn Township, and the city's population had grown to 35,000.





Many new homes were built during this time to accommodate the growing population.

From the 1870s through the early 1900s, reconstruction of the estuary and wharves was ongoing (Figure 10). In 1913, the Oakland Estuary was dredged by the Army Corps of Engineers, creating the island of Alameda, known initially as Government Island and later Coast Guard Island. By 1900, Oakland's population was approximately 67,000, and the downtown was developing into a significant area of architectural growth as new and taller buildings were constructed (Figure 11). In 1905, the new mayor of Oakland, Frank Mott, hired Charles Mulford Robinson to produce a plan for the city's beautification. After the 1906 San Francisco Earthquake, the plan was adopted, which reflected Oakland's leadership in making Oakland a more metropolitan city, with streetlights and businesses that reflected a large city. By 1910, Oakland experienced its fastest growth in population, with the population doubling to 150,000.



**Figure 9: 1869 Map showing the city of Oakland and the Brooklyn Township (aka the Town of Brooklyn), where the Project Area is located (courtesy of the UC Berkeley Library collections).**



**Figure 10: 1893 lithograph of a bird's eye view of the City of Oakland and a portion of the Brooklyn Township (courtesy of the Oakland Public Library, Oakland History Center).**



**Figure 11: 1888 photograph taken along Washington Street, towards City Hall (middle background of the photograph no longer extant; courtesy of the Oakland Public Library, Oakland History Center).**



## History of the Brooklyn Township, Fruitvale, and East Oakland

In 1856, the Project Area was located within an area known as the Brooklyn Township (see Figure 9 and Figure 12), a town that developed east of Lake Merritt within present-day East Oakland. The township was formed by an action taken by the Alameda County Board of Supervisors in 1856, which joined two earlier settlements, Clinton and San Antonio (Wood 1883:207). In 1849, failed gold miner Moses Chase built a wood-frame house — one the earliest in the area — at the corner of East 8<sup>th</sup> Street and 4<sup>th</sup> Avenue, where present-day Laney College is located (Vigil 2016). Chase was soon joined by three brothers, Robert, William, and Edward Patten, who arrived in the East Bay on a whaling boat in 1850. They then leased 640 acres of Peralta’s Rancho San Antonio, where they constructed cabins and farmed wheat and barley (Kelley & VerPlanck Historical Resources Consulting, LLC 2010).

In 1854, the brothers and Chase founded the town of Clinton, named for Chase’s late fiancée, Mary Ellen Clinton. This same year, the Pattens and San Francisco Attorney William Strode created the Clinton Park subdivision out of their lands. Meanwhile, the town of San Antonio was developing at the foot of 13<sup>th</sup> Avenue, at the location of the former Peralta dock. In 1851, James B. Larue, an early settler, established a wharf and the first store to accommodate local loggers. He then started a ferry service, the Oakland and San Antonio Steam Navigation Company, which ran between the wharf and San Francisco. Larue soon purchased a large tract of land from Peralta and subdivided it in 1854, calling it the San Antonio Subdivision. In 1856, a few years after the towns of San Antonio and Clinton were founded, the two settlements joined to create the town of Brooklyn. Brooklyn was named for the ship *Brooklyn*, which brought more than two hundred Mormon settlers from New York to California in 1846. One of those settlers was Thomas Eagar, who became a member of the Alameda County Board of Supervisors and supported the consolidation of Clinton and San Antonio and the new town’s name. A board of trustees governed the new town of Brooklyn, and the town’s first and only mayor was Harrison Allen Mayhew, who was elected three times.

In the 1850s, Watson Augustus Bray, a prosperous grain merchant, purchased over 200 acres of land from the Peralta family, and in 1858, Bray built an estate he called Oak Tree Farm. The farm was located within the Brooklynn Township. During the estate’s construction, the Bray family lived in San Francisco, and upon completion in 1859, the family moved to Oak Tree Farm. Watson Bray and his brother John Bray were grain merchants, operating a successful grain business, first in Marysville and then in Sacramento during the early 1850s, then moving their business to San Francisco in 1855. By 1863, ferry boats ran five times daily between Brooklyn and San Francisco, and boats filled the bustling Oakland harbor. Businesses, houses, and churches quickly sprang up in Brooklyn during this time. Between the 1860s and 1870s, areas within Brooklyn developed as affluent neighborhoods with large estates. In 1871, Brooklyn’s first luxury hotel, known as the Tubbs Hotel (no longer extant), was constructed by Hiram Tubbs. The Tubbs Hotel was a 200-room hotel, and it occupied an entire city block between what is now 4<sup>th</sup> and 5<sup>th</sup> avenues on East 12<sup>th</sup> Street (Figure 13). Tubbs was a wealthy businessman who sought to establish the hotel as a destination for the affluent. Many guests stayed at the hotel while on vacation, but it was also used by the wealthy as a temporary residence as they waited for their estates to be constructed in Brooklyn. The hotel had many famous temporary residents, including Gertrude Stein (Growth 1994), author Robert Louis Stevenson, and entrepreneur Francis Marion “Borax” Smith. In





1871, the Oakland, Brooklyn, and Fruitvale Railroad, a horsedrawn car line that ran between downtown Oakland and Brooklyn, was constructed. The line was known locally as the "Tubbs Line", named for Hiram Tubbs, one of the financial backers of the railroad, who also ensured the Tubbs Hotel was well served by the line.

In 1870, the Brooklyn Township absorbed the adjacent village known as Lynn (now the neighborhood of Lynn) and, in doing so, acquired a shoe and boot factory. Although the Brooklyn Township was informally identified as a town since the 1850s, it was not officially incorporated as a town until April 4, 1870, when the State Legislature approved its incorporation with the Governor signing Assembly Bill 568 incorporating the Town of Brooklyn within the limits of the "villages" of Clinton, Lynn, and Brooklyn. However, the official standing of the town of Brooklyn was short-lived when, two years later in 1872, it was annexed by the City of Oakland. The decision to annex Brooklyn was made by the approximately 1,800 residents of Brooklyn, who voted for the town to be annexed to Oakland under the condition that the Alameda County seat would be moved from Alvarado (present-day Union City) to Brooklyn. Although the county seat was moved from Alvarado, it was moved to downtown Oakland instead of Brooklyn. The annexation also resulted in the renaming of most of Brooklyn's streets. Before the annexation, the east-west streets were named for U.S. presidents and the north-south streets for local founders; however, after the annexation in 1872, this conflicted with Oakland Street names, resulting in Brooklyn being given numbered avenues and streets with an "east" prefix.

During the 1870s, an industrial area developed along Brooklyn's waterfront, with tanneries, breweries, potteries, lumberyards, a planning mill, and cotton and jute mills. There was also a brewery constructed in 1872, called the Brooklyn Brewery (Figure 14), located at the southwest corner of East 14<sup>th</sup> Street (now International Boulevard) and 18<sup>th</sup> Avenue in East Oakland. The town of Brooklyn also included a park, known originally as Independence Square, which was renamed San Antonio Park in 1910 (*Oakland Tribune* 1911). While Oakland had annexed the town of Brooklyn, it retained its own identity, including retaining the street name Brooklyn Avenue, the Central Pacific Railroad Brooklyn Station name (retained until 1883 when Southern Pacific Railroad took over the line and renamed the station East Oakland), and the Brooklyn Volunteer Fire Department, which remained separate from the Oakland Fire Department until 1877 (Hunter 2005).

In the mid-1880s, grain prices fell, and the Bray Grain company fell into significant debt. By this time, John Bray had died and Watson Bray faced several lawsuits for money he owed to lenders. At this time, Watson Bray was forced to sell his land holdings at auction, which included a significant amount of land, including Oak Tree Farm, where the Project Area is located. Watson Bray transferred land holdings to his wife and subdivided Oak Tree Farm, which was marketed to the wealthy for residential development. During this time, several prominent families moved to the area, building large estates with expansive lawns, tree-lined entrance roads, gardens, and fruit orchards (Figure 15).

In 1890, a petition was filed by Edward O. Webb, William Roberts, A. Jones, Franklin Moss, J.P. Dieves, and S. Huff with the Alameda County Board of Supervisors for the construction of an electric railroad extending from Oakland, along East 14<sup>th</sup> Street, to Hayward. The cost of the railroad was estimated at \$250,000, and in 1891, the board raised funds to start construction; and by 1882, construction was



complete (Figure 16).<sup>2</sup> By the turn of the century, the City of Oakland was thriving with businesses and a busy harbor (Figure 17). During this time, the neighborhood where the Project Area is located benefited greatly from the electric railroad line's location on East 14<sup>th</sup> Street, resulting land being further subdivided to make way for new businesses and housing (Figure 18, Figure 19, and Figure 20).

In 1906, the Great San Francisco Earthquake struck; and after the earthquake, the area of East Oakland, like the rest of Oakland, experienced a population boom as former San Francisco residents moved to Oakland and the other regions of the East Bay to escape San Francisco. The building boom in Oakland lasted into the 1920s, with areas closest to Lake Merritt developing into fashionable areas within new apartment buildings. Meanwhile, East Oakland and the Fruitvale neighborhood evolved into working-class areas, with the middle class moving to the developing suburbs such as Elmhurst, Dimond Park, and the Oakland Hills, and the former estate houses of Brooklyn were converted to boarding houses and new multi-family flats and smaller houses were constructed on now vacant lots. New businesses also arrived in the area, including Montgomery Wards (Figure 21). By the end of the 1920s, East Oakland had developed into a thoroughly urban and commercial area and was one of Oakland's most densely populated urban neighborhoods.

In 1941, the U.S. entered World War II (WWII; 1939-1945), and Oakland quickly saw a significant increase in population, with migrants moving from the southern part of the U.S. to the west in search of work created by the war effort. This influx in population, many of whom were Black Americans, created a housing shortage, prompting the conversion of many former single-family houses to multi-family units. After WWII ended, East Oakland became predominantly occupied by Black Americans, as many war workers remained in the area. During the 1940s, East Oakland had a thriving, middle-class community; however, the influx of Black Americans and other minorities led to the flight of white residents, who moved to nearby suburbs or other areas of Oakland. During this time, businesses also moved out of the area and discriminatory housing policies such as redlining were practiced, identifying "undesirable" areas within cities, including Oakland (Figure 22).<sup>3</sup> As Oakland's Black American population grew, discriminatory practices increased, making it nearly impossible for people of color to buy houses. This inequality, combined with years of social injustices, gave rise to several organizations such as the Black Panther Party. The discriminatory practices continued throughout the 1950s and 1960s, leading to decades of disinvestment and disenfranchisement in East Oakland.

In 1955, the "Clinton Park" neighborhood within East Oakland was the location of one of the first federal urban renewal rehabilitation projects. Between 1956 and 1962, over 100 buildings were demolished, and 57 new apartment buildings were constructed in their place, adding a total of 1,108 new housing units to the area (Kelley & Verplanck Historical Resources Consulting, LLC 2010). In addition, many other neighborhoods occupied by Black Americans in East Oakland were destroyed due to the construction of

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<sup>2</sup> In 1906, the Oakland Transit Company and the Oakland, San Leandro, and Haywards Electric Railway consolidated under the Oakland Traction Company, and in 1908, the line was absorbed by Francis Marian "Borax" Smith's transportation empire (who also resided in the Tubbs Hotel for a time) and became an important link in his efforts to consolidate East Bay Transit, later known as the Key System.

<sup>3</sup> Redlining was used throughout the U.S. during this time, and excluded Blacks, as well as Chinese, from securing mortgages for homes in "higher-grade" areas.



Highway 17 (now I-880 or Nimitz Freeway) and other freeways, which predominantly disrupted the communities, cutting-off neighborhood connections and cohesion and access to economic opportunities in downtown Oakland (City of Oakland 2024). Although a good deal of this destruction occurred west of Lake Merrit during redevelopment, including during the construction of the Bay Area Rapid Transit (BART) system, the destruction in west Oakland pushed Black Americans and other minorities from West Oakland to areas of East Oakland, including Elmhurst and Fruitvale neighborhoods (City of Oakland 2024).

In the late 1970s, neighborhood concerns over the increase in high-density housing resulted in a change in the zoning grade, known as downzoning under which the permitted density of housing and development is reduced. By the 1980s, housing development had slowed, partly due to the efforts of the City of Oakland to slow growth and preserve local heritage, including within areas in East Oakland; however, the pressure for high-density development in areas of East Oakland continued. In 1992, in response to development pressures in neighborhoods of East Oakland, the Oakland City Council enacted a moratorium on the construction of high-density residential projects and recommended several additional areas for downzoning. In 2003, the U.S. Census showed that approximately 87,943 residents, mainly Black, Hispanic, and Latino residents, lived in East Oakland, including the neighborhoods of Elmhurst, Fruitvale, Brookfield Village, Lower Hills District, and Central/East Oakland (Alameda County Public Health Department 2005).

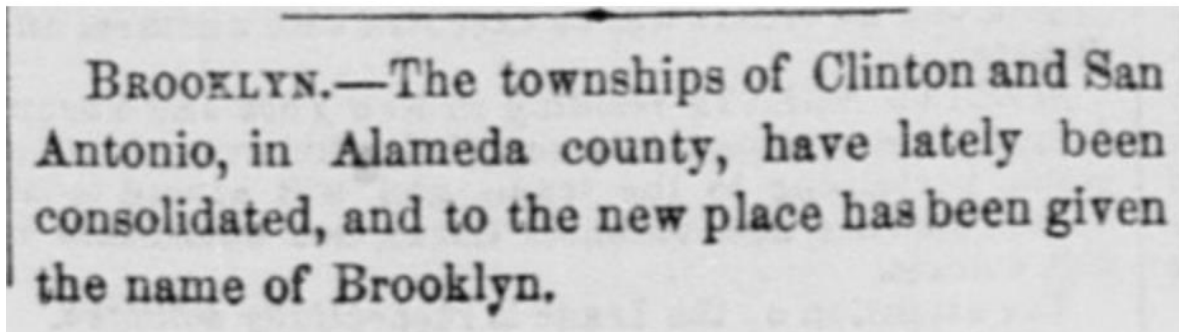


Figure 12: Notice in the *Sacramento Daily Union*, March 26, 1856 (courtesy of California Digital Newspaper Collection).



Figure 13: 1890 photograph of the Tubbs Hotel in the Brooklyn Township ( California State Library).



Figure 14: The Brooklyn Brewery, also housing the DeLuxe French Laundry (U.C. Berkeley, Bancroft Library).



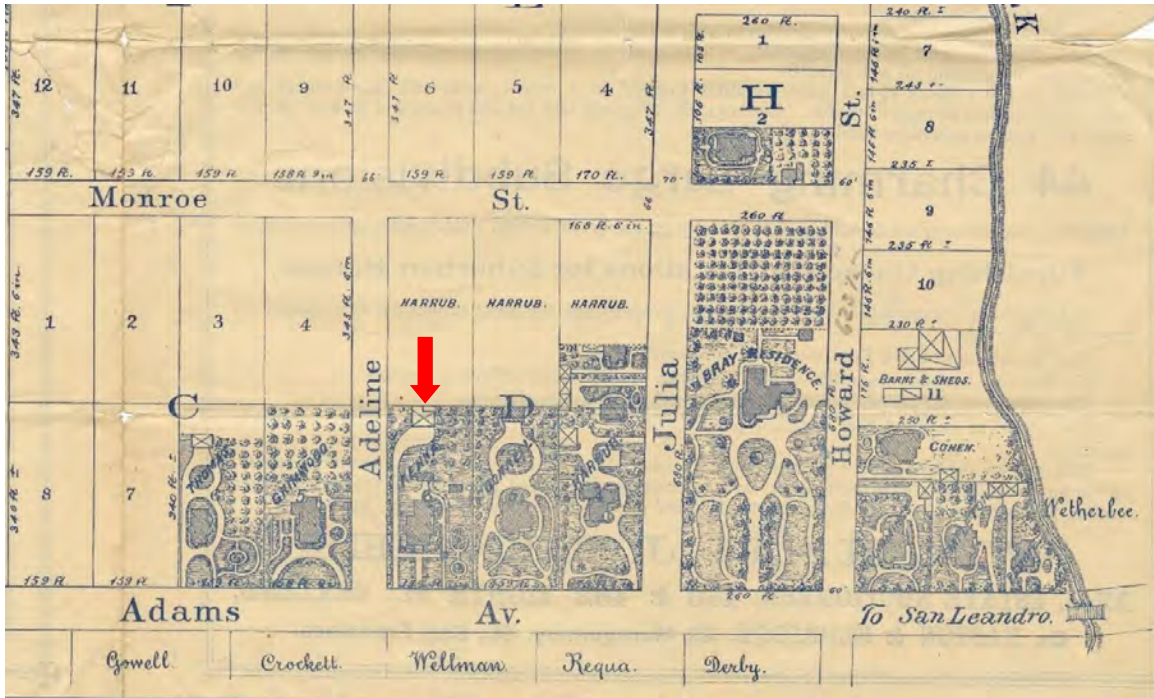


Figure 15: An illustration of a portion of a Watson A. Bray real estate advertisement from May 16, 1885, prior to the renaming of the street, with the red arrow pointing to the location of the Project Area (courtesy of Oakland Museum of California).

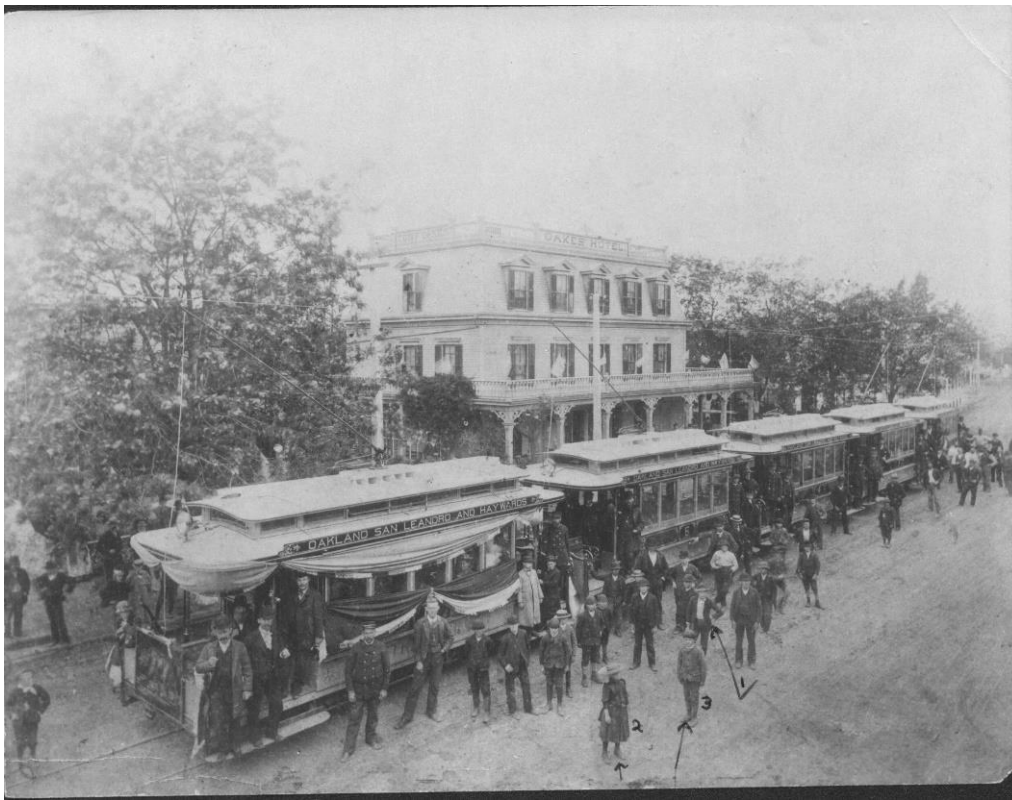


Figure 16: Opening day of the Oakland, San Leandro, and Haywards Electric Railway at the Oakes Hotels on May 7, 1892 (courtesy of Hayward Area Historical Society).





Figure 17: Ca. 1911 photograph of the Brooklyn Basin, known today as the Oakland Estuary (courtesy of the Oakland Public Library).



Figure 18: Ca. 1900 photograph of streetcar #342 heading west on E. 14th Street (now International Boulevard) at 23rd Avenue in Oakland (courtesy of Oakland Public Library, Oakland History Room and Maps Division).



Figure 19: 1908 photograph of the rail line on E. 14<sup>th</sup> Street in Fruitvale, East Oakland (courtesy of Oakland Public Library, Oakland History Center).



Figure 20: ca. 1910 photograph of Fruitvale Avenue and East 14<sup>th</sup> Street (courtesy of Oakland Public Library, Oakland History Room, and Maps Division).





Figure 21: 1920s photograph of the Montgomery Wards building (no longer extant) located at 2825 East 14th Street near the Project Area (courtesy of the Oakland Public Library, Oakland History Center).

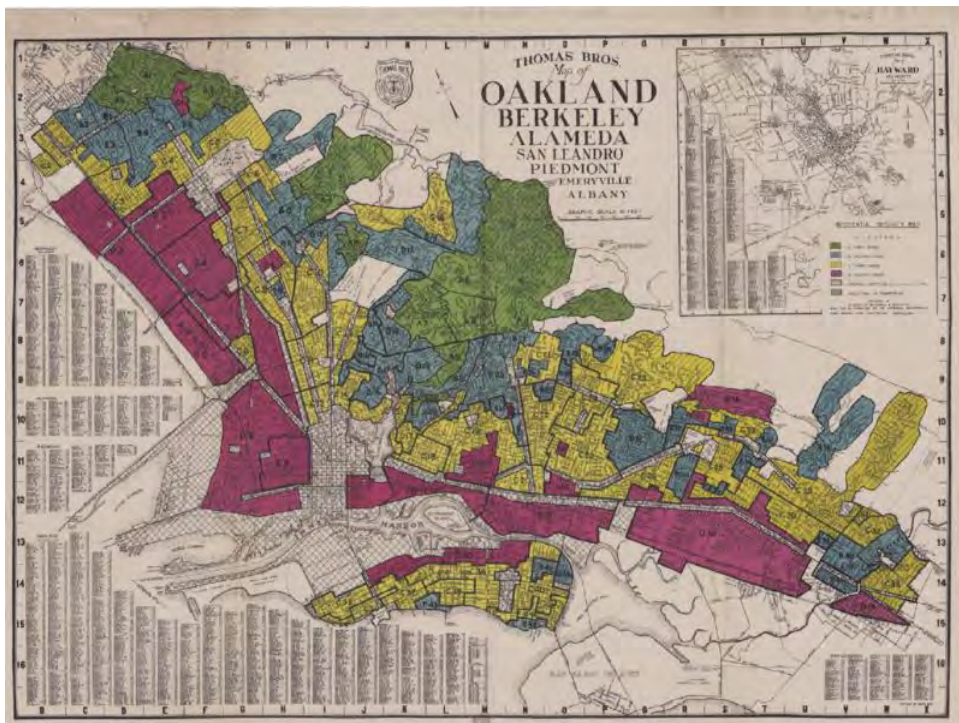


Figure 22: A 1937 Homeowner's Loan Corporation (HOLC) map showing the divide in North Oakland between "Fourth Grade" land and higher-grade land (courtesy of the Oakland Public Library, Oakland History Center).



## RECORD SEARCH AND LITERATURE REVIEW

EDS completed a record search and literature review that included a review of information on file at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS), a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for historic period archaeological resources within the Project Area, and a review of geologic, soils, and geoarchaeological information to assess the potential/sensitivity for precontact period archaeological resources within the Project Area. The results of the record search and literature review are presented below.

### NWIC RECORD SEARCH

#### Methods

EDS completed a record search at the NWIC on October 4, 2023 (NWIC File No. 23-463). The record search included a review of previous cultural resource studies and primary resource records pertaining to the Project Area and within 0.5-miles of the Project Area, as well as additional documentation of listed or eligible cultural resources located in the vicinity, including the following list of documents:

- Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Alameda County, California (OHP 2022)<sup>4</sup>
- OHP Archaeological Resources Directory for Alameda County, California (OHP 2012)<sup>5</sup>
- National Register of Historic Places (NRHP) (OHP 2022)
- California Register of Historical Resources (CRHR) (OHP 2022)
- California Inventory of Historic Resources (CIHR) (California Department of Parks and Recreation 1976)
- California Historical Landmarks (CHL) (OHP 2023)
- California Points of Historical Interest (CPHI) (OHP 1992)
- *Five Views: An Ethnic Sites Survey for California* (California Department of Parks and Recreation 1988)
- Caltrans Bridge Inventory (local and state agency bridges)
- City of Oakland's Planning and Zoning GIS map  
(<https://www.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224>)

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<sup>4</sup> The BERD contains information previously found within the Historic Properties Directory (HPD). The BERD contains information regarding built environment cultural resources submitted to the OHP through one of its programs (Registration, Review and Compliance, Local Government Surveys, Architectural Review, etc.), as well as cultural resources listed on the CRHR, NRHP, CHL, and CPHI.

<sup>5</sup> Previously known as the Archaeological Determination of Eligibility (ADOE).



## Results – Previous Cultural Resource Studies

According to information on file at the NWIC, the Project Area has not been subject to any archaeological survey but there have been 21 other cultural resource studies completed within 0.5 miles of the Project Area. The previous studies of within 0.5 miles of the Project Area are detailed below in Table 1.

**Table 1: Previous cultural resource studies within 0.5 miles of the Project Area.**

REPORT	YEAR	TITLE	AUTHOR(S)
927	1978	An Archaeological Investigation of Sausal Creek, between East 15th and Logan Streets, Oakland, Alameda County, California.	Peter Banks and David A. Fredrickson
5629	1982	An Archaeological Reconnaissance of Sausal Creek between Leimert and Hyde Streets in the City of Oakland.	Bertrand T. Young and George R. Miller
14381	1992	Archaeological Survey Report, removal of underground fuel tanks at the Caltrans South Oakland Maintenance Station, 04-ALA-880 P.M. 28.7, EA 571000.	Angela M. Banet
16825	1994	Archaeological Resources Archival Review - DJP Job 94-39, Del Monte Cannery Redevelopment, City of Oakland, Alameda County, California (letter report).	Colin I. Busby
16825a	1994	Oakland Cultural Heritage Survey, Evaluation Tally Sheet, 1100 29th Avenue, Del Monte Manufacturing Plant.	Betty Marvin
18760	1996	Archaeological Resources Investigations for the Fruitvale BART Transit Village Project, Oakland, California.	Jan M. Hupman and David Chavez
22820	2000	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WS07: Oakland to San Jose.	Wendy J. Nelson, Tammara Norton, Larry Chiea, and Eugenia Mitsanis
23401	2000	Historic Property Survey Report, East 12th Street/Fruitvale/San Leandro Street Realignment and Signal Interconnect (Fruitvale Transit Village), Project No. H87910, 04-ALA-Fruitvale Avenue, EA 04-ALA-0-OAK-STPL-5012(039).	Colin I. Busby
26045	2000	Cultural Resources Reconnaissance Survey and Inventory Report for the Metromedia Fiberoptic Cable Project, San Francisco Bay Area and Los Angeles Basin Networks.	Richard Carrico, Theodore Cooley, and William Eckhardt
29542	2000	Evaluation of Existing Telecommunication Facilities at 1091 Calcot Place, Oakland, Alameda County, California.	Lorna Billat
33061	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California.	Nancy Sikes, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruet, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson



REPORT	YEAR	TITLE	AUTHOR(S)
33061a	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California.	unknown
33061b	2007	Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report).	Nancy E. Sikes
33504	2007	Historic Property Survey Report, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, Alameda, Contra Costa, and San Mateo Counties, STPLZ-6000 (25).	Cameron Bauer and Heather Price
33504a	2007	Historical Resources Evaluation Report, Exhibit I of HPSR, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000.	Heather Price
33504b	2007	Archaeological Survey Report Exhibit II of HPSR, Seismic Retrofit of BART Aerial Structures and Stations along the Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000 (25).	Heather Price
33504c	2007	FHWA 070321A Determinations of Eligibility for the Proposed Seismic Retrofit of BART Aerial Stations and Structures along the Concord, Richmond, Daly City, and Fremont Lines.	Jennifer Darcangelo and Milford Wayne Donaldson
34080	2007	Collocation ("CO") Submission Packet, FCC Form 621, Church of God, SF-18910A.	Dana E. Supernowicz
34514	2007	Collocation ("CO") Submission Packet, FCC Form 621, Foodvale, SF-19610A.	Dana E. Supernowicz
34514a	2007	Cultural Resources Study of the Foodvale Project, Metro PCS Site No. SF19610A, 3401 International Boulevard, Oakland, Alameda County, California 94601.	Dana E. Supernowicz
36875	2009	Finding of Effect Report, Interstate 880 Operation and Safety Improvements at the 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue Overcrossings, Oakland, Alameda County, California.	Carson Anderson
36875a	2009	Historic Property Survey Report 04-ALA-880, I-880 interchanges with 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue in the City of Oakland, Alameda County, California.	Carson Anderson
38249	2010	Historic Property Survey Report, the Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker
38249a	2010	Addendum to Positive Archaeological Survey Report for the Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro, California.	Suzanne Baker
38249b	2010	Addendum Historic Property Survey Report, the Alameda County Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker





REPORT	YEAR	TITLE	AUTHOR(S)
38249c	2010	Second Addendum to Positive Archaeological Survey Report for Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro, California.	Suzanne Baker
38249d	2005	Positive Archaeological Survey Report for the Alameda-Contra Costa Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker
38249e	2006	FTA051227A; National Register of Historic Places Determination of Eligibility for Properties within the Area of Potential Effects for the Proposed AC Transit Bus Rapid Transit Project, Alameda County, California.	Milford Wayne Donaldson and Leslie T. Rogers
38249f	2005	Finding of Effect for AC Transit East Bay Bus Rapid Transit Project.	JRP Historical Consulting
39002	2011	Archaeological Survey Report Foothill Boulevard Streetscape – Phase II, City of Oakland, Alameda County, California.	Colin I. Busby
39332	2011	Executive Summary of Findings for the Program of Archaeological Monitoring of Ground-Disturbing Activities related to Phase I of the St. Joseph's Senior and Family Housing Project, City of Oakland, Alameda County, California	Allen G. Pastron
39659	2012	Cultural Resources Records Search and Site Visit Results for Spirit Nextel Candidate FN03XC085-A (Indoor Mall), 2648 International Boulevard, Oakland, Alameda County, California.	Carrie D. Wills, Kathleen A. Crawford
39659a	2012	Direct APE Historic Architectural Assessment for Spirit Nextel Candidate FN03XC085-A (Indoor Mall) 2648 International Boulevard, Oakland, Alameda County, California.	Wayne H. Bonner, Kathleen A. Crawford
41177	2013	Letter Report for the Archaeological Investigations Undertaken at St. Joseph's Senior and Family Housing Project, City of Oakland, Alameda County, California.	Allen G. Pastron
48344	2016	Historic Property Survey Report: International Boulevard.	Daniel Shoup
48344a	2016	Archaeological Survey Report: International Boulevard Pedestrian Lighting and Sidewalk Repair Project, Oakland, Alameda County, California 04-ALA ATPL 5012 (132).	Daniel Shoup
52721	2018	Finding of No Adverse Effect, East Bay Greenway Project, Alameda County, 4-ALA, Oakland, Hayward, and San Leandro, Alameda County, California, ATPL-6480 (010), Alameda CTC Project #1457.001, Contract #A15-0030.	J. Tait Elder
52721a	2018	Environmentally Sensitive Area Action Plan and Archaeological Monitoring Plan for the Proposed East Bay Greenway Trail Project, Cities of Oakland, San Leandro, and Hayward, Alameda County, California; Federal Aid No. ATPL-6480 (010).	J. Tait Elder
52721b	2018	[FHWA_2018_0615_001] Finding of No Adverse Effect for the Proposed East Bay Greenway Trail Project in the Cities of Oakland, Hayward, ad San Leandro, Alameda County, California.	Julianne Polanco and Alexandra Bevk Neeb



**Results – Previously Recorded Cultural Resources**

According to the NWIC, there are no previously recorded cultural resources within the Project Area; however, there are 20 cultural resources that have been assigned a primary number within 0.5-miles of the Project Area. These include one precontact period archaeological site (P-01-012300), one historic period archaeological feature (P-01-011757), three historic districts (P-01-009850, P-01-009852, and P-01-011005), one historic structure (P-01-001783), and 14 historic buildings, including one historic building within the Indirect APE (P-01-011373; EDS-03). These resources are listed below in Table 2 and shown on the map in Figure 23.

**Table 2. Previously Recorded Cultural Resources located within 0.5-miles of the Project Area.**

PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
P-01-000376	BERD OTIS #489229	Building	The resource is a one-story commercial building at 1091 Calcot Place, within the California Cotton Mills district. The building was constructed in 1883-1885 and remodeled in 1953.	Status Code: 5B – Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. Local Listing - The building is listed as a Local Landmark (#24).
P-01-000842	BERD OTIS #489874	Building	The resource is a two-story industrial building (PG&E substation) at 1128-34 Miller Avenue, constructed in 1910 (no longer extant).	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-000843	BERD OTIS #489890 / NPS-96000106	Building	The resource is the Oakland Free Library 23 <sup>rd</sup> Avenue Branch at 1449 Miller Avenue, constructed in 1917.	Status Code: 1S – Individual property listed in NR by the Keeper. Listed in the CR.
P-01-001469	BERD OTIS #490585	Building	The resource is a ca. 1900 duplex at 2327-29 Foothill Boulevard.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-001783	CA-ALA-623H	Structure	The resource is the Southern Pacific (now Union Pacific) Railroad, consisting of the grade and associated features. The rail line is a successor to a series of railroads generally following the same alignment, beginning in 1864.	Unknown
P-01-007986	OTIS ID	Building	The resource is a multi-use	Status Code 6Z - Found



PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
	#484584		building at 1450 Fruitvale Avenue, known as the Thomas (Curtis) building, constructed in 1978.	ineligible for NR, CR or Local designation through survey evaluation.
P-01-009850	OTIS ID #500453	Historic District	The resource is the 33 <sup>rd</sup> Avenue historic district along the E 17 <sup>th</sup> corridor, consisting of approximately 33 buildings in the Fruitvale neighborhood constructed in 1890s and 1900s.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-009852	OTIS ID #500455	Historic District	The resource is the South Kennedy Tract District along the 34 <sup>th</sup> Avenue/35 <sup>th</sup> Avenue corridor, consisting of 23 buildings constructed from in the 1890s and 1900s.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-010888	OTIS ID #499180	Building	The resource is the Twenty-Third Avenue Church of God building, located at 1940 23 <sup>rd</sup> Avenue, constructed in 1912.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
P-01-010889	OTIS ID #48440	Building	The resource is the multi-use building at 3401 International Boulevard, constructed in 1921/1928.	Status Code: 5B – Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
P-01-011005	OTIS ID #500416	Historic District	The resource is the Kennedy Tract/“Jingletown” District, consisting of 161 properties located between 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue, constructed between approximately 1880 and 1929.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-011043	OTIS ID# 519719	Building	The resource is the Eandi Metal Works commercial building at 948-976 23 <sup>rd</sup> Avenue, constructed in 1956.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
P-01-011044	OTIS ID #489703	Building	The resource is the commercial building (Barrow Pringle Corporation Building) at 646	Status Code: 5S2 - Individual property that is eligible for local listing or designation



PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
			Kennedy Street, constructed in 1924.	
P-01-011123	-	Building	The resource is a commercial building at 2301 E 12 <sup>th</sup> Street, constructed in 1948.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011124	-	Building	The resource is a commercial building (Dreisbach Box & Lumber) at 1080 23 <sup>rd</sup> Avenue, constructed in 1945.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011125	-	Building	The resource includes two commercial buildings at 1092 Calcot Place, constructed in 1918.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011126	OTIS ID #489228	Building	The resource includes the California Cotton Mills Co. Factory at 1091 Calcot Place, consisting of four-story industrial building constructed in 1917.	Status Code: 1S – Individual property listed in NR by the Keeper. Listed in the CR. Local Listing - The building is also listed as a Local Landmark (#24).
P-01-011373	OTIS ID #542946	Building	The resource is a 1928 commercial building (Fruitvale Gateway Building) at 2634-2648 International Boulevard.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing. Local Listing - The building is listed as a Potential Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey (OCHS) rating of Dc3.
P-01-011757	-	Other	The resource is a historic period brick feature located at 1050 22 <sup>nd</sup> Avenue consisting of a burned soil deposit containing small fragments of melted glass, charcoal, and small unidentifiable metal fragments capped by burned red brick and mortar fragments.	Unknown
P-01-012300	-	Site	The resource is a precontact period shell mound and burial site.	Unknown



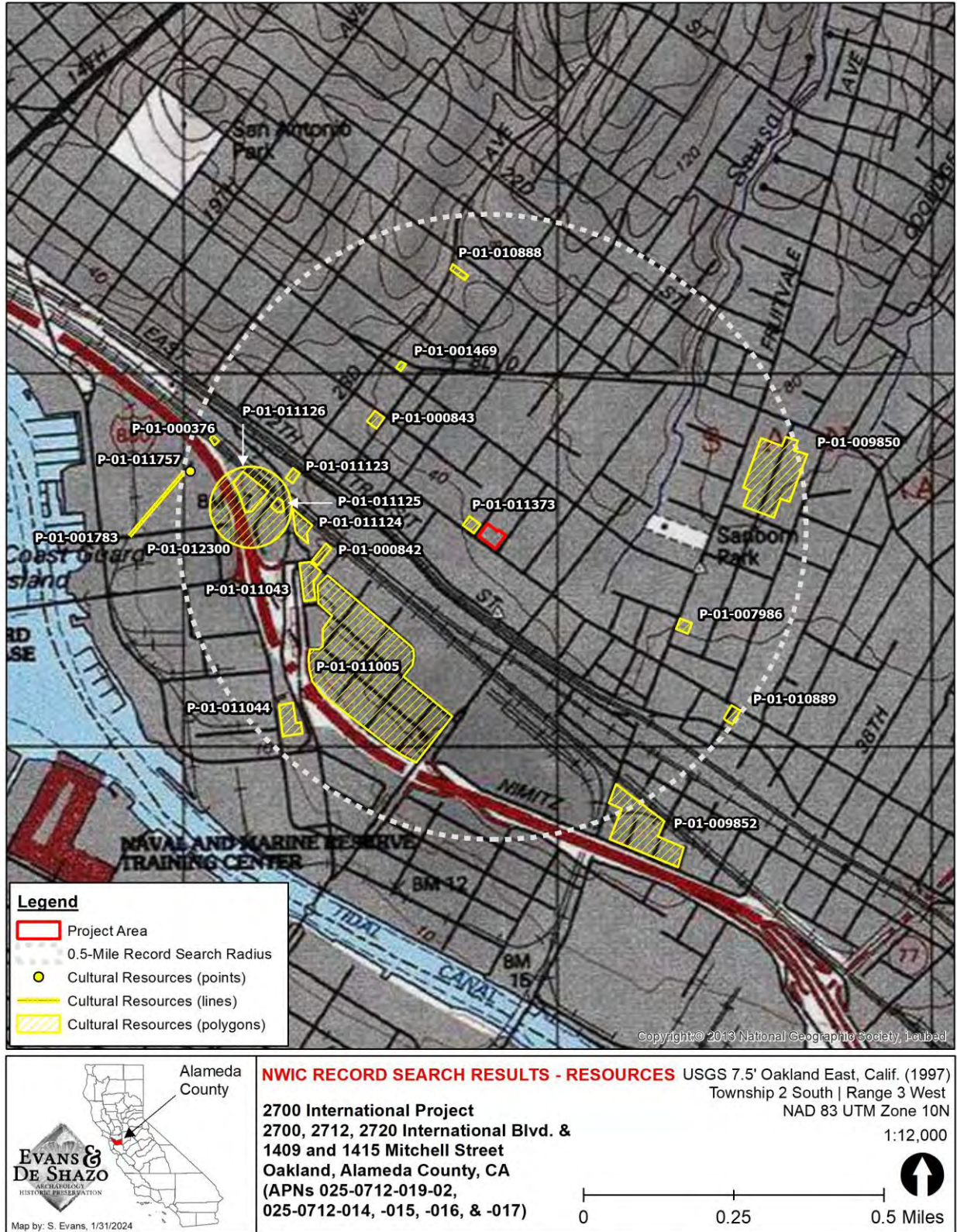


Figure 23: Map showing cultural resources with Primary numbers within 0.5 miles of the Project Area.



In addition to the 20 resources listed above in Table 2, EDS also reviewed the OHP's BERD lists to identify additional built environment resources located near the Project Area. The BERD lists 12 additional resources near the Project Area, one of which is within the Indirect APE, including St. Joseph's Apartments (**EDS-02**). The 12 resources are listed below:

- The 1912 St. Joseph's Apartments (St. Joseph's Home for the Aged) at 2647 International Boulevard, within the Indirect APE (**EDS-02**) is listed with a National Register Status Code of 1D, meaning the resources are contributors to a district or multiple resource property listed in NRHP (NPS-16000864) by the Keeper; and is also listed in the CRHR. The multiple resource property is also listed as a Local Landmark (#87). The resource consists of the Main Building (OTIS ID #672110), Laundry Building (OTIS ID #673132), Men's Smokehouse (OTIS ID #673133), Garage (OTIS ID #673134), Guardhouse/Mortuary Chapel (OTIS ID #673135), a New Apartment Building (OTIS ID #673136), Fence and Gates (OTIS ID #673137), and Brick Wall (OTIS ID #673138).
- The 1927 building (Playa Azul) at 2600 International Boulevard (OTIS ID #685029), approximately 350 feet northwest of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1926 building at 2818-2820 International Boulevard (OTIS ID #544033), approximately 445 feet southeast of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1945 building (Cousins Furniture Company Store) at 2920 International Boulevard (OTIS ID #5256224), approximately 750 feet southeast of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1884 building (Alfred H. Cohen House) at 1440 29<sup>th</sup> Avenue (OTIS ID#413552), approximately 750 feet east/southeast of the Project Area, is listed with a National Register Status Code of 1S, meaning that it is an individual property listed in the NRHP (NPS-73000394) by the Keeper, and is also listed in the CRHR.

Additional built environment resources located within or adjacent to the Project Area that are identified in the OCHS but not listed on the OHP's BERD or recorded on DPR 523 forms include:

- The ca. 1925 building at 2712-2716 International Boulevard within the Project Area (**EDS-01b**) is listed as a Potential Designated Historic Property (PDHP) with an OCHS rating of Ec3.
- The 1923-26 building at 2825 International Boulevard, adjacent to the Project Area (not within the Indirect APE), is listed as a PDHP with an OCHS rating of B+a3.





## **HISTORICAL RESEARCH AND HISTORIC PERIOD ARCHAEOLOGICAL SITE SENSITIVITY**

EDS reviewed the following historical maps, aerial photographs, and other information to identify past land use activities within the Project Area that could indicate the likelihood of encountering historic period archaeological resources during Project-related ground-disturbing activities.

### **Resources Consulted**

The maps and aerial photographs listed below were georeferenced using ArcGIS to show the approximate location of the Project Area on these maps and aerials; however, it is important to keep in mind that the georeferenced maps and aerials may have slight errors in the alignment.

#### **Maps:**

- 1870 General Land Office (GLO) map of Township 2 South, Range 3 West (GLO 1907)
- 1871 Plat of San Antonio Rancho
- 1874 Official Map of Alameda County California, by G.G. Allardt
- 1876 Map of Oakland, Alameda and Vicinity, Published by M.G. King
- 1878 Official and Historical Atlas Map of Alameda County, Published by Thompson & West, Oakland, California.
- 1884 Map of Oakland, Berkeley and Alameda, by William J. Dingee
- 1885 Revised Map of the Oak Tree Farm Tract, Brooklyn Township, Alameda County, California, by William J. Dingee
- 1888 Map of City of Oakland and Surroundings Compiled from Official and Private Surveys by J.C. Henkenius, Published by Woodward and Gamble
- 1911 Sanborn Fire Insurance Map, Volume 2, Sheet 196
- 1950 Sanborn Fire Insurance Map, Volume 2, Sheet 196

#### **Aerial Photographs:**

- 1939 aerial photograph, Flight C-5750, Frame 289-48; Scale 1:20,000
- 1958 aerial photograph, Flight BUT-1958; Frame 4V-38; Scale 1:20,000
- 1959 aerial photograph (<https://www.historicaerials.com/viewer>)
- 1965 aerial photograph, Flight ID: CAS-65-130; Frame 6-218; scale 1:12,000
- 1968 aerial photograph (<https://www.historicaerials.com/viewer>)
- 1980 aerial photograph (<https://www.historicaerials.com/viewer>)

### **Results**

During the Mexican Period (1821-1848), the Project Area was located within the 44,800-acre land grant known as Rancho San Antonio, granted to Don Luis Maria Peralta. In 1842, Don Luis Maria Peralta



divided the rancho between his four sons, with his son Antonio Marie Peralta receiving a 16,067-acre portion that extended from present-day 68<sup>th</sup> Avenue to Lake Merritt and up the eastern side of Lake Merritt to Indian Gulch, now known as Trestle Glen, and all of present-day Alameda. The Project Area is located within the portion of the land grant given to Antonio (see previous Figure 8 and Figure 24). As required by the California Land Act of 1851, the Peralta brothers filed a claim for Rancho San Antonio with the Public Lands Commission in 1852 (Wollenberg 2008), which was eventually confirmed in 1874; however, by this time, much of the ranch had been sold to new settlers.

According to the 1874, 1876, 1878, and 1884 maps, by 1874, the Project Area was within Block D, Lot 6 of the Oak Tree Farm Tract and was part of a larger parcel owned by N.P. Perine (Figure 25, Figure 26, and Figure 27). During this time, International Boulevard was known as Adams Avenue but was also referred to as 14<sup>th</sup> Street, 27<sup>th</sup> Avenue was called Adeline Street, 28<sup>th</sup> Avenue was called Julia Street, and Mitchell Street did not exist. There was also a horse car line, known as the Oakland Fruit Vale & Mills Seminary Railroad, along 14<sup>th</sup> Avenue. The horse car line eventually became part of the “Key System” integrated electric rail system.

Nicholas Patterson Perine was born in 1824 in New York and moved to California in the early 1860s with his wife, Margaret Mairs, whom he married in 1851, and their three children, George Mairs (1852 – 1933), John Hilton (1855 - 1936), and Flora Elizabeth (1863 – 1942) (Ancestry.com 2019). According to the 1870 U.S. Federal Census, at this time, the family lived within the property that included the Project Area and had at least two domestic servants, including Bridget Finneren and David Chisem (Ancestry.com 2009; Langley 1872). Nicholas appears to have worked in the mastic roofing industry until he retired sometime before 1898 (Ancestry.com 2009, 2011a). According to the 1900 U.S. Federal Census, by this time, Nicholas and Margaret were living in New Jersey with their daughter Florence, her husband Frank Gladhill, and two servants, Mary Flynn and Mary Malone (Ancestry.com 2004); although Nicholas and son George are also listed as living at the Occidental Hotel in San Francisco at the time (Ancestry.com 2017). Margaret died in 1907 in New York (Ancestry.com 2012) and Nicholas died in 1910 in San Francisco (*The San Francisco Call* 1910).

On the 1885 Oak Tree Farm Tract auction map, the Project Area is shown as part of a large estate belonging to Patrick James Graves Kenna (Figure 28). The estate contained orchards and a stable to the north, a house and two sheds in the center, walkways and a fountain on the south, and a long driveway along the west side. Patrick was born in 1848 in Arkansas, but his family moved to Marysville, California in 1850. In 1876, Patrick and Ellen Nellien Murray married and had three children, James, Ada, and Isabel (Ancestry.com 2010). Prior to her marriage to Patrick, Ellen was married to Fred Smith and had two children, Thomas “Fred” and Esther (Ancestry.com 2011b). Her husband Fred died in 1875 (*Nevada State Journal* 1875). By 1879, Patrick, Ellen and the children moved to Oakland and into the Kenna estate on Adams Avenue (Figure 29; Ancestry.com 2011c), which included the Project Area. In Oakland, Patrick worked as a stockbroker, a job he would hold until his death in 1910 (Ancestry.com 2013).

According to the 1911 Sanborn map, the Project Area was still part of a larger property that contained a two-story stable and three sheds, formerly part of the Kenna estate. None of the remaining buildings



from the Kenna estate appear to have been located within the Project Area (Figure 31). It is possible that the house was damaged in the 1906 earthquake and subsequently demolished.

According to the 1939 aerial photograph, by this time, the Project Area contained several buildings, including the ca. 1925 building within EDS-01a (Figure 32). Mitchell Street was also developed by this time.

The 1950 Sanborn map shows the Project Area containing seven commercial/residential buildings and seven garages (Figure 33). The seven commercial/residential included a two-story building with four flats and doctors' offices that sat within the location of the current 1969 three-story building (EDS-01a); a single story dwelling and store; a two-story storefront building with residences on the second story (extant; EDS-01b); a single story, three-unit medical office building at the corner of Mitchell and E. 14<sup>th</sup> Street, which is now a paved parking lot; and three single story dwellings located within EDS-01d, EDS-01e, and a portion of EDS-01a). These buildings are also shown on the 1958 aerial photograph (Figure 34).

The 1965 aerial photograph shows that a few more buildings may have been constructed within the eastern portion of the Project Area by this time (Figure 35). Based on a 1968 aerial photograph, by this time, the two-story building containing four flats and doctors' offices had been demolished and replaced by the existing two-story commercial building within EDS-01a. Between ca. 1981 and 1993, the remaining buildings within the Project Area were demolished and replaced by a parking lot.

In summary, the review of historical maps, aerial photographs, and other information indicates that the Project Area was part of a large estate by 1885 that was owned by Patrick and Ellen Kenna, who were prominent residents of Oakland at the time. The Kenna estate within the Project Area was no longer present by 1911, having likely been destroyed in the 1906 earthquake, and by 1939, the Project Area contained multiple commercial and residential buildings, including the existing ca. 1925 building within EDS-01b. Due to presence of multiple buildings within the Project Area during the historic period, the potential/sensitivity for the Project Area to contain buried historic-period archaeological resources appears to be high.



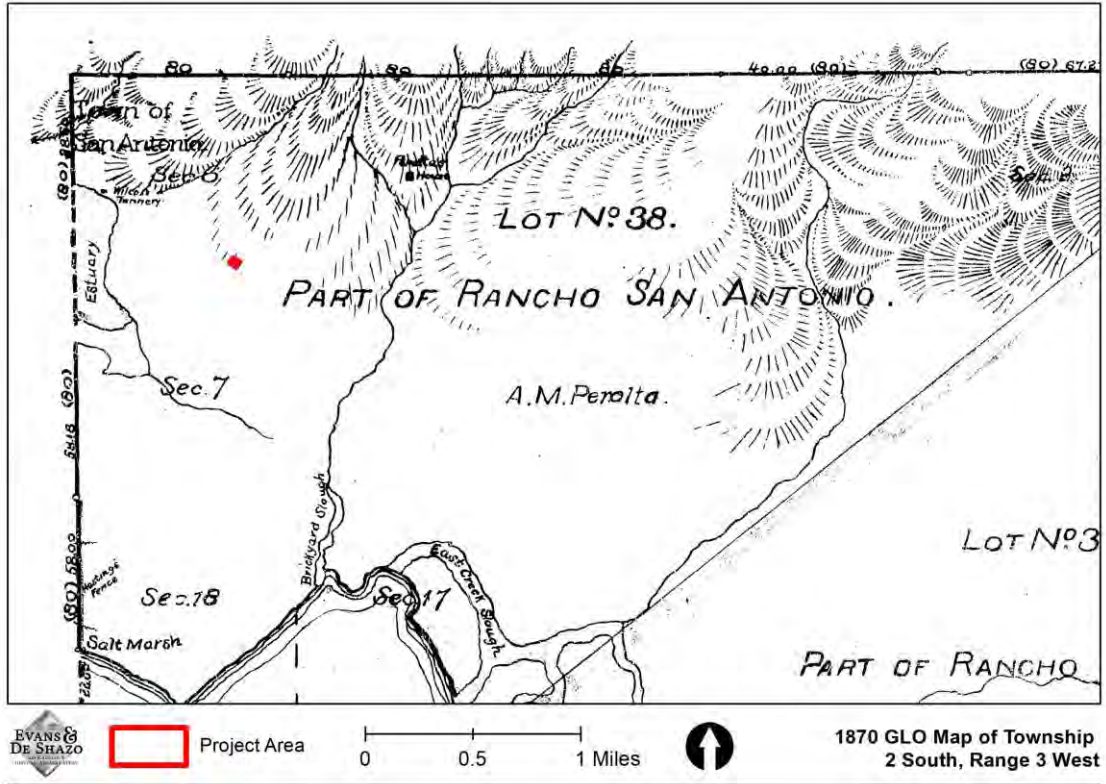


Figure 24: Project Area shown on the 1870 GLO map.

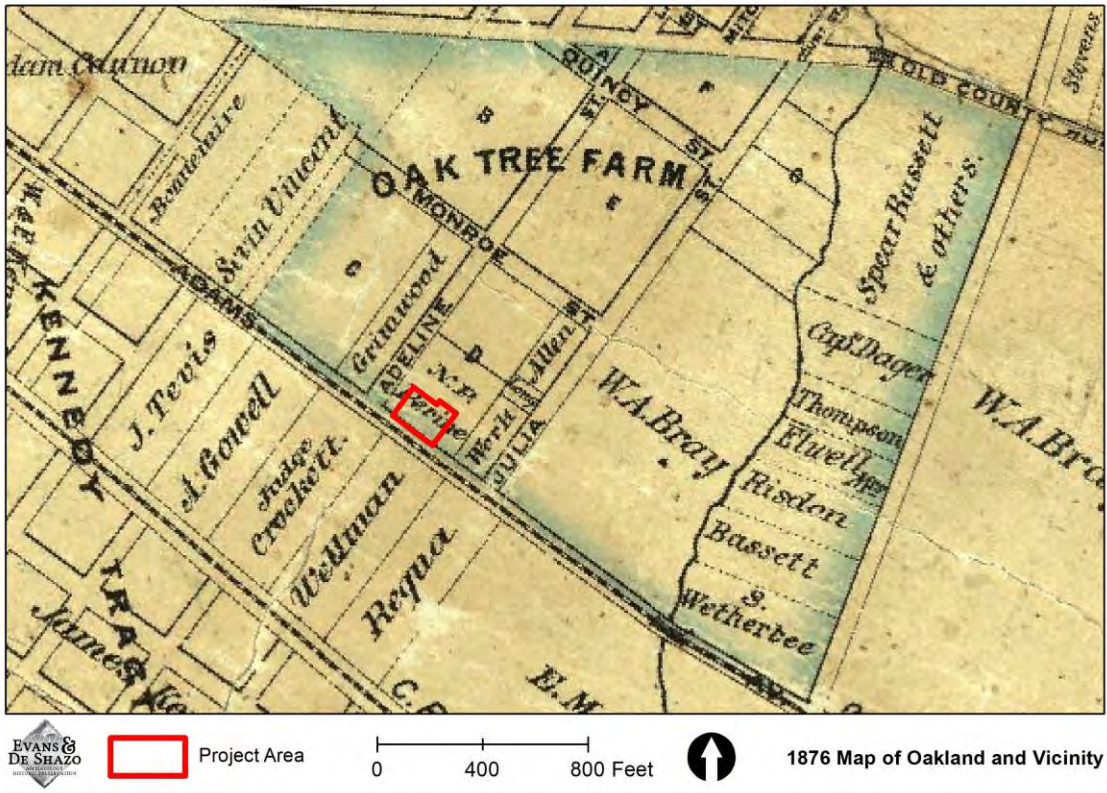


Figure 25: Project Area shown on the 1876 map.



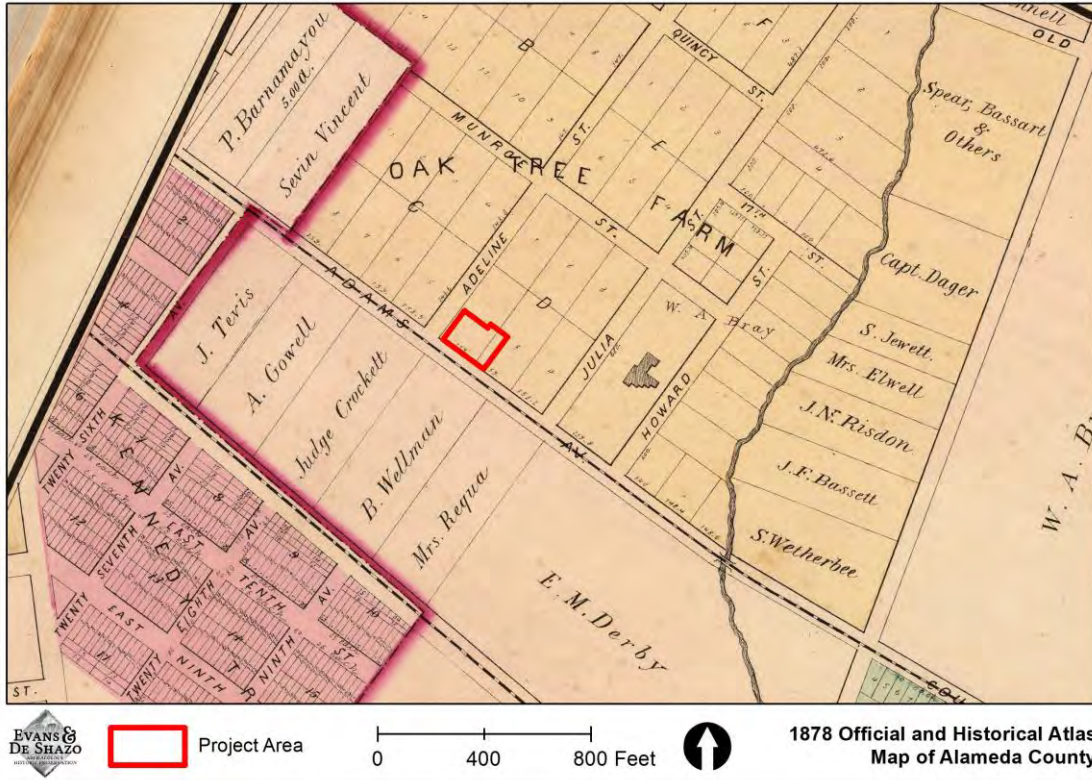


Figure 26: Project Area shown on the 1878 map.

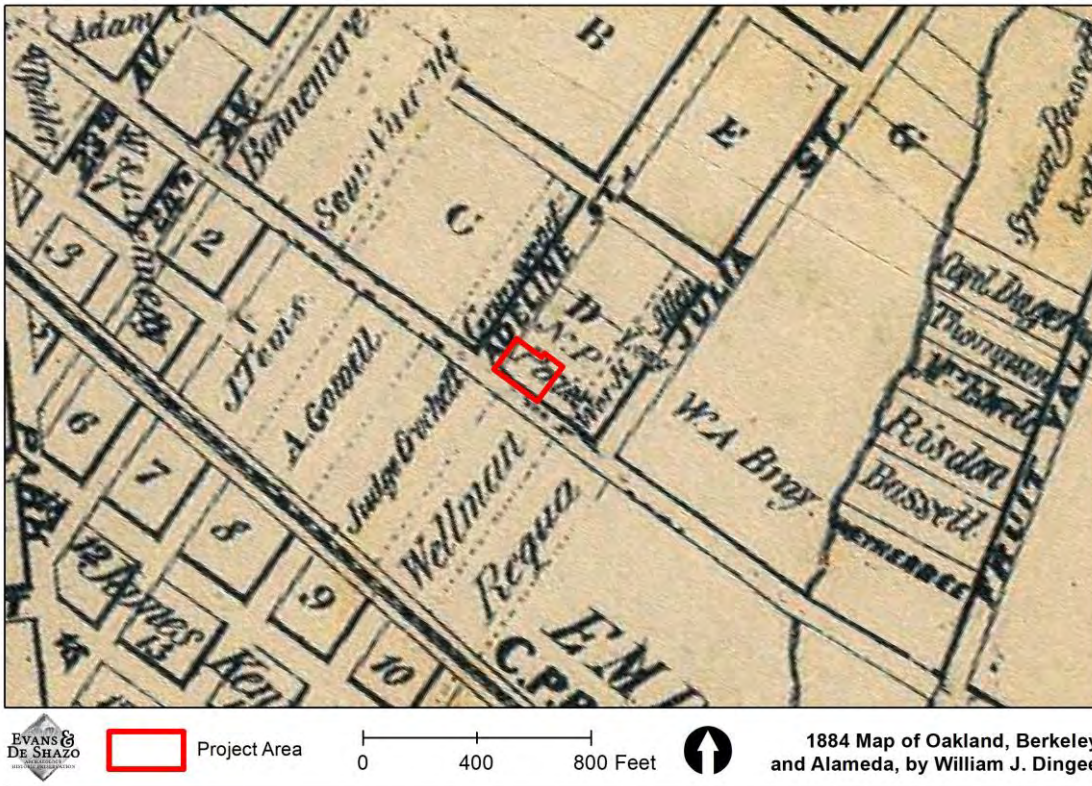


Figure 27: Project Area shown on the 1884 map.



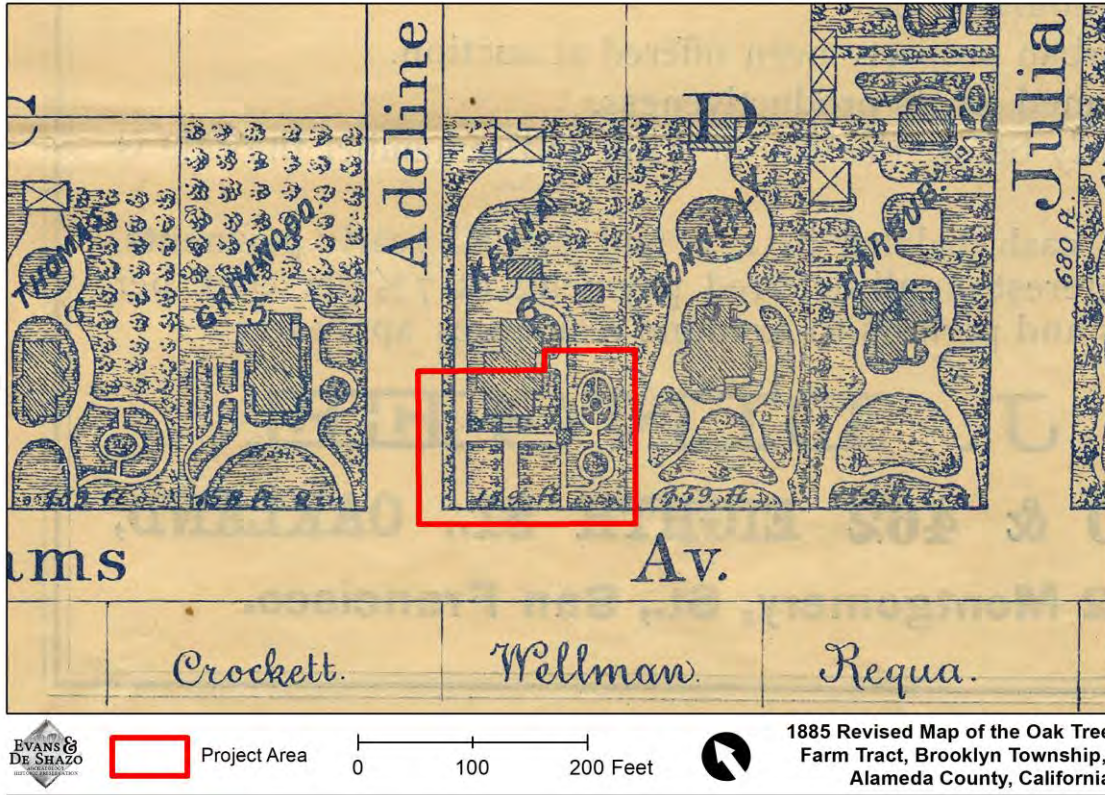


Figure 28: Project Area shown on a portion of a Watson A. Bray real estate advertisement from 1885.

Kenna James, laborer, res 210 Eighth  
 Kenna P. J. G., stockbroker (S. F.) res NE cor East 14th  
 and Adeline  
 Kennealy Jeremiah, tailor Brown & McKinnon, res 1752  
 Telegraph av

Figure 29: 1879 Oakland City Directory listing Patrick Kenna residing on the northeast corner of East 14<sup>th</sup> Street and Adeline (courtesy of Ancestry.com).

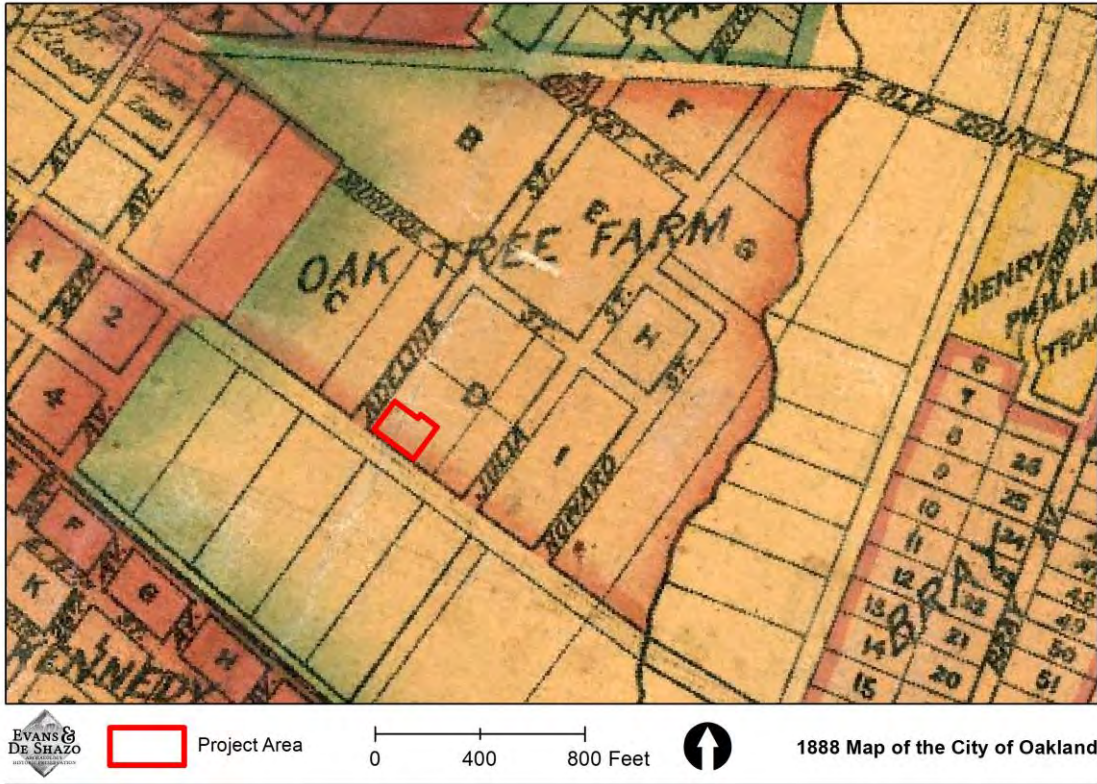


Figure 30: Project Area shown on the 1888 map.

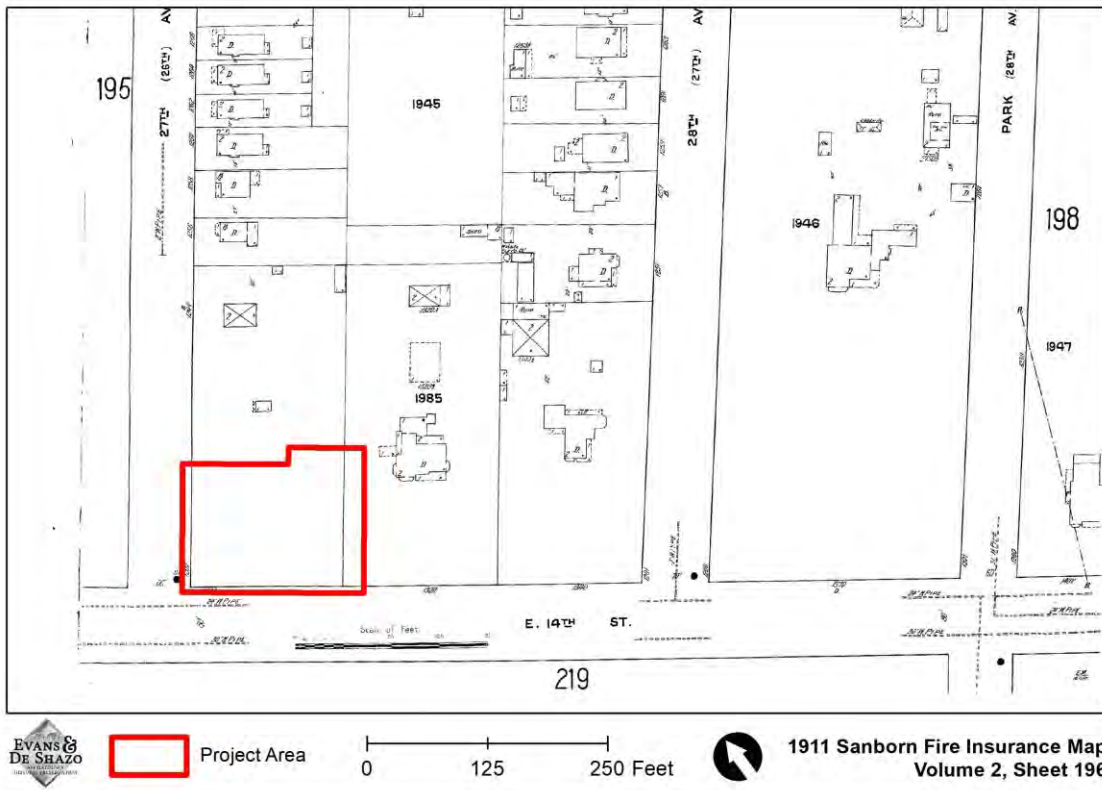
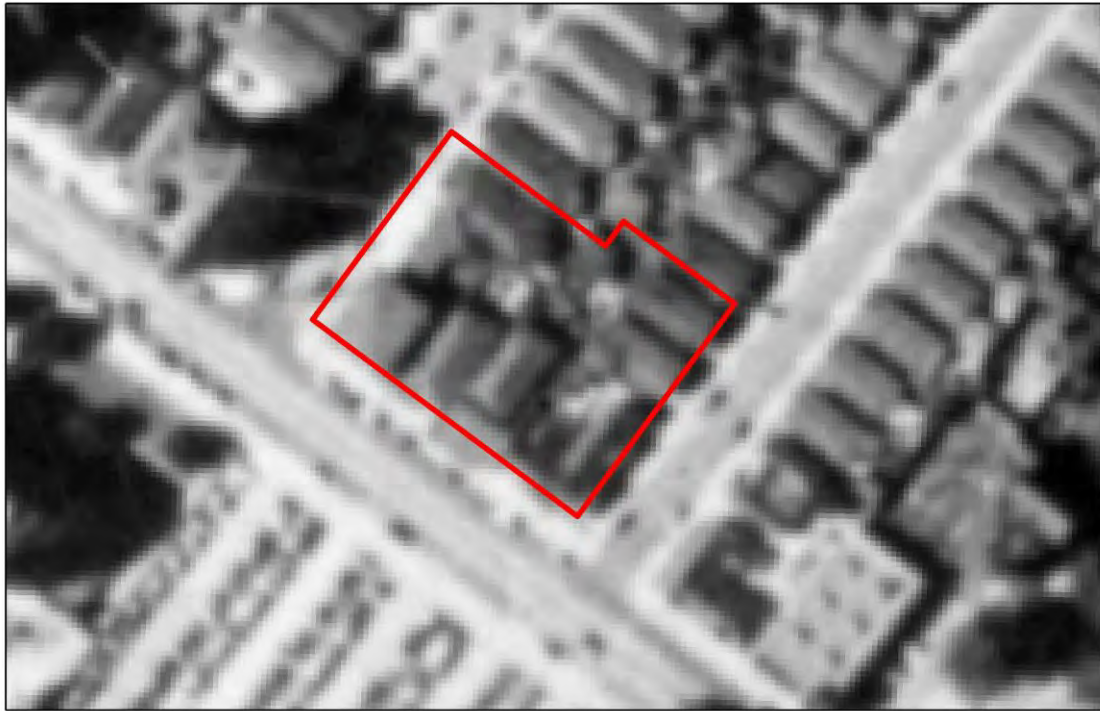


Figure 31: Project Area shown on the 1911 Sanborn map.





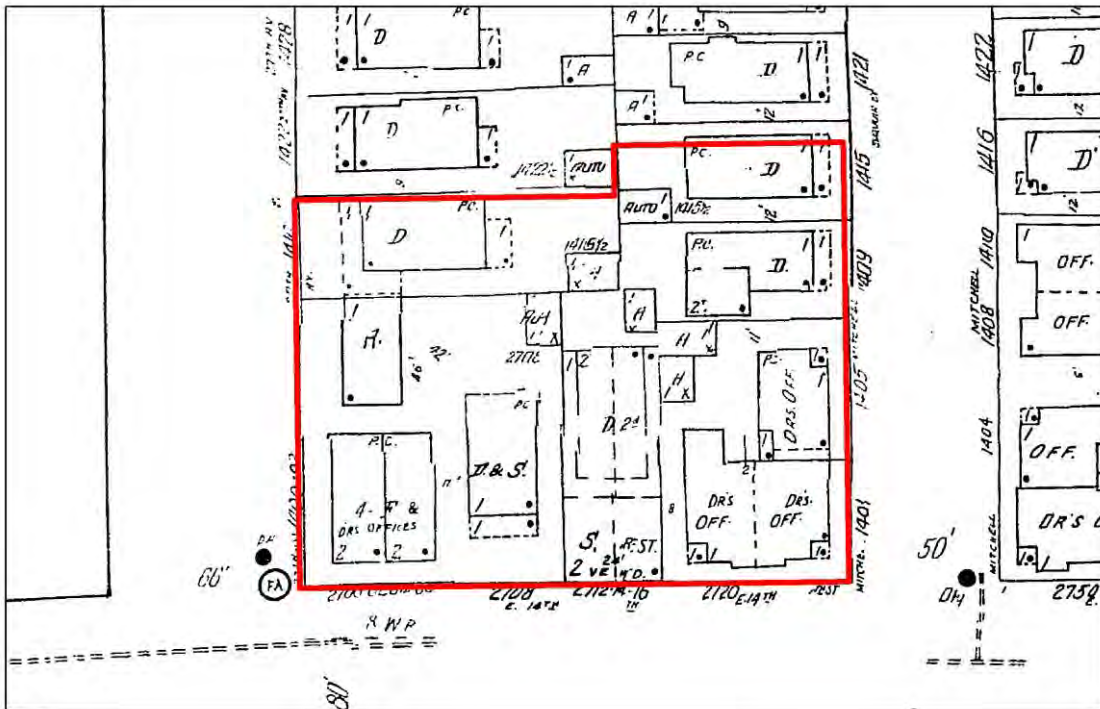
Project Area

0 50 100 Feet



1939 Aerial Photograph  
(Flight C-5750, Frame 289-48)

Figure 32: Project Area shown on the 1939 aerial photograph.



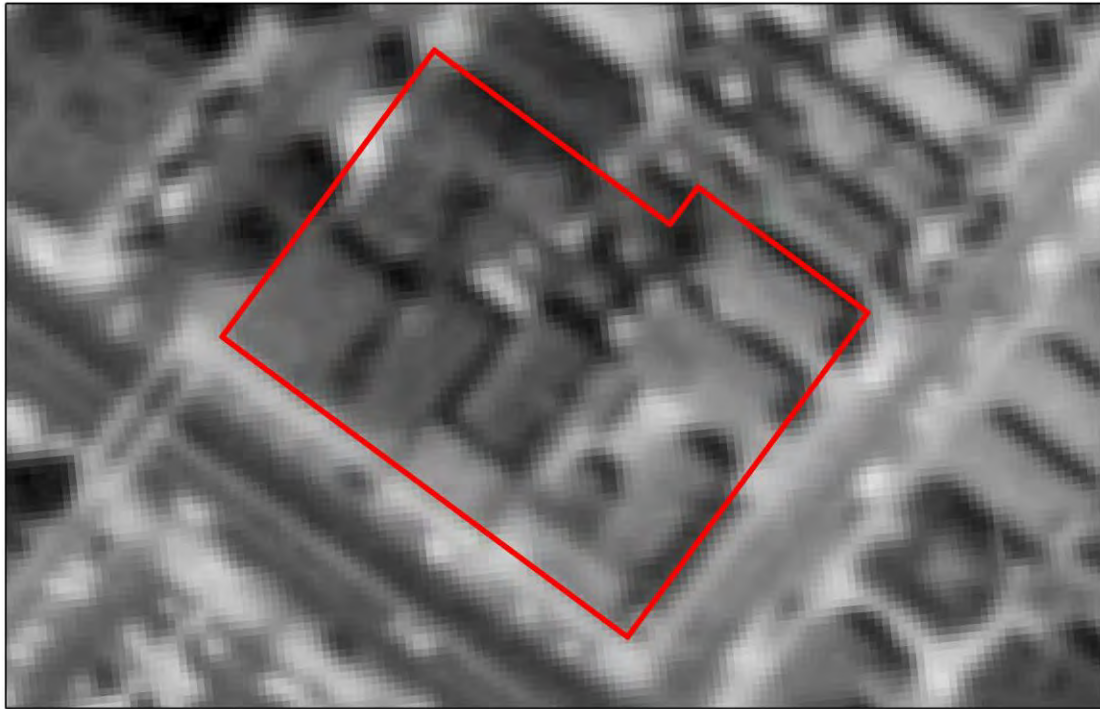
Project Area

0 50 100 Feet



1950 Sanborn Fire Insurance Map  
Volume 2, Sheet 196

Figure 33: Project Area shown on the 1950 Sanborn map.



Project Area

0 50 100 Feet



1958 Aerial Photograph  
(Flight BUT-1958; Frame 4V-38)

Figure 34: Project Area shown on the 1958 aerial photograph.



Project Area

0 50 100 Feet



1965 Aerial Photograph  
(Flight ID: CAS-65-130; Frame 6-218)

Figure 35: Project Area shown on the 1965 aerial photograph.



## BURIED PRECONTACT PERIOD ARCHAEOLOGICAL SITE SENSITIVITY

Understanding soil development and the processes responsible for the burial of archaeological sites is essential for the successful discovery of buried sites and evaluating their integrity and significance (Monaghan et al. 2006). The potential for buried archaeological sites is very much dependent on the age of the landform. Basically, landforms that developed before the end of the Pleistocene (i.e., before about 15,000 years ago) were formed prior to the period for which there is scientific consensus relating to the earliest human occupation of North America. As such, these landforms have limited potential to contain buried archaeological resources. Conversely, Pleistocene-to-Holocene transition (around 15,000 to around 12,000 years ago) and Holocene (post 11,700 years ago) age landforms were formed after people began to occupy the region, and so there is a general “geological potential” for these landforms to form over archaeological deposits or contain archaeological resources if the conditions in which they formed are conducive to human occupation (Meyer and Rosenthal 2007). Other environmental factors can also increase or decrease the potential for buried precontact period archaeological resources, including slope, proximity to a water source,<sup>6</sup> and nature of the water source (perennial and/or primary drainage of a watershed versus minor and/or first-order drainages)<sup>7</sup> (Byrd et al. 2012).

### Methods

Several documents were reviewed to assess the Project Area’s potential/sensitivity for precontact period archaeological resources that could be impacted by future development, including information about the environmental setting, geology, and soils associated with the Project Area and two previous regional geoarchaeological studies that focus on landform evolution and the potential/sensitivity for encountering archaeological resources using a predictive model that incorporates soil/sediment deposits, geologic and geomorphic formations, and other attributes (i.e., slope, proximity to water, etc.) (Meyer and Kaijankoski 2017; Meyer and Rosenthal 2007).

### Results

The Project Area is situated on relatively flat land at approximately 42 feet above sea level. The nearest waterways include Sausal Creek, located 0.18 miles to the east, and an unnamed tributary, located 0.35 miles to the northwest. In addition, the Project Area is 0.6 miles northeast of the Tidal Canal that separates Oakland from Alameda. The San Francisco Bay is approximately 2.3 miles to the southwest; however, before the filling of marshlands and mudflats, the tidal marsh came within 0.6 miles of the Project Area. A review of geologic and soils data and the previous geotechnical study indicates that the Project Area includes Urban land-Clear Lake Complex (0-2% slope) soils, consisting of areas covered by asphalt, concrete, buildings, and other built environment features, with disturbance extending to about 8-inches below the surface, and is underlain by Holocene (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf) consisting of predominately clay with varying sand and gravel content

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<sup>6</sup> A water source within a distance of 200 meters (650 feet) increases the potential for buried precontact period archaeological resources to be present (Byrd et al. 2012).

<sup>7</sup> Precontact period occupation sites tend to be on level or nearly level landforms near streams and stream confluences, especially where at least one stream is perennial (Pilgram 1987:44-47); as such, many buried sites are in areas subject to periodic flooding and sediment deposition due to the combination of low-lying topography and active water sources (Byrd et al. 2012).





interbedded with sand and gravel with varying clay and silt content extending to at least 41 feet below the surface (Graymer 2000; Dibblee and Minch 2005; Samlik and Medeiros 2022; USDA 2023).

The environmental setting of the Project Area and the presence of Holocene age alluvium suggests that the Project Area has an elevated potential for buried precontact period archaeological resources, as the landform on which the Project Area is located has the capability of burying former land surfaces during alluvial and fluvial events (e.g., episodic flooding activities) and the age of the landform within the Holocene epoch (>11,700 years) represents a critical time when humans are known to have lived and occupied California. The Project Area is also in a location that would have been ideal for hunting and extracting natural resources, and possible seasonal habitation. Furthermore, the geoarchaeological study completed by Meyer and Kaijankoski (2017) indicates a moderate to high potential/sensitivity for buried precontact period archaeological resources, and a high potential/sensitivity for surficial precontact period archaeological resources for the Project location, which appears to be accurate for the Project Area based on the environmental and geologic setting.

## **ARCHAEOLOGICAL FIELD SURVEY**

### **DESCRIPTION AND METHODS**

A field survey of the Project Area was conducted by EDS Principal Archaeologist Sally Evans, M.A., RPA (#29300590) and Archaeologist Kelsey Wilson, B.A. on October 24, 2023. The Project Area is currently developed with a three-story commercial building (EDS-01a), a two-story commercial building (EDS-01b), and a parking lot (EDS-01c, EDS-01d, and EDS-01e). Due to the presence of two buildings and a parking lot, no soil was visible within the Project Area; however, soil was visible in seven areas along the sidewalks west and south of the Project Area, three of which contain trees, one contains a tree stump, and one contains a utility pole. Soil was also exposed within a raised planter bed located at the southwestern corner of the three-story commercial building in the southwest corner of the Project Area. Photographs of the Project Area are provided in Figure 36 through Figure 39.

The methods used to complete the field survey included a focused inspection of all exposed soil along the sidewalk. Where exposed, the soil visibility was great (~75%). The soil observed consisted of dark greyish brown, gravelly, sandy loam (10YR 4/2 dry, 10YR 3/2 wet), that was dry when compacted and loose when wet, with fine roots and subangular pebbles less than three centimeters in diameter.

### **SURVEY RESULTS**

No precontact period or historic period archaeological resources were observed within or adjacent to the Project Area; however, very little soil was available for observation.



Figure 36: Overview of western exterior boundary of the Project Area where soil is exposed.

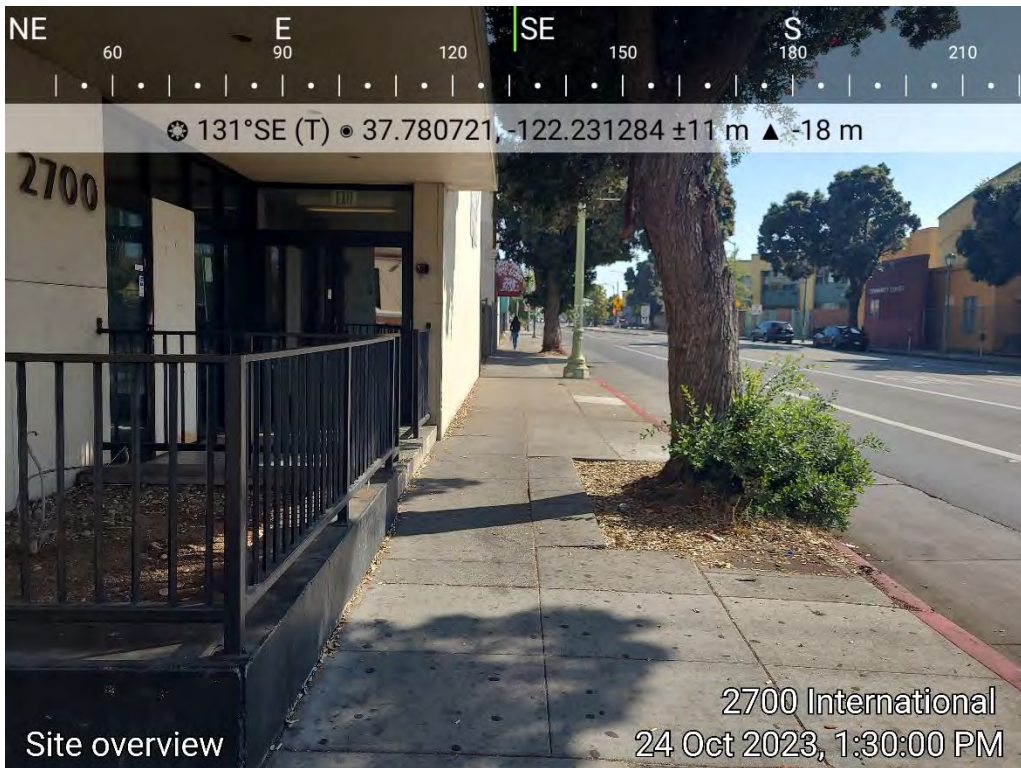


Figure 37: Overview of southern exterior boundary of the Project Area where soil is exposed.





Figure 38: Overview of asphalt parking lot between the two buildings within the Project Area.



Figure 39: Overview of eastern portion of the Project Area consisting of parking lot.



## CONCLUSIONS

EDS completed an Archaeological Study for the proposed Project in accordance with Section 106 of the NHPA of 1966 and its implementing regulations 36 CFR Part 800, as amended, to identify archaeological resources that could be affected by the proposed Project and provide recommendations as needed. The methods used to complete the Archaeological Study included a NWIC/CHRIS records search; a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geologic, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey of 0.62-acre Project Area. The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590) with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior's professional qualification standards in Archaeology (36 CFR Part 61). The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc.

The Archaeological Study did not identify any National Register-listed or eligible archaeological resources within or adjacent to the Project Area. As such, EDS recommends a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, EDS has provided the following recommendations due to the high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.

## RECOMMENDATIONS

Based on the findings of the Archaeological Study, EDS recommends the following measures are taken to ensure the identification and appropriate treatment of archaeological resources that may be encountered during Project-related ground-disturbing activities. The recommendations are provided pursuant to 36 CFR 800.4(d)(1) concerning the identification of historic properties/historical resources and the potential inadvertent discovery of buried archaeological resources.

**Archaeological Monitoring.** Due to the high potential for historic period archaeological resources and the moderate to high potential for precontact period archaeological resources to be encountered within the Project Area, Archaeological monitoring of all Project-related ground-disturbing activities is recommended following the procedures outlined in the attached Archaeological and Tribal Monitoring Plan (see Appendix B). The treatment of any post-review archaeological discoveries, including the discovery of human remains within the Project Area during Project-related ground-disturbing activities shall follow the procedures outlined in the attached Archaeological and Tribal Monitoring Plan (Appendix B).

**Discovery During Construction.** In the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist to assess the significance of the find. If any find is determined to be significant, appropriate avoidance



measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

**Construction ALERT Sheet.** The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.

The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.





**Human Remains – Discovery During Construction.** In the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and a timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.



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**APPENDIX A:**

**Northwest Information Center (NWIC) Billing Worksheet**





## NWIC Billing Worksheet

IC File Number:

Client Name:  Phone:

Affiliation:  Email:

Proj Name/Number:

Date Request Rec'd:

Date of Response:

Check In:  Check Out:

Check In:  Check Out:

In-person Time:	Hour(s):	<input type="text" value="2.55"/>	\$	<input type="text" value="300.00"/>
Staff Time:	Hour(s):	<input type="text"/>	\$	<input type="text" value="0.00"/>
Shape Files:	Number:	<input type="text"/>	\$	<input type="text" value="0.00"/>
Custom Map Features:	Number:	<input type="text"/>	\$	<input type="text" value="0.00"/>
Digital Database Record:	Number of Row(s):	<input type="text"/>	\$	<input type="text" value="0.00"/>
Quads:	Number:	<input type="text"/>	\$	<input type="text" value="0.00"/>
Address-mapped Flat Fee:			\$	<input type="text" value="0.00"/>
Hard Copy (Xerox/Computer) Pages:	Page(s):	<input type="text"/>	\$	<input type="text" value="0.00"/>
Labor Charge:	Hour(s):	<input type="text" value="1"/>	\$	<input type="text" value="40.00"/>
PDF Pages:	Page(s):	<input type="text" value="2465"/>	\$	<input type="text" value="369.75"/>
PDF Flat Fee:			\$	<input type="text" value="0.00"/>
Other:		<input type="text" value="CHRIS Data Request"/>	\$	<input type="text" value="0.00"/>
			Subtotal	\$ <input type="text" value="709.75"/>

Rapid response surcharge of 50% of total cost: \$

Total: \$

Information Center Staff:

Sonoma State University Customer ID:

Sonoma State University Invoice No.:

CHRIS Access and Use Agreement No.:

**\*\*This is not an invoice. Sonoma State University will send separate invoice.\*\***



## **APPENDIX B:**

### **Archaeological and Tribal Monitoring Plan**



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**ARCHAEOLOGICAL AND TRIBAL MONITORING  
PLAN FOR THE PROPOSED “2700  
INTERNATIONAL” PROJECT AT 2700, 2712,  
2720 INTERNATIONAL BOULEVARD AND 1409  
AND 1415 MITCHELL STREET, OAKLAND,  
ALAMEDA COUNTY, CALIFORNIA**

**PREPARED FOR:**

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**October 29, 2024**

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## 1.0 INTRODUCTION

Evans & De Shazo, Inc. (EDS) prepared the following Archaeological and Tribal Monitoring Plan (Monitoring Plan) for the “2700 International” project (Project) located within five adjacent properties at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, including Assessor Parcel Numbers (APNs) 25-712-9-02, 25-712-14, -15, -16, -17, totaling 0.61 acres (Project Area). The Monitoring Plan was prepared as part of the Archaeological Study completed to satisfy compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800. The purpose of the Monitoring Plan is to provide procedures for the identification, evaluation, treatment, and protection of significant archaeological and tribal cultural resources that may be unearthed during Project-related ground-disturbing activities.

In February 2024, EDS Principal Archaeologist, Sally Evans, M.A, RPA (#29300590) completed an Archaeological Study of the Project Area to identify archaeological historic properties within the Project Area per NEPA and Section 106 of the NHPA and provide Project-specific recommendations as needed (Evans with Thao 2024). The Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) (File No. 23-463); a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geology, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey.

The Archaeological Study did not identify any National Register-listed or eligible archaeological resources within the Project Area; therefore, EDS recommended a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, based on the findings of the buried archaeological site sensitivity desktop analysis, it was determined that there is a high potential to encounter buried historic period archaeological resources and a moderate to high potential to encounter buried precontact period archaeological within the Project Area. As such, to ensure the identification and appropriate treatment of archaeological resources that may be encountered during the Project, EDS recommended Cultural Resources Awareness Training and Archaeological Monitoring during Project-related ground-disturbing activities (see Archaeological report for details). Tribal monitoring was recommended based on consultation with interested Native American Tribes, namely the Northern Valley Yokut / Ohlone Tribe, Indian Canyon Mutsun Band of Costanoan, and Confederated Villages of Lisjan Nation.

The Monitoring Plan herein outlines the monitoring protocols and procedures to follow if archaeological resources and/or tribal cultural resources are unearthed during Project-related ground-disturbing activities. The Monitoring Plan includes procedures for communication, documentation, reporting, curation, and a treatment plan for the discovery of any archaeological and/or tribal cultural resources and human remains in accordance with the Secretary of the Interior’s Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation’s (ACHP) publication *Treatment of Archaeological Properties: A Handbook*.





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## 2.0 ARCHAEOLOGICAL SENSITIVITY AND ANTICIPATED RESOURCE TYPES

The results of the Archaeological Study completed by EDS indicates that the Project Area may contain buried archaeological resources or archaeological resources obscured by the existing built environment. Based on the potential to encounter archaeological or tribal cultural resources, the following monitoring recommendations are presented in this Monitoring Plan:

- Archaeological and Tribal Cultural Resources Sensitivity and Awareness Training before commencement of ground-disturbing activities and for the duration of ground-disturbing activities.
- Archaeological and Tribal Monitoring.

### 2.1 PRECONTACT PERIOD SENSITIVITY AND MONITORING

Based on a detailed review of the Project Area's environmental setting, geology, soils, and regional geoarchaeological information, EDS determined that the Project Area has a moderate to high potential/sensitivity for buried and surficial precontact period archaeological resources. The Project Area is situated on relatively flat land at approximately 42 feet above sea level. The nearest waterways include Sausal Creek 0.18 miles to the east, an unnamed tributary 0.35 miles to the northwest, and the historic San Francisco Bay tidal marsh is within 0.6 miles of the Project Area. Soils and geologic data and the previous geotechnical study shows that the Project Area contains Urban land-Clear Lake Complex (0-2% slope) soils, consisting of areas covered by asphalt, concrete, buildings, and other built environment features, with disturbance extending to about 8-inches below the surface, and is underlain by Holocene (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf) consisting of predominately clay with varying sand and gravel content interbedded with sand and gravel with varying clay and silt content extending to at least 41 feet below the surface (Graymer 2000; Dibblee and Minch 2005; Samlik and Medeiros 2022; USDA 2023).

Based on the environmental setting of the Project Area and the presence of Holocene age alluvium, EDS determined that the Project Area has an elevated potential for buried precontact period archaeological resources, as the landform on which the Project Area is located has the capability of burying former land surfaces during alluvial and fluvial events (e.g., episodic flooding activities) and the age of the landform within the Holocene epoch (>11,700 years) represents a critical time when humans are known to have lived and occupied California. The Project Area is also in a location that would have been ideal for hunting and extracting natural resources, and possible seasonal habitation. Furthermore, the geoarchaeological study completed by Meyer and Kaijankoski (2017) indicates a moderate to high potential/sensitivity for buried precontact period archaeological resources, and a high potential/sensitivity for surficial precontact period archaeological resources for the Project location, which appears to be accurate for the Project Area based on the environmental and geologic setting. As such, the table below provides archaeological property types associated with precontact period archaeological resources that could be encountered during Project-related ground-disturbing activities.



**Table 1: Precontact Period Resource Types**

Property Types	Expected Characteristics
Residential, Midden Sites and Features	Midden soils (dark, friable, or greasy soil with cultural constituents), ash, shell, faunal bone, groundstone artifacts, fire-affected rock (FAR), baked clay, worked bone, house floors, cooking pits, and human remains.
Lithic Scatters	Flaked stone debitage, projectile points, groundstone artifacts, and flaked-stone tools.
Burial Sites	Deliberately interred burials, cremations, or human bone, beads, and other artifacts may be interred with burials.
Isolates	Artifacts found without any association with other artifacts or features (e.g., groundstone artifacts, flaked stone tools, FAR, baked clay, worked bone, and human remains).
Contact Sites	A contact site is an example of any of the above property types utilized by Native Americans after contact with European peoples. Native American artifacts and historic-period artifacts will be identified in the same context (i.e., dating to the Mission Period).

## 2.2 HISTORIC SENSITIVITY AND MONITORING

The review of historical maps, aerial photographs, and other information shows that the Project Area was part of a large estate as early as 1885 that was owned by Patrick and Ellen Kenna, who were prominent residents of Oakland at the time. The Kenna estate contained orchards and a stable to the north, a house and two sheds in the center, walkways and a fountain on the south, and a long driveway along the west side; part of the house and landscape was within the Project Area. The house was no longer present by 1911, having possibly been destroyed in the 1906 earthquake, and by 1939, the Project Area contained multiple residential and commercial buildings, including the ca. 1925 building that will be demolished as part of the Project. Due to the presence of multiple buildings within the Project Area during the historic period, the potential/sensitivity for the Project Area to contain buried historic period archaeological resources was determined to be high. The table below provides an overview of the types of historic-period archaeological resources that may be encountered.

**Table 2: Historic Period Resource Types**

Property Types	Expected Characteristics
Domestic Refuse	Domestic refuse features/deposits (e.g., fragments of ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.).
Historic-Period Structures/Features	Discrete, stratified trash features/deposits, structural remnants, and possible features associated with previous buildings or open workspaces/yard spaces (e.g., stone/brick foundations; basements;



Property Types	Expected Characteristics
	chimney remains; ceramics; buttons; insignia; bullets; tools; and fragments of ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.).
Privies, Trash dumps	Subsurface deposit(s) potentially containing domestic refuse such as ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.
1906 Earthquake-related debris	Structural remnants and artifacts related to the 1906 earthquake (e.g., brick, concrete, wood, ash, charcoal, domestic refuse).

### 3.0 ARCHAEOLOGICAL AND TRIBAL MONITORING PLAN

Archaeological and Tribal monitoring will be implemented to identify archaeological and tribal cultural resources that may be unearthed during Project-related ground-disturbing activities. Monitoring is defined as the active observation of excavation activities that have the potential to cause a substantial adverse change to archaeological and/or tribal cultural resources as a result of the Project.

This Monitoring Plan outlines the necessary qualifications for monitoring personnel, outlines details regarding the archaeological and tribal cultural resources sensitivity and awareness training, and the methods and protocols that will be employed during archaeological and tribal monitoring, and describes specific procedures for the identification, evaluation, and treatment of new archaeological discoveries.

#### 3.1 MONITORING PERSONNEL

##### 3.1.1 Principal Investigator

A Principal Investigator (PI) shall be assigned to the Project. The PI shall be a Registered Professional Archaeologist (RPA) who meets the Secretary of Interior professional qualification standards for Archaeology (36 CFR Part 61). The PI will oversee the archaeological monitoring program and ensure high standards for monitoring, communication, field sampling, and laboratory analysis. The PI will conduct field visits, supervise project personnel, review the daily monitoring records, and prepare, or oversee the preparation of, the archaeological monitoring report.

##### 3.1.2 Archaeological Monitor

An Archaeological Monitor (AM) shall be assigned to the Project. The role of the AM will be to monitor Project-related ground-disturbing activities under the direction of the PI. The AM shall have a minimum of a B.A./B.S. in Anthropology or higher with completion of an accredited archaeological field school and have at least two years of full-time experience performing archaeological monitoring in the San Francisco Bay Area. Other qualified archaeologists may assist with the Project mitigation and monitoring if warranted by the discovery of potentially significant cultural resources.

The archaeological monitor shall have access to supplies that include a GPS unit, hand trowel, pin flags, caution tape, shaker screen, shovel, cell phone with a digital camera, maps, and all other supplies



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necessary to effectively complete the construction monitoring task. Hard hats, boots, high-visibility reflective vests, earplugs, gloves, and safety glasses will be part of the monitor's attire.

### **3.1.3 Tribal Monitor**

An Ohlone tribal representative shall provide Tribal monitoring of ground-disturbing activities within the Project Area. Tribal monitoring responsibilities will be shared between the Northern Valley Yokut/Ohlone Tribe and Indian Canyon Mutsun Band of Costanoan.

## **3.2 PRE-CONSTRUCTION MEETING**

Before the start of construction, a pre-construction meeting shall be held to discuss the contents of this Monitoring Plan with the client/applicant and the general contractor to ensure that all parties understand the regulatory requirements described in this Monitoring Plan. All parties must understand the Archaeological and Tribal Monitoring methods and goals and the protocols to be followed if archaeological materials and/or human remains are found during construction. The PI shall be present at the meeting.

## **3.3 ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES SENSITIVITY AND AWARENESS TRAINING**

The Project applicant/contractor shall ensure that archaeological and tribal cultural resources sensitivity and awareness training is provided to Project supervisors, contractors, subcontractors, and equipment operators prior to construction and for the duration of ground-disturbing activities as part of the Worker Environmental Awareness Program (WEAP). The training will be provided by a Secretary of Interior-qualified Archaeologist and an Ohlone representative from the Northern Valley Yokut/Ohlone Tribe and Indian Canyon Mutsun Band of Costanoan. The cultural resources WEAP training materials will be prepared by the PI and provided during the training. The training shall be conducted before any Project-related ground-disturbing activities begin, including demolition, and for the duration of the Project, to ensure that all workers involved in ground-disturbing activities have received training. The training will include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The training will also describe appropriate avoidance and impact minimization measures for archaeological and tribal cultural resources that could be located at the Project Area, and will outline the protocols to be followed if archaeological or tribal cultural resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions that are consistent with Native American tribal values. Attendance rosters will be submitted to verify training, and hard-hat stickers will be issued to allow for quick visual assessment of which construction personnel have been trained and which need to be trained.

## **3.4 MONITORING COMMUNICATION AND PROCEDURES**

Archaeological and Tribal Monitoring will be implemented to identify potentially significant archaeological and tribal cultural resources that may be within the Project Area. Monitoring is defined as



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the active observation of excavation activities that could cause substantial adverse changes to cultural resources within or adjacent to the Project Area.

### **3.4.1 Archaeological Monitoring**

The AM will conduct monitoring during construction. This will entail monitoring all ground disturbances within the Project Area and Project-related off-site improvements.

- If the PI and/or AM, in consultation with the Tribal representative, determines that monitoring is no longer required in specific locations, an e-mail detailing the reasons for changing the approach to monitoring shall be provided to the Project applicant and/or Construction Supervisor for review and approval at least 24 hours before any change.
- The PI or AM shall consult regularly with the Construction Supervisor to confirm area(s) where ground-disturbing activities will occur each week until the ground disturbance is completed. The Construction Supervisor shall notify the PI or AM of any changes to the construction schedule.
- The Construction Supervisor shall notify the PI and Tribal representative of any significant cultural resource discoveries and/or anticipated project delays.
- The AM shall have the authority to temporarily stop construction to inspect excavation spoils or the excavated areas, as needed.
- If multiple ground-disturbing activities are occurring simultaneously, a second AM may be assigned, as needed.
- If cultural resources are identified during construction and the AM is not on site, employees shall halt all excavation work within 50 feet of the discovery and immediately contact the Construction Supervisor, who shall immediately contact the PI and Tribal representative. The Construction Supervisor and the PI, in consultation with the Tribal representative, will determine where work can occur and when work within the area of the discovery can restart.

### **3.4.2 Tribal Monitoring**

The Tribal monitor will conduct monitoring during construction. This will entail monitoring of all ground disturbances within the Project Area, including demolition and Project-related off-site improvements. Tribal monitoring responsibilities will be shared between the Northern Valley Yokut/Ohlone Tribe and Indian Canyon Mutsun Band of Costanoan.

- An Ohlone Tribal representative from either the Northern Valley Yokut/Ohlone Tribe or the Indian Canyon Mutsun Band of Costanoan will be onsite during ground disturbing activities. Should he/she need to be away from the Project Area at any time, he/she may designate a representative to monitor for a period of time or rely on the AM to ensure close inspection of the construction activities. If a Tribal monitor is not available, work may continue as long as the AM is present, and the AM will provide an update to the Tribal representatives from the Northern Valley Yokut/Ohlone Tribe and Indian Canyon Mutsun Band of Costanoan if any





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precontact period archaeological or tribal cultural resources are identified during their absence. If any precontact period archaeological or tribal cultural resources are identified, the Confederated Villages of Lisjan Nation will also be notified.

- An Ohlone Tribal representative from either the Northern Valley Yokut/Ohlone Tribe or the Indian Canyon Mutsun Band of Costanoan will monitor alongside the AM or can choose to monitor in a separate location should Project activities occur in more than one place at one time.
- If there is more than one construction activity requiring monitoring, a second Tribal monitor from either the Northern Valley Yokut/Ohlone Tribe or the Indian Canyon Mutsun Band of Costanoan may be assigned, as needed.
- If a second Tribal monitor is needed, the Tribal representative can elect an AM to fulfill this role, as needed.
- The Tribal monitor shall have the authority to temporarily stop construction to inspect excavation spoils or any excavated areas, as needed.

### **3.4.3 Procedures for the Discovery of Archaeological and Tribal Cultural Resources**

Only authorized personnel may handle archaeological resources. Construction personnel are not authorized to touch, move, or photograph archaeological or tribal cultural resources. The discovery protocols and procedures outlined below shall be followed.

1. **TEMPORARILY STOP WORK:** The AM, PI, and Tribal monitor will have the authority to halt construction in the area of a discovery to ensure that an archaeological resource is protected from further impact. If necessary, the instruction to suspend an activity can be given directly to a heavy equipment operator or to a crew member.
2. If a potentially significant archaeological resource and/or tribal cultural resource is identified, the PI is responsible for notifying the Project applicant/contractor, and the applicant/contractor shall notify the Responsible Entity (i.e., City of Oakland). If the resource is a Native American archaeological resource, the PI or AM will immediately notify the Northern Valley Yokut/Ohlone Tribe, the Indian Canyon Mutsun Band of Costanoan, and the Confederated Villages of Lisjan Nation.
3. If a potentially significant archaeological and/or tribal cultural resource is identified, an exclusion zone will be established around the resource at a distance to be determined by the AM in consultation with the PI based on the nature of the discovery. The halting of work within the exclusion zone will remain in effect until the PI, the Responsible Entity, and Tribal representatives (if the resource is a Native American resource), have conferred and determined the most appropriate treatment of the resource (e.g., avoidance, evaluation, data recovery, etc.). This decision shall be made no more than five business days after the discovery. Ground-disturbing activities shall continue to be suspended within the exclusion area until any further



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data recovery and mitigation has been completed. Work shall be allowed to continue outside of the exclusion zone. Isolated artifacts will not be subject to this provision (see Section 3.4.4 for treatment of isolated artifacts).

4. If an employee, contractor, or subcontractor uncovers an archaeological resource (including human remains) at any point in the Project and the AM or Tribal monitor are not present, all work within 50 feet of the discovery must stop and the PI and Tribal monitor must be notified immediately.
5. If the discovery includes human remains, follow the procedures outlined below in Section 3.4.5.
6. If the resource is determined by the AM or PI to not be an archaeological resource and it is established that there are no potentially significant archaeological or tribal cultural resources present, work may proceed with no further delay.
7. If it is determined that the archaeological resource is not potentially significant then the AM will record the resource on DPR 523 forms, if warranted, and make recommendations for avoiding or collecting and documenting the resource accordingly.
8. If the Project results in the identification of a potentially significant archaeological and/or tribal cultural resource that cannot be avoided by construction, then an evaluation of the resource's eligibility for listing on the NRHP shall be conducted (see Section 4.2). The AM and Tribal monitor shall continue to monitor construction activities outside of the protected area/exclusion zone while the evaluation and mitigation is performed.
9. Project construction outside the exclusion zone may continue while documentation and assessment are underway. Construction may continue within the exclusion zone only after the process outlined in this Monitoring Plan is followed and compliance with state and federal laws is complete

#### **3.4.4 Treatment of Isolated Artifacts**

If isolated artifacts (i.e., artifacts that after further inspection and/or testing are not found in association with other artifacts) are encountered, they will be photographed, documented on a daily monitoring record, recorded with a GPS capable of sub-meter accuracy, collected, returned to the archaeological consultant's laboratory for further processing. If a Native American artifact is identified and a Tribal monitor is not present, the AM will notify the PI who will immediately notify the Northern Valley Yokut/Ohlone Tribe, the Indian Canyon Mutsun Band of Costanoan, and the Confederated Villages of Lisjan Nation. Upon completion of Project-related ground-disturbing activities, isolated artifacts will be documented within the Archaeological and Tribal Monitoring Closure report and on DPR 523 forms, if warranted.

#### **3.4.5 Inadvertent Discovery of Human Remains**

If potential human remains are identified within the Project Area by the AM, the Tribal monitor, or other personnel, all work within 50 feet of the discovery must stop and the PI shall be notified immediately. If



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necessary, the PI will arrange for the remains to be immediately inspected by a qualified osteologist/bioarcheologist to verify that the remains are human. If determined to be human, the PI will immediately notify the contractor/applicant, the Responsible Entity, and the Alameda County Coroner. Notification to the Alameda County Coroner is required by law.

➤ **Alameda County Coroner's Office → (510) 382-3000**

The human remains and associated spoils will be secured immediately, and all efforts necessary shall be made to ensure the remains and associated spoils are not disturbed. The Coroner will have two working days to inspect the remains after receiving notification from the PI. If the remains are determined to be Native American and not under the Coroner's jurisdiction, then the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will notify a Most Likely Descendant (MLD), who has 48 hours to make recommendations to the property owner or authorized representative. Work will be suspended within 100 feet of the human remains until the MLD's written recommendations are agreed upon and implemented.

Any identified human remains should not be subject to any future disturbances and appropriate measures will be taken to record this information and keep it confidential. No photographs of the human remains by any Project personnel other than the PI or AM will be permitted. If Native American human remains or burials are encountered at any time during the Project, all reasonable efforts shall be made to avoid them. Avoidance and preservation in place is the preferred option for treating Native American human remains. If at all possible, the Project shall be redesigned to avoid or protect the burial(s).

Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Section 5097.98(a) and (b) and will be determined after consultation with the PI/AM, the Responsible Entity, the MLD, and the contractor/applicant. The exact reburial location will be recorded in a manner that protects it from future disturbance and notifies future users of its location, per the California Public Resources Code.

In addition, the PI or AM will record the discovery and reburial locations using a GPS capable of recording locations with sub-meter accuracy, or better, and document their location on DPR 523 forms that will be submitted to Planning, the MLD, and the NWIC/CHRIS.

### **3.5 REPORTING PROCEDURES**

#### **3.5.1 Daily Monitoring Records**

During archaeological monitoring, the AM will prepare a daily log for each day that monitoring occurs (daily monitoring record). The daily log will describe the ground-disturbing activities that occurred during that day, detail any archaeological discoveries, and any actions taken, including non-compliance issues. Photographs of the monitored activities and any archaeological discoveries will also be taken. For issues concerning non-compliance with this Monitoring Plan, the PI will notify the Construction Supervisor and/or contractor/applicant within 24 hours (via telephone or email). If non-compliance actions persist, the PI will notify the Responsible Entity (i.e., City of Oakland).



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All materials less than 50 years of age, including those listed below, unless of exceptional significance, will not be considered potentially significant cultural resources and will not be recorded:

- Plastic products limited to Styrofoam® and other foamed polystyrene products, Velcro®, Teflon® coated cookware, polyvinylchloride (PVC) pipe, high-density polyethylene, polypropylene, polyimide, thermoplastic polyester, linear low-density polyethylene, liquid crystal polymers, and products marked with resin codes.
- Cans made from aluminum or bi-metal, or those with pull-tab, push-tab or stay-tab (metal or plastic) openings.
- Aluminum foil containers.
- Synthetic tires, car parts.
- Modern electronics (CD players, VCRs, electronic appliances, personal electronics, computers, printers, and associated parts).
- Compact disks, floppy computer disks, magnetic tape media.
- Unidentifiable metal fragments.
- Rubber and rubberized metal.
- Clothing or shoes made of plastic or synthetic materials.
- Modern bottles and other similar containers

### **3.5.2 Archaeological and Tribal Monitoring Closure Report**

After the completion of archaeological monitoring, an Archaeological and Tribal Monitoring Closure Report will be produced by or under the direction of the PI. The draft report will be provided to the contractor/applicant for review and comment. The final report will be submitted electronically to the contractor/applicant and the NWIC/CHRIS.

## **4.0 EVALUATION AND TREATMENT OF ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Archaeological and tribal cultural resources discovered during construction will be assumed eligible for inclusion in the NRHP under Criterion D until a formal determination of eligibility is made except for those categories of resources described in Section 3.5.1 and 4.1. All archaeological features discovered during the Project, whether eligible or not, will be documented within the Archaeological and Tribal Monitoring Closure Report and recorded on DPR 523 forms, if warranted. Stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures, as necessary. Discovery locations will be documented on site location maps with the use of GPS capable of recording locations with sub-meter accuracy.



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#### 4.1 NRHP INELIGIBLE RESOURCES IDENTIFIED

If historic-period features/deposits and/or isolated historic-period materials are identified and are fragmentary, have no clear association, or exhibit no diagnostic attributes, they will be considered ineligible deposits for the purposes of making initial decisions in the field during construction. Disturbed deposits or isolated artifacts will be noted in the daily monitoring record and photographs will be taken. This assessment will be made by a qualified AM or PI, and DPR 523 forms may be prepared as necessary for documentation purposes.

#### 4.2 NRHP ELIGIBLE RESOURCES IDENTIFIED

This section outlines the basic procedures for evaluating potentially significant archaeological resources that may be discovered; however, a resource-specific plan that includes a research design and testing plan shall be prepared for any evaluative testing that takes place. If the resource is a Native American resource, the research design and testing plan shall be developed in consultation with the Tribal representative (i.e., the Northern Valley Yokut/Ohlone Tribe, the Indian Canyon Mutsun Band of Costanoan, and the Confederated Villages of Lisjan Nation), and shall take into account the resources' eligibility as a tribal cultural resource. Any eligibility determination shall be made in consultation with the Responsible Entity and the SHPO; and if the resource is a Native American resource, the formal determination regarding the NRHP-eligibility will be made in consultation with the aforementioned Tribal representatives. During this process, it is important to keep in mind that not every archaeological site is eligible for the NRHP because not all archaeological sites possess both significance and sufficient integrity to be considered eligible. It is also important to note that archaeological sites may be deemed *important* to a group or community or possess a *value* that should be recognized; however, this does not automatically translate or equate to significance for NRHP eligibility purposes. If there is disagreement about the eligibility of the resource, the Responsible Entity shall seek the option of the Keeper of the National Register in accordance with 36 CFR § 800.4(c)(2).

Cultural features, strata, and/or human burials detected subsurface may require evaluation through mechanical trenching, shovel test probes (STPs), or control units. Mechanical trenching may be used to define site limits, locate archaeological features, assess soil integrity and stratigraphy, document the density and horizontal distribution of artifacts, and determine the depth of a deposit. STPs may be used to determine the presence/absence of cultural materials, identify resource boundaries, document the density and horizontal distribution of artifacts, and determine the depth of a resource. Control units typically measure 1 x 1 meter and are excavated in 10 centimeter levels but multiple control units can be used to form a large horizontal area when a broad exposure is needed or when cultural deposits are over 1 meter deep. Control units are typically used to expose features, collect samples from undisturbed contexts, or interpret complex stratigraphy.

The appropriate level of archaeological testing shall be completed to gather information on the nature, extent, and integrity of subsurface archaeological resource to evaluate the resource's significance. Excavations will be conducted using techniques for controlling provenience. Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, or bedrock will be recorded, at a minimum. Sediments excavated for purposes of





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cultural resources investigations shall be screened through ¼-inch screen, with the use of 1/8-inch screen as needed. Site overviews, features, and artifacts shall be photographed, and stratigraphic profiles and soil/sediment descriptions shall be prepared for subsurface exposures, as necessary.

All cultural materials collected from the surface and subsurface shall be analyzed pursuant to specific research issues or questions, catalogued, and temporarily stored at the archaeological consultant's laboratory. If any human remains are encountered during archaeological testing, the procedures stated in Section 3.4.5 shall be implemented.

#### **4.3 ASSESSMENT OF EFFECTS TO NRHP ELIGIBLE RESOURCES**

If the resource is determined eligible for the NRHP, the PI shall assess Project-related impacts to the resource unless the Project can be redesigned to avoid it. All efforts should be made to avoid impacts to significant archaeological and tribal cultural resources. If the significant resource cannot be avoided, and if the Project will damage or disruption the resource in any way, then it will be necessary to resolve the adverse effects, which may require mitigation such as data recovery to recover the significant data or information prior to disturbance or destruction. Any data recovery efforts shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation's (ACHP) publication *Treatment of Archaeological Properties: A Handbook*, and in consultation with the Responsible Entity, as well as the Northern Valley Yokut/Ohlone Tribe, the Indian Canyon Mutsun Band of Costanoan, and the Confederated Villages of Lisjan Nation, if the resource is a Native American resource.

#### **4.4 TECHNICAL REPORTING**

The results of any NRHP evaluation and/or data recovery effort will be documented in a technical report completed following the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation's (ACHP) publication *Treatment of Archaeological Properties: A Handbook*. A draft report will be provided to the contractor/applicant for one round of comments. The final report will be submitted to the contractor/applicant and the NWIC/CHRIS. The report will include DPR 523 forms for any newly discovered sites within the Project Area.

#### **4.5 CURATION**

The Secretary of the Interior's Guidelines for Archaeological Documentation offer the following guidelines for curation:

*Archeological specimens and records that should be curated are those that embody the information important to history and prehistory. They include artifacts and their associated documents, photographs, maps, and field notes; materials of an environmental nature such as bones, shells, soil and sediment samples, wood, seeds, pollen, and their associated records; and the products and associated records of laboratory procedures such as thin sections, and sediment fractions that result from the analysis of archeological data. Satisfactory curation occurs when:*



1. *Curation facilities have adequate space, facilities, professional personnel;*
2. *Archeological specimens are maintained so that their information values are not lost through deterioration, and records are maintained to a professional archival standard;*
3. *Curated collections are accessible to qualified researchers within a reasonable time of having been requested; and*
4. *Collections are available for interpretive purposes, subject to reasonable security precautions.*

The contractor/applicant will assume responsibility for any funding requirements related to the curation of archaeological materials from NRHP-eligible resources at a curation facility. Artifacts will be cataloged using protocols acceptable to the David A. Fredrickson Archaeological Collections Facility at Sonoma State University, which is the curation facility recommended for any archaeological discoveries that result from this Project. Another curation facility meeting the California Office of Historic Preservation's guidelines for the curation of archaeological collections may also be used.



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**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer  
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calshpo.ohp@parks.ca.gov [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

May 17, 2024

Refer to HUD\_2024\_0418\_002

Ms. Betty Marvin  
Historic Preservation Planner  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612

Re: Request for Section 106 Review of HUD funded project: 2700 International Affordable Housing Project at 2700, 2712, 2720 International Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, CA.

Dear Ms. Marvin:

The California State Historic Preservation Officer (SHPO) received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at [www.achp.gov](http://www.achp.gov).

Undertaking

The 2700 International project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable apartments and approximately 3,800 square feet of ground floor commercial space. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided. Existing improvements to be demolished include a three-story commercial building constructed in 1969, a two-story mixed-use building constructed c.1925, and a surface parking lot.

Area of Potential Effects (APE)

The City of Oakland has defined the APE as the 0.61 acre project site and nine adjacent properties.

- Pursuant to 36 CFR § 800.4(a)(1), I have no comments on the City of Oakland's APE.

Identification of Historic Properties

The City of Oakland's efforts to identify historic properties included a records search, a pedestrian archaeological survey, and consultation with Native Americans. However, the City did not provide the results of the CHRIS search to the SHPO.

- Please provide to the SHPO the results of the CHRIS search and any cultural properties listed within the APE.

Tribal Consultation

The City of Oakland received a Sacred Lands File search report for the APE from the Native American Heritage Commission (NAHC) on June 27, 2023 which was *negative*. The City notified one Tribe. However, numerous tribes were identified by the NAHC. 36 CFR § 800.3(f)(2) states “the agency official shall make a reasonable and good faith effort to identify any Indian tribes or Native Hawaiian organizations that might attach religious and cultural significance to historic properties in the APE.” Given the sensitive area of the project location, as acknowledged by the City, the SHPO requests that all Tribes identified by the NAHC are notified and given an opportunity to consult on the project.

- Please provide evidence to the SHPO of notification of this project to all Tribes listed on the NAHC contact list.

Pursuant to 36 CFR § 800.3(g) the SHPO declines to address multiple steps concurrently in this consultation.

We appreciate the City of Oakland’s efforts to comply with Section 106 of the National Historic Preservation Act and look forward to continuing this consultation. If you have questions please contact Susan Negrete, State Historian II, with the Local Government & Environmental Compliance Unit at [susan.negrete@parks.ca.gov](mailto:susan.negrete@parks.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julianne Polanco', with a long horizontal flourish extending to the right.

Julianne Polanco  
State Historic Preservation Officer

Cc: Betty Marvin, [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov)



# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning, Historic Preservation Division

(510) 238-3941  
FAX 510) 238-6538  
TDD (510) 839-6451

April 18, 2024

Julianne Polanco  
Office of Historic Preservation  
Department of Parks & Recreation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

**Subject: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)**

Dear Ms. Polanco:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the Veterans Affairs Supportive Housing Voucher program by the Oakland Housing Authority and is subject to review under 24 CFR Part 58.

Based on research of the property in SHPO records, interviews, local government tax records, Planning & Zoning, etc., performed by Evans & De Shazo in consultation with City Staff, we have defined two Areas of Potential Effects (APEs) – a Direct APE (Project Area) and an Indirect APE (nine properties).

Consultants and City have determined that the project will have No Adverse Effect pursuant to 36 CFR § 800.5 based on the following:

The 2700 International project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable apartments and approximately 3,800 square feet of ground floor commercial space. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided. Existing improvements to be demolished include a three-story commercial building

constructed in 1969, a two-story mixed-use building constructed c.1925, and a surface parking lot.

Enclosed are maps identifying project location and photographs showing site and neighborhood.

Research by Evans & De Shazo (EDS) revealed that the Indirect APE, which comprises nine adjacent and nearby properties, contains the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged), which is listed on the NRHP (National Register #16000864) for Criterion C (architecture) and is a Designated City Landmark [LM 84-317] and the 1929 Fruitvale Gateway Building (former East Oakland Hospital) which is locally listed with an OCHS rating Dc3 (minor importance, formerly or potentially of secondary importance, and not within a historic district.), locally a "Potential Designated Historic Property [PDHP]". The other seven properties are small 1910s-20s residential buildings on Mitchell Street and 27th Avenue. None of the Indirect APE buildings except St. Joseph's appear eligible for listing on the NRHP.

Due to potential indirect effects on St. Joseph's Apartments, a *Secretary of Interior's Standards for the Treatment of Historic Properties review (Standards Review)* was completed to assess the indirect effects. Based on the Standards Review, it does not appear that the project will have an indirect effect on the NRHP-listed historic property. As such, EDS recommended a finding of no indirect adverse effects on historic properties. The City agrees.

Evans & De Shazo conducted an Archaeological Study (AS) for the project that included record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS); a buried archaeological site sensitivity desktop analysis; a Native American Sacred Lands Inventory and Tribal outreach; and a pedestrian field survey. The AS did not result in the identification of any National Register-listed or eligible archaeological resources within the Project Area. EDS determined that there is a high potential to encounter buried precontact period archaeological resources during project-related ground-disturbing activities. An *Archaeological Monitoring Plan* was developed and in conjunction with City Standard Conditions of Approval, no buried resources will be adversely affected by the Undertaking, if present.

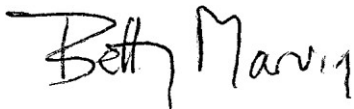
EDS obtained a list of tribes from HUD via the Tribal Directory Assessment Tool. The Native American Heritage Commission was contacted, and a search of the Sacred Lands File returned *negative* results on June 27, 2023. The Federally listed California Valley Miwok Tribe was mailed a letter Certified Mail/Return Receipt on June 21, 2023. No response has been received.

We have reviewed the Criteria of Adverse Effect and have determined that none apply to the activities that will be carried out in this project. The project, as proposed, will have No Adverse Effect on historic properties. Attached for your review are copies of relevant documents supporting that finding, including a *Historic Resource Evaluation, Standards Review* and *Archaeological Study* provided by the consultants, photographs, and a map showing the location of the property. This documentation satisfies requirements set forth at §800.11(e).

In accordance with §800.5(c), your office has thirty days to object to this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by email to [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov) and [hklein@oaklandca.gov](mailto:hklein@oaklandca.gov).

Please contact me if you have any questions about this finding or need additional information. I can be reached at (510) 238-6879 or [bmarvin@oaklandca.gov](mailto:bmarvin@oaklandca.gov). Thank you for your attention to this matter.

Thank you.



Betty Marvin  
Historic Preservation Planner  
City of Oakland, Department of Planning and Building

for  
William Gilchrist, Agency Official

Enclosures:

- Evans & De Shazo. Historic Resource Evaluation - 2700 International Blvd.
- Evans & De Shazo. Standards Review - 2700 International Blvd.
- Evans & De Shazo. Archaeological Study – 2700 International Blvd.
- Tribal outreach (various)

Concurrence:

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State Historic Preservation Officer

Date

# 2700 International Boulevard NEPA project

## Section 106 Supporting Documentation

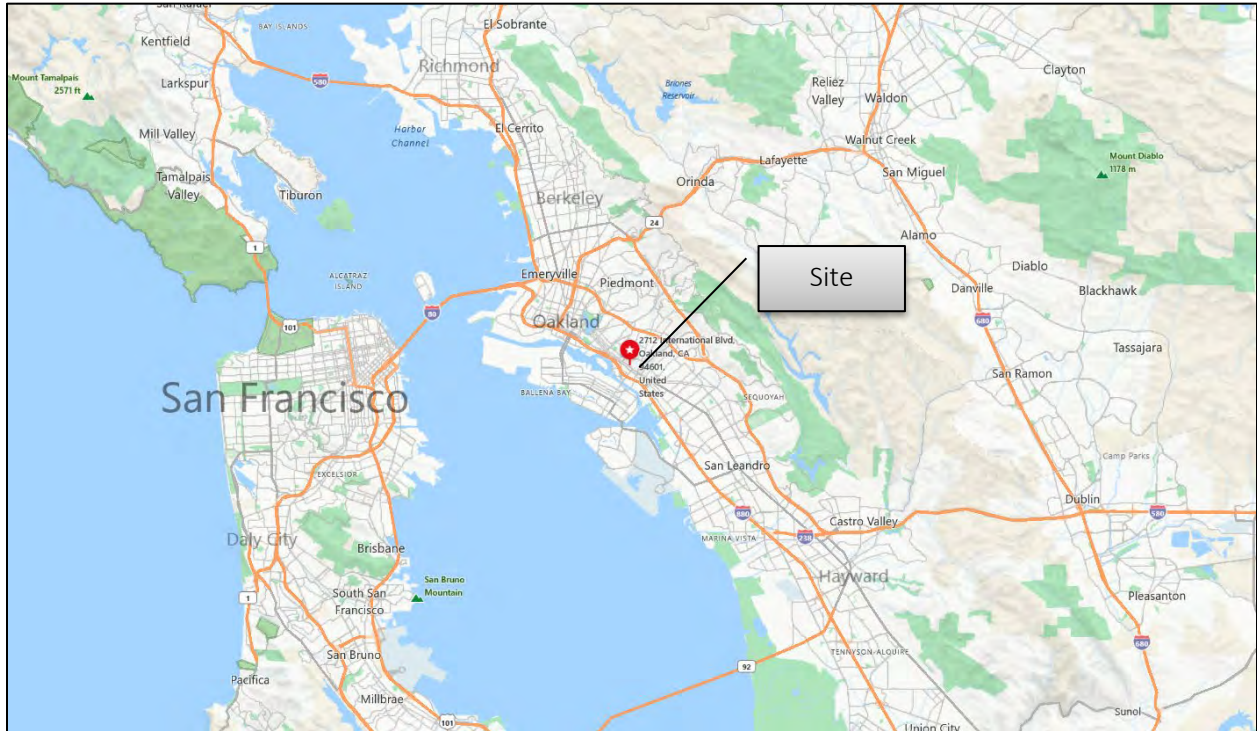
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Evans & De Shazo, Inc. Archaeological Study. February 29, 2024 (revised March 8, 2024)	Page 184-256
Evans & De Shazo, Inc. Archaeological Monitoring Plan. February 29, 2024 (revised March 8, 2024)	Page 257-270
Native American Heritage Commission. Sacred Lands File Search. June 27, 2023	Page 271-273
U.S. Department of Housing and Urban Development. Tribal Directory Assessment Tool. May 30, 2023	Page 274
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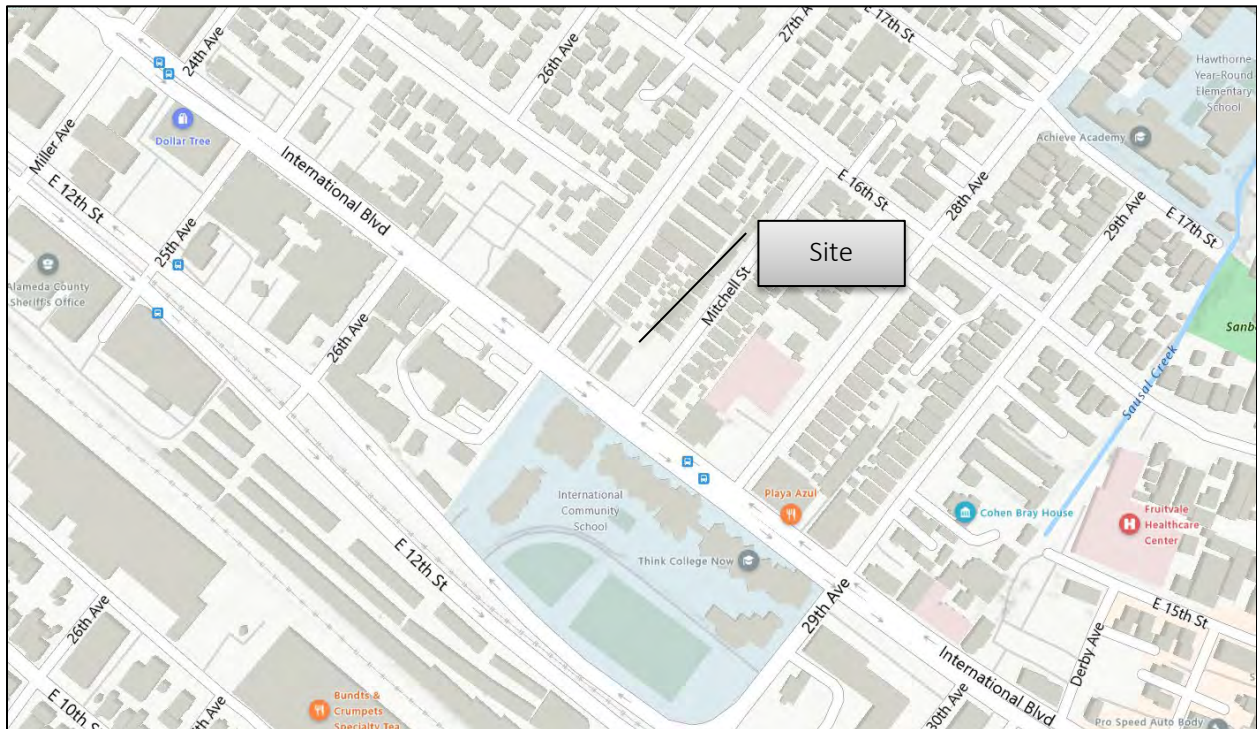


# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601



MAP 1 REGIONAL SETTING



MAP 2 LOCAL SETTING



# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601

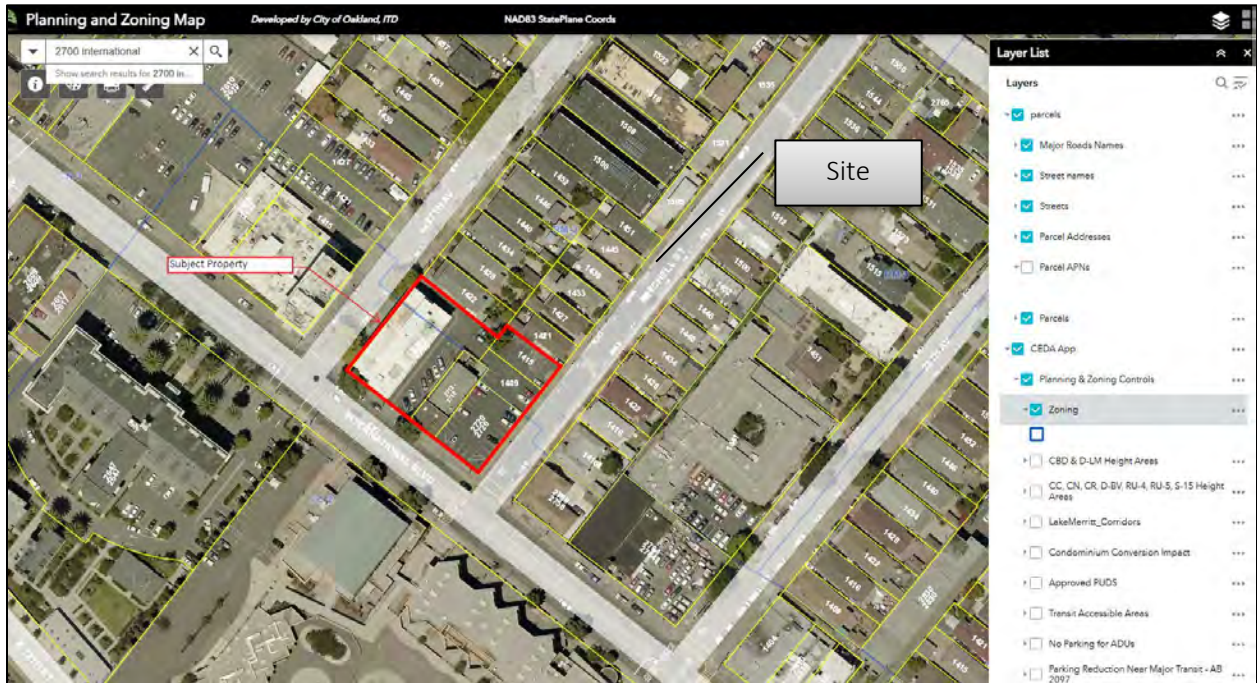


FIGURE 1 OAKLAND GIS MAP

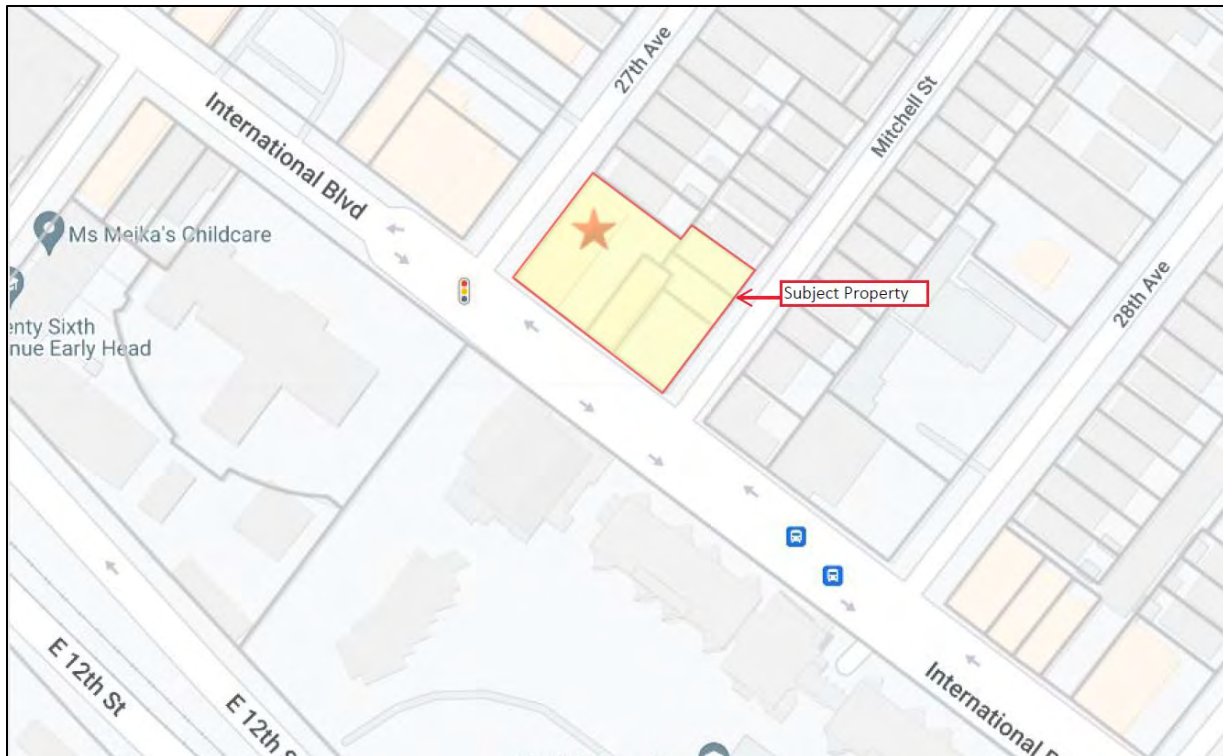


FIGURE 2 PARCEL MAP



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**A HISTORIC RESOURCES EVALUATION  
FOR THE “2700 INTERNATIONAL”  
PROJECT AT 2700, 2712, 2720  
INTERNATIONAL BOULEVARD, AND  
1409 AND 1415 MITCHELL STREET,  
OAKLAND, ALAMEDA COUNTY,  
CALIFORNIA**

**SUBMITTED TO:**

Paul Schroeder  
Project Manager  
pschroeder@unitycouncil.org

**SUBMITTED BY:**

Stacey De Shazo, M.A.  
Principal Architectural Historian  
and  
Nicole LaRochelle, M.S., with Bee Thao, M.A.

**April 15, 2024**

Evans & De Shazo, Inc  
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[www.evans-deshazo.com](http://www.evans-deshazo.com)



## MANAGEMENT SUMMARY

**Evans & De Shazo, Inc. (EDS)** was contracted by Unity Council to complete a Historic Resource Evaluation (HRE) for the “2700 International” project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, within Assessor Parcel Numbers (APNs) 025-0712-019-02, -017, -016, -015, and -014, totaling 0.61-acres (Project Area; EDS-01a – EDS-01e). The Project Area consists of a 1969 three-story commercial building, ca. 1925 two-story building, and a parking lot. The proposed project includes demolishing the current 1969 three-story commercial building, ca. 1925 two-story building, and a parking lot within the Project Area and constructing 75 apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure (Project). The Project will receive funding provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC). Due to the use of federal funds provided by HUD, the proposed Project is subject to the HUD environmental review procedures found in 24 CFR Part 58, requiring compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800. As such, and in accordance with HUD regulations and Section 106 of the NHPA, the HRE was completed to identify potential direct and indirect effects on built environment resources that are listed or eligible for listing on the National Register of Historic Places (NRHP). As part of the Section 106 process, two Areas of Potential Effects (APEs), a Direct APE (Project Area; EDS-01a – EDS-01e) and an Indirect APE (EDS-02 – EDS-10), were established for the Project. The Project is exempt from review under the California Environmental Quality Act (CEQA).

The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole LaRochelle, M.S., who exceed the Secretary of Interior’s professional qualification standards in Architectural History and History, and Researcher Bee Thao, who holds an M.A. in Cultural Resource Management. The methods used to complete the HRE included a record search and literature review to develop a context that was used to evaluate the built environment resources within the Direct and Indirect APEs and an architectural survey of the Direct and Indirect APEs to document the style, form, materials, character-defining features, and alterations to the built environment. The research revealed that there are no National Registered-listed or eligible properties within the Direct APE (EDS-01a and EDS-01e); however, the ca. 1925 two-story building at 2712-2716 International Boulevard (APN 025-0712-017) within the Direct APE (EDS-01b) is locally-listed as a “Potential Designated Historic Properties [PDHP]” with assessment rating within the “Oakland Cultural Heritage Survey [OCHS]” as Ec3.<sup>1</sup> Research also revealed that the Indirect APE, which comprises nine adjacent and nearby properties (EDS-02 – EDS-10), contains the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged) within EDS-02, which is listed on the NRHP (National Register #16000864) for Criterion C (architecture), and is a Designated City Landmark [LM 84-317] and the 1929 Fruitvale Gateway Building (former East Oakland Hospital) is locally listed with an OCHS rating Dc3.<sup>2</sup>

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<sup>1</sup> Ec3 = of no particular interest, of secondary importance, and not within a historic district. It is also listed as a PDHP.

<sup>2</sup> Dc3 = minor importance, of secondary importance, and not within a historic district. It is also listed as a PDHP.



Based on this HRE, EDS recommends that the 1969 three-story commercial building (EDS-01a), ca. 1925 two-story building (EDS-01b), and the parking lot (EDS-01c-e) within the Direct APE are not eligible for inclusion on the NRHP, either individually as part of a historic district. For the Indirect APE, EDS recommends none of the buildings within EDS-03, -04, -05, -06, -07, -08, -09, or -10 are eligible for inclusion on the NRHP, either individually as part of a historic district. As such, there are no direct effects on historic properties. However, the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged) within EDS-02 is currently listed on the NRHP (National Register #16000864). Therefore, due to potential indirect effects on EDS-02, a Secretary of Interior's Standards for the Treatment of Historic Properties review (Standards Review) was completed to assess the indirect effects.

Based on the Standards Review, it does not appear that the Project will have an indirect effect on the NRHP-listed historic property. As such, EDS recommends **no "indirect" adverse effects on historic properties.**





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**ATTACHMENTS:** Department of Parks and Recreation (DPR) 523 forms (Appendix A); Secretary of Interior’s Standards for the Treatment of Historic Properties review (Appendix B)



## **INTRODUCTION**

Evans & De Shazo, Inc. (EDS) completed an Historic Resource Evaluation (HRE) for the “2700 International” project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, within Assessor Parcel Numbers (APNs) 025-0712-019-02 (EDS-01a; 0.29-acres), 025-0712-017 (EDS-01b; 0.08-acres), 025-0712-016 (EDS-01c; 0.12-acres), 025-0712-015 (EDS-01d; 0.06-acres), and 025-0712-014 (EDS-01e; 0.06-acres), totaling 0.61-acres (Project Area). The Project Area consists of a 1969 three-story commercial building, a ca. 1925 two-story building, and a parking lot. The project includes demolishing the current 1969 three-story commercial building, ca. 1925 two-story building, and a parking lot within the Project Area and constructing 75 apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space, and 50 bicycle parking spaces will also be provided (Project). The Project will receive funding provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC). Due to the use of federal funds provided by HUD, the proposed Project is subject to the HUD environmental review procedures found in 24 CFR Part 58, which require compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800. In accordance with HUD regulations and Section 106 of the NHPA, the HRE was completed to identify potential direct and indirect effects on built environment resources that are listed or eligible for listing on the National Register of Historic Places (NRHP). The Project is exempt from review under the California Environmental Quality Act (CEQA).

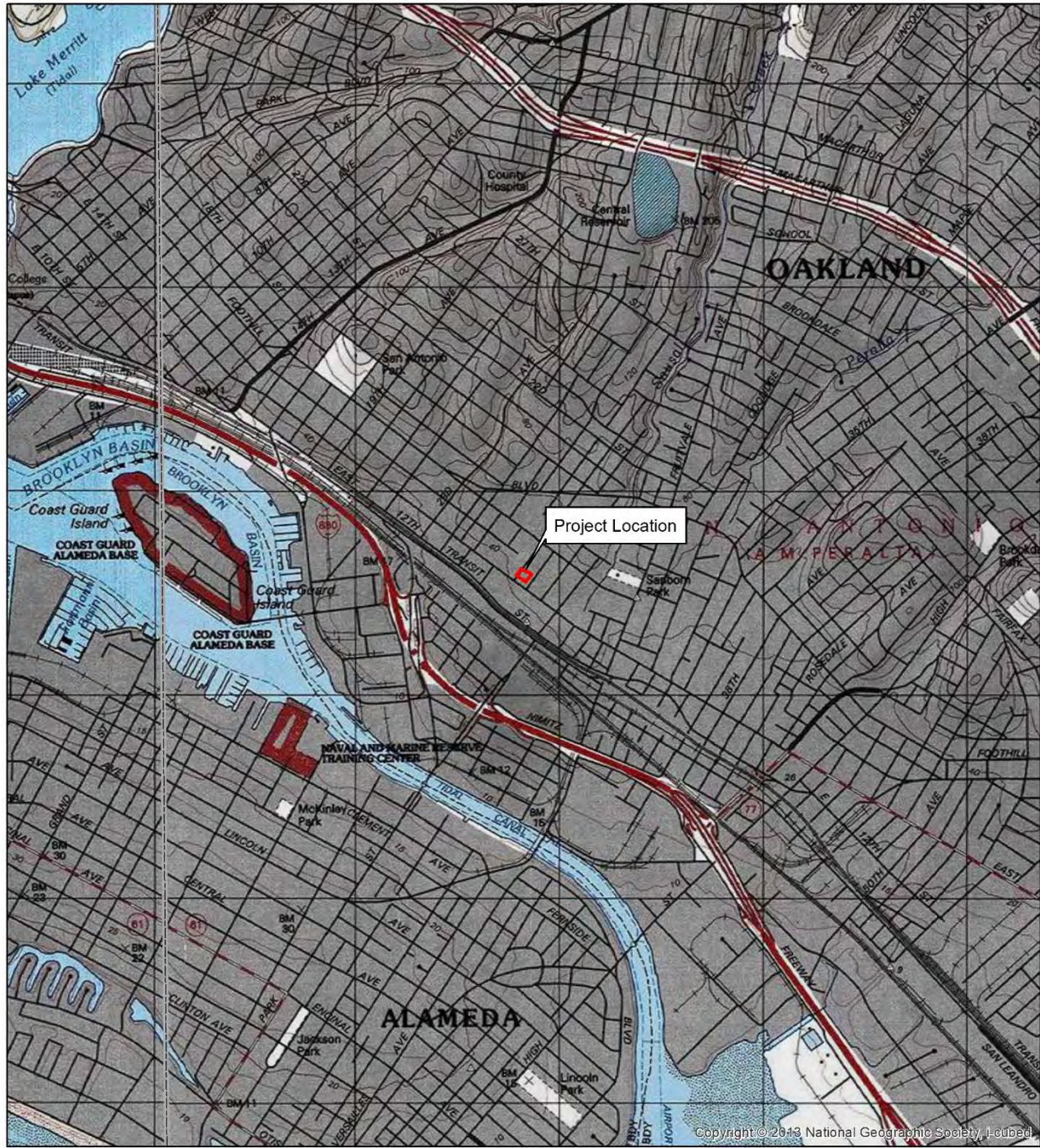
The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole LaRochelle, M.S., both of whom exceed the Secretary of Interior’s professional qualification standards in Architectural History and History, with Researcher Bee Thao, who had an M.A. in Cultural Resource Management.

The results of the HRE are presented herein.

## **PROJECT AREA LOCATION**

The Project Area (EDS-01a - 01e) is located within five adjoining parcels (APNs 025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, and 025-0712-014) at 2700, 2712, and 2720 International Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California (Figure 1). The Project Area is situated on the northeast corner of International Boulevard and 27th Avenue and is approximately 0.45 miles north of Interstate 880 and 1.54 miles south of Interstate 580.





<p>Alameda County</p> <p><b>EVANS &amp; DE SHAZO</b>  <small>ARCHAEOLOGY      HISTORIC PRESERVATION</small></p> <p>Map by: S. Evans, 10/3/2023</p>	<p><b>2700 International Project</b>  <b>2700, 2712, 2720 International Blvd. &amp;</b>  <b>1409 and 1415 Mitchell Street</b>  <b>Oakland, Alameda County, CA</b>  <b>(APNs 025-0712-019-02,</b>  <b>025-0712-014, -015, -016, &amp; -017)</b></p>	<p>USGS 7.5' Oakland East, Calif. (1997)          Township 2 South   Range 3 West          NAD 83 UTM Zone 10N</p> <p>1:24,000</p> <p><b>Legend</b></p> <p> Project Area</p> <p>0 0.5 1 Miles</p>
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Figure 1. Project Area location map.





## AREA OF POTENTIAL EFFECT

The regulations implementing the Section 106 review process require that an Area of Potential Effect (APE) be defined for the Project (36 CFR 800.16(d)) that takes into consideration direct and indirect effects to historic properties. The APE is “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different effects caused by the undertaking”. The Direct APE is the area within which the Project has the potential to directly affect historic properties and the Indirect APE is the area near or adjacent to the Project Area that may be indirectly affected. Two APEs were established for the Project, a “Direct APE” and “Indirect APE” (Figure 2).

The Direct APE consists of five contiguous parcels (EDS-01a – EDS-1e; APNs 025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, and 025-0712-014) that make up the 0.61-acre Project Area. EDS-01a consists of a 1969 three-story commercial building at 2700 International Boulevard (APN 025-0712-019-02), EDS-01b consists of a ca. 1925 two-story building (Potential Designated Historic Properties [PDHP] with an Oakland Cultural Heritage Survey [OCHS] rating Ec3) at 2712-2716 International Boulevard (APN 025-0712-017),<sup>3</sup> and EDS-01c-e consists of three parcels within associated parking lots (025-0712-017, 025-0712-016, 025-0712-015, and 025-0712-014). The Indirect APE includes nine properties (EDS-02 - EDS-10) adjacent to or near the Project Area, containing approximately nine built environment resources, documented, and evaluated for for listing on the NRHP.<sup>4</sup>

- EDS-02: 2647 International Boulevard (APN 025-07 44-010; National Register #16000864; LM 84-317), 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged)
- EDS-03: 2634-2648 International Boulevard (APN 025-0710-037; PDHP, OCHS rating Dc3);<sup>5</sup> 1929 Fruitvale Gateway Building
- EDS-04: 1433 27th Avenue (APN 025-0710-033; OCHS rating D3);<sup>6</sup> 1916 house
- EDS-05: 1422 27th Avenue (APN 025-0712-021); 1917 house
- EDS-06: 1421 Mitchell Street (APN 025-0712-013; D3); 1919 house
- EDS-07: 1422 Mitchell Street (APN 025-0713-015; D3); ca. 1920 house
- EDS-08: 1416 Mitchell Street (APN 025-0713-014; D3); ca. 1920 house
- EDS-09: 1410 Mitchell Street (APN 025-0713-013; D3); 1922 duplex
- EDS-10: 1404 Mitchell Street and 2750-2758 International Boulevard (APN 025-0713-012; D3); ca. 1920 tri-plex

<sup>3</sup> Ec3 = of no particular interest, of secondary importance, and not within a historic district. It is also listed as a PDHP.

<sup>4</sup> The 1913 St. Joseph’s Apartments were documented but not re-evaluated as the property is currently listed on the NRHP, and there have been no significant changes to the historic property to warrant an updated evaluation.

<sup>5</sup> Dc3 = minor importance, of secondary importance, and not within a historic district. It is also listed as a PDHP.

<sup>6</sup> D3 = Minor Importance and not within a Historic District.



**2700 International Project  
 Oakland, Alameda County, CA**



0 125 250 Feet

**Direct APE Properties**

- EDS-01a: 2700 International Blvd. (APN 25-712-19-2)
- EDS-01b: 2712-2716 International Blvd. (APN 25-712-17)
- EDS-01c: 2720 International Blvd. (APN 25-712-16)
- EDS-01d: 1409 Mitchell St. (APN 25-712-15)
- EDS-01e: 1415 Mitchell St. (APN 25-712-14)

**Indirect APE Properties**

- EDS-02: 2647 International Blvd. (APN 25-744-10)
- EDS-03: 2634-2648 International Blvd. (APN 25-710-37)
- EDS-04: 1433 27th Ave. (APN 25-710-33)
- EDS-05: 1422 27th Ave (APN 25-712-21)
- EDS-06: 1421 Mitchell St. (APN 25-712-13)

**Legend**

- Direct APE
- Indirect APE
- Subject Parcels

1:1200  
 Map Projection:  
 NAD 83 UTM Zone 10  
 S. Evans, 1/31/2024



- EDS-07: 1422 Mitchell St. (APN 25-713-15)
- EDS-08: 1416 Mitchell St. (APN 25-713-14)
- EDS-09: 1410 Mitchell St. (APN 25-713-13)
- EDS-10: 1404 Mitchell St. & 2758 International Blvd. (APN 25-713-12)

**Figure 2. Area of Potential Effect Map.**





## REGULATORY SETTING

The proposed Project is considered an undertaking subject to NEPA and Section 106 of the NHPA. These regulations, as they pertain to cultural resources, are outlined below.

### THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

NEPA [42 U.S.C. 4321 et seq.] establishes national environmental policies and goals for the protection, maintenance, and enhancement of the environment and provides a process for implementing these goals within the Federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

The term "cultural resources" is not defined in NEPA. NEPA addresses the "human" — social and cultural — aspects of the environment. Culturally valued aspects of the environment generally include historic properties (as defined by the NHPA), sacred sites, archaeological sites not eligible for the NRHP, and archaeological collections. The cultural use of natural resources and such "intangible" socio-cultural attributes as social cohesion, social institutions, lifeways, religious practices, and other cultural institutions are typically evaluated under the "social impact" category.

### NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

Section 106 pertains to Federal "undertakings," defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license, or approval. The NHPA directs federal agencies to consider (through identification, recordation, and mitigation) the effects of proposed activities on historic properties and allow the Advisory Council on Historic Preservation (ACHP) to comment. Historic properties are properties that are included in the NRHP or that meet the criteria for inclusion in the NRHP.

### NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

To be included or qualify for the National Register, a building, structure, object, site, or district must possess significance in American history, architecture, archaeology, engineering, or culture and must be associated with an important historical context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet any of the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons important in our past; or



- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

## METHODS

The methods used to complete the HRE included a review of a record search conducted at the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (File #22-1963) as part of the Archaeological Study completed by EDS,<sup>7</sup> including a review of previous cultural resource studies and primary resource records pertaining to the APEs, and the cultural resource inventories listed in the section below. EDS also conducted in-person research at local repositories, including the Alameda County Assessor/Recorder office and the Oakland Public Library, as well as various online sources and digital documents maintained by EDS, including historical maps, aerial photographs, and other primary source documents. The purpose of the research was to understand the history of the Project Area and surrounding area to develop a historical context for evaluating the built environment resources with the Direct and Indirect APEs. EDS Principal Architectural Historian Stacey De Shazo, M.A. also completed a historic built environment survey of the built environment resources within the APEs to identify any architectural style, form, planned landscape and document any character-defining features, materials, and alterations. Department of Parks and Recreation (DPR) 523 forms were also completed for the built environment resources within the APEs (Appendix A).

## CULTURAL RESOURCE INVENTORIES

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) for Alameda County, California

## ONLINE RESEARCH

Online research was also conducted that utilized the following sources:

- [www.newspapers.com](http://www.newspapers.com)

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<sup>7</sup> Sally Evans, "An Archaeological Study for the Proposed "2700 International" Project at 2700, 2712, 2720 Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California" Evans & De Shazo, Inc. 2023.



- [www.ancestry.com](http://www.ancestry.com)
- [www.calisphere.com](http://www.calisphere.com) (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://cdnc.ucr.edu/> (California Digital Newspaper Collection)
- Alameda County Assessor's Office:
- ([http://gis.acgov.org/Html5Viewer/index.html?viewer=parcel\\_viewer](http://gis.acgov.org/Html5Viewer/index.html?viewer=parcel_viewer))

The results of the local and online research are within the Historic Setting section of this report.

## LOCAL RESEARCH

- Alameda County Assessor and Recorder Office
  - On October 17 and October 30, 2023, EDS conducted research at the Alameda County Assessor and Recorder Office to obtain ownership information about the built environment resources with the Direct and Indirect APEs.
- Betty Marvin, City of Oakland Historic Preservation Planner
  - On December 12, 2023, and January 30, 2024, EDS emailed Betty Marvin, Historic Preservation Planner with the City of Oakland, to inquire about information on the history of the Project Area and surrounding neighborhood history. Ms. Marvin provided additional documentation, including maps and local historic survey details about the history of the Project Area and East Oakland.
- Oakland Museum of California
  - On November 11, 2023, EDS emailed the Oakland Museum to inquire about historical documentation pertaining to the Project Area and the development of the area. EDS received a reply from Emily Smith, Collections, Copyright, and Imaging Coordinator for the Oakland Museum, on November 16, 2023, with details related to historical maps associated with the Project Area.
- Oakland Public Library
  - On October 17 and October 30, 2023, EDS conducted research at the Alameda County Assessor and Recorder Office to obtain ownership information about the built environment resources with the Direct and Indirect APEs.

The research results are incorporated within the Historical Setting below.

## HISTORICAL SETTING

The following section provides a brief history of Oakland, the specific history of the Project Area, and the built environment resources within the APEs to assist in the development of the historical context within



which the built environment resources were considered for historical significance.

### **MEXICAN PERIOD (1822 – 1846)**

In 1821, Mexico declared its independence from Spain and took possession of “Alta California,”<sup>8</sup> marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the “rancho” period, in Alta California. Although California was now under Mexican rule, in 1824, the present-day City of Sonoma was where the last and most northerly of the 21 Spanish missions were constructed, and it was the only mission established under an independent Mexican government in the Mexican era. In 1833, the Mexican government secularized the missions in California, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities when foreign ships that Spanish-guarded military ports had previously held off could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugars, spices, spirits, and various manufactured goods, soon made their way into the region; the taxes on these imported goods became the primary source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the 20 or so ranchos in Alta, California, during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

During this time, the Project Area was located within a 44,800-acre land grant known as *Rancho San Antonio*, granted to Luís María Peralta (1759-1851) by the last Spanish governor, Don Pablo Vicente de Solá on August 3rd, 1820.<sup>9</sup> *Rancho San Antonio* included the present-day cities of Oakland, Piedmont, Berkeley, Emeryville, Alameda, Albany, and part of San Leandro, where the Peralta’s raised cattle along the hills and grasslands and shipped hides and tallow via San Antonio Creek (aka as the San Antonio Estuary; and later known as the Oakland Estuary). In 1842, Luís María Peralta divided his fortune, giving his daughters the cattle and the rancho land to his four sons, Antonio, Vicente, Ignacio, and Domingo. The land of present-day Oakland was inherited by Antonio, who received 16,067 acres of land, including present-day Lake Merritt (previously known as the San Antonio Slough), and Vicente, who received the acreage that included the entire original town of Oakland. During their ownership of *Rancho San Antonio*, the Peralta family built a total of 16 houses, of which two are extant, including the Alta Mira Club in San Leandro and the 1870 Peralta House within Peralta Hacienda Historical Park.

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<sup>8</sup> Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

<sup>9</sup> “Peralta Family History,” Peralta Hacienda Historical Park, accessed December 12, 2023, <https://www.peraltahacienda.org/pages/main.php?pageid=69&pagecategory=3>.



## EARLY AMERICAN PERIOD (1848 – 1851)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848) when the United States (U.S.) took possession of Mexican territories, including California, New Mexico, Texas, and Arizona in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks before the signing of the treaty, on January 24, 1848, James Marshall discovered gold at Sutter's Mill, which marked the start of California's Gold Rush (1848 to 1855). Soon, the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England, Germany, and France.<sup>10</sup><sup>11</sup> Many new settlers squatted on land during this time, including Mexican rancho and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.<sup>12</sup> The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title. The cost of litigation forced many rancho owners to sell off their land to newly arriving settlers, including some who had illegally squatted on their land, as well as land speculators and the lawyers hired to defend their land claims in court.<sup>13</sup>

## EARLY HISTORY OF OAKLAND (1848 – 1913)

Early European American settlement in Oakland began in the late 1840s within a relatively flat land near the San Antonio Slough (aka Lake Merritt), providing easy access to the San Francisco Bay via a navigable tidal channel.<sup>14</sup> During this time, the channel was used for shipping lumber, mainly redwood, from the Oakland Hills and cattle hides, primarily from the Peralta's cattle ranch. The shipments were loaded into small boats at the foot of what is now 14th Avenue, where they traveled along the slough to San Antonio Creek and onto other destinations.<sup>15</sup>

In 1850, prior to Congress creating the Commission, a group of squatters, including Horace Carpentier, Edson Adams, and Andrew Moon, laid claim to a portion of *Rancho San Antonio* that included the land adjacent to the San Antonio Slough (aka Lake Merritt), including the land where the early settlement had

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<sup>10</sup> Karen Clay, *Property Rights and Institutions: Congress and the California Land Act 1851*, The Journal of Economic History, Cambridge University Press, 59(01):122-142, March 1999.

<sup>11</sup> Commodore Stockton was also responsible for driving the Mexican forces out of California during the Mexican American War.

<sup>12</sup> The Spanish government controlled California's land from approximately 1770 to 1821.

<sup>13</sup> Nancy Olmsted, *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

<sup>14</sup> Environmental Science Associates (ESA). *Draft EIR, 2935 Telegraph Avenue*, Oakland. March 2007.

<sup>15</sup> The San Antonio Estuary was historically called San Antonio Creek, in which "creek" meant a tidal inlet with navigable water.





developed. Backed by a small “army” of 200 men hired from San Francisco, Carpentier was able to lay claim to the land. He then hired a surveyor and laid out the town plat near present-day Lake Merritt and Broadway Street, encompassing the area west of Market Street and north to 14<sup>th</sup> Street. Carpentier initially called the new town “Contra Costa” (meaning “opposite shore” in Spanish), and the first U.S. post office within Oakland was named Contra Costa. In 1852, Carpentier was elected to the California state legislature, and he incorporated the Town of Oakland, which extended west from Lake Merritt to the San Francisco Bay and north to approximately 22<sup>nd</sup> Street. At this time, Oakland had 75–100 residents, two hotels, a wharf, and two warehouses, but no roads, only cattle trails.<sup>16</sup>

In 1853, the first dredging project of the San Antonio Creek took place, enabling ferry service from Oakland to San Francisco. Two years later, on March 25, 1854, the Town of Oakland was re-incorporated as the City of Oakland. During this time, the Peralta family filed ownership claims on the former rancho land. In 1856, the U.S. Supreme Court confirmed the Peralta title; however, the Peralta sisters (Luis’ three daughters) contested their brothers’ claim to the *Rancho San Antonio* land grant in a court case known as the “Sisters Title Case,” which was resolved by the California Supreme Court in 1959 in the brothers’ favor. However, it was not until June 17, 1874, that the U.S. issued a patent to Antonio for his 16,067-acre portion of the original *Rancho San Antonio* that his father Luís had deeded him in 1842. By 1879, when Antonio Peralta (Don Luis’ youngest son) died, only 23 acres of the original 44,800 acres remained, as much of the land had been previously taken by squatters, sold, or developed.

By 1860, Oakland’s population was just over 1,500, but it did not develop in isolation—southeast of the City of Oakland and east of the San Antonio Slough was the “Brooklyn Township” (Figure 3). In 1861, the Transcontinental Railway opened its western terminus in Oakland, on Third Street near Broadway. The San Francisco and Oakland Railroad Company (SF&O) operated the local Oakland line, which ran the rail to ferry service from the Oakland wharf. In 1864, to compete with a rival ferry line on the Oakland Estuary Creek route, the SF&O built a bridge across San Antonio Creek, extending its service to the Town of San Antonio (now known as East Oakland), marking the beginning of the move of the City’s central district away from the waterfront, and northward along Broadway. The prosperity brought by the railway began a cycle of growth in Oakland that resulted in the City’s commercial hub being firmly established at Ninth Street and Broadway by 1877. During the late 19<sup>th</sup> century, development in Oakland continued, including the wharf expansions, new railroad service lines, and shipbuilding. By 1880, Oakland had annexed Brooklyn Township, and the city’s population had grown to 35,000. Many new homes were built during this time to accommodate the growing population.

From the 1870s through the early 1900s, reconstruction of the estuary and wharves was ongoing (Figure 5). In 1913, the Oakland Estuary was dredged by the Army Corps of Engineers, creating the island of Alameda, known initially as Government Island and later Coast Guard Island. By 1900, Oakland’s population was approximately 67,000, and the downtown was developing into a significant area of architectural growth as new and taller buildings were constructed (Figure 4). In 1905, the new Mayor, Frank Mott, hired Charles

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<sup>16</sup> Environmental Science Associates (ESA), *Draft EIR, 2935 Telegraph Avenue*, Oakland. March 2007.



Mulford Robinson to produce a plan for the city's beautification. After the 1906 San Francisco Earthquake, the plan was adopted, which reflected Oakland's leadership in making Oakland a more metropolitan city, with streetlights and businesses that reflected a large city. By 1910, Oakland experienced its fastest population growth, with the city's population doubling to 150,000, with only 3,055 Blacks living in Oakland.

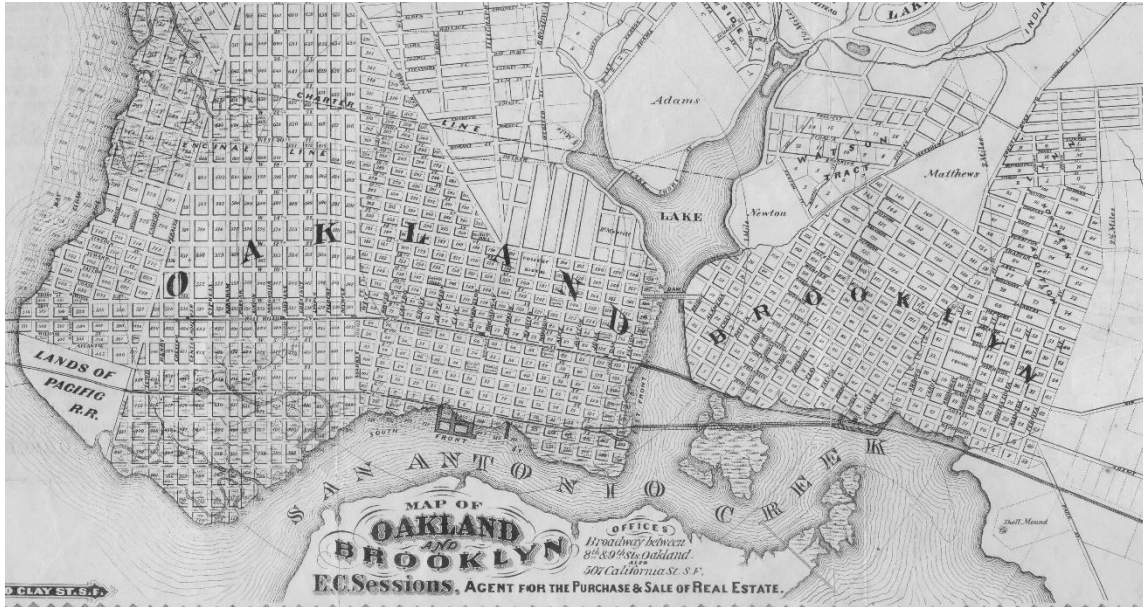


Figure 3. 1869 Map showing the city of Oakland and the Brooklyn Township (aka the Town of Brooklyn), where the Project Area is located (courtesy of the UC Berkeley Library collections).



**Figure 4. 1888 photograph taken along Washington Street, towards City Hall (middle background of the photograph no longer extant; courtesy of the Oakland Public Library, Oakland History Center).**



**Figure 5. An 1893 lithograph of a “Birds Eye View of the City of Oakland, California” showing a portion of the Brooklyn Township at the left of Lake Merritt (courtesy of the Oakland Public Library, Oakland History Center).**





## BROOKLYN TOWNSHIP, FRUITVALE, AND EAST OAKLAND

In 1856, the Project Area was located within an area known as the Brooklyn Township (see Figure 3; Figure 6), a town that developed east of Lake Merritt within present-day East Oakland. The township was formed by an action taken by the Alameda County Board of Supervisors in 1856, which joined two earlier settlements, Clinton and San Antonio.<sup>17</sup> In 1849, failed gold miner Moses Chase built a wood-frame house — one the earliest in the area — at the corner of East 8th Street and 4th Avenue, where present-day Laney College is located.<sup>18</sup> Chase was soon joined by three brothers, Robert, William, and Edward Patten, who arrived in the East Bay on a whaling boat in 1850. They then leased 640 acres of Peralta's *Rancho San Antonio*, where they constructed cabins and farmed wheat and barley.<sup>19</sup> In 1854, the brothers and Chase founded the town of Clinton, named for Chase's late fiancée, Mary Ellen Clinton. In 1854, the Pattens and San Francisco Attorney William Strode created the Clinton Park subdivision out of their lands. Meanwhile, the town of San Antonio was developing at the foot of 13th Avenue, at the location of the former Peralta dock. In 1851, James B. Larue, an early settler, established a wharf and the first store to accommodate local loggers. He then started a ferry service, the Oakland and San Antonio Steam Navigation Company, which ran between the wharf and San Francisco. Larue soon purchased a large tract of land from Peralta and subdivided it in 1854, calling it the San Antonio Subdivision. In 1856, a few years after San Antonio and Clinton were founded, the two settlements joined to create the town of Brooklyn. Brooklyn was named for the ship *Brooklyn*, which brought more than two hundred Mormon settlers from New York to California in 1846. One of those settlers was Thomas Eagar, who became a member of the Alameda County Board of Supervisors and supported the consolidation of Clinton and San Antonio and the new town's name. A board of trustees governed Brooklyn, and the town's first and only mayor was Harrison Allen Mayhew, who was elected three times.

In the 1850s, Watson Augustus Bray, a prosperous grain merchant, purchased over 200 acres of land from the Peralta family, and in 1858, Bray built an estate he called Oak Tree Farm. The farm was located within present-day Fruitvale, within the Brooklynn Township. During the estate's construction, the Bray family lived in San Francisco, and upon completion in 1859, the Bray family moved to Oak Tree Farm. Watson Bray and his brother John Bray were grain merchants operating a successful grain business, first in Marysville and then in Sacramento during the early 1850s, then moving their business to San Francisco in 1855. By 1863, ferry boats ran five times daily between Brooklyn and San Francisco, and boats filled the bustling Oakland harbor. Businesses, houses, and churches quickly sprang up in Brooklyn during this time. Between the 1860s and 1870s, areas within Brooklyn developed as affluent neighborhoods with large estates. In 1871, Brooklyn's first luxury hotel, known as the Tubbs Hotel (no longer extant), was constructed by Hiram Tubbs. The Tubbs Hotel was a two-hundred-room hotel, and it occupied an entire city block between what is now

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<sup>17</sup> *History of Alameda County, California, including its geology, topography, soil, and productions* M.W. Wood, publisher, 1883, page 207.

<sup>18</sup> Laurel Hennen Vigil, "The Real Brooklyn by the Bay," accessed February 2, 2024, <https://eastbayexpress.com/the-real-brooklyn-by-the-bay-2-1/>.

<sup>19</sup> Kelley & Verplanck Historical Resources Consulting, LLC, "Historic Resource Evaluation for the Former Joseph C. Laney Technical & Trade Institute," April 19, 2010.



4th and 5th avenues on East 12th Street (Figure 7). Tubbs was a wealthy businessman who sought to establish the hotel as a destination for the affluent. Many guests stayed at the hotel while on vacation, but it was also used by the wealthy as a temporary residence as they waited for their estates to be constructed in Brooklyn. The hotel had many famous temporary residents, including Gertrude Stein,<sup>20</sup> who lived with her family for about a year as a child; author Robert Louis Stevenson; and entrepreneur Francis Marion "Borax" Smith. In 1871, the Oakland, Brooklyn, and Fruitvale Railroad, a horsedrawn car line between downtown Oakland and the town of Brooklyn, was constructed. The line was known locally as the "Tubbs Line," named for Hiram Tubbs, one of the financial backers of the railroad, who also ensured the Tubbs Hotel was well served by the line.

In 1870, the Brooklyn Township absorbed the adjacent village known as Lynn (now the neighborhood of Lynn) and, in doing so, acquired a shoe and boot factory. Although Brooklyn Township was informally identified as a town since the 1850s, it was not officially incorporated as a town until April 4, 1870, when the State Legislature approved its incorporation with the Governor signing Assembly Bill 568 incorporating the Town of Brooklyn within the limits of the "Villages" of Clinton, Lynn, and Brooklyn. However, the official standing of the town of Brooklyn was short-lived when, two years later, in 1872, it was annexed by the City of Oakland. The decision for annexation was made by the approximately 1,800 residents of Brooklyn, who voted for the town to be annexed to Oakland under the condition that the Alameda County seat would be moved from Alvarado (present-day Union City) to Brooklyn. Although the county seat was moved from Alvarado, it was not moved to Brooklyn but to downtown Oakland. The annexation also resulted in the renaming of most of Brooklyn's streets. Before the annexation, the east-west streets were named for U.S. presidents and the north-south streets for local founders; however, after the annexation in 1872, this conflicted with Oakland Street names that were the same. This resulted in Brooklyn being given numbered avenues and streets with an "east" prefix.

During the 1870s, an industrial area developed along Brooklyn's waterfront, with tanneries, breweries, potteries, lumberyards, a planning mill, and cotton and jute mills. There was also a brewery construction in 1872, the Brooklyn Brewery (Figure 8), located at the southwest corner of East 14th Street (aka E. 14<sup>th</sup> Street; and now International Boulevard) and 18th Avenue in East Oakland. The town of Brooklyn also included a park, known originally as Independence Square, renamed San Antonio Park in 1910.<sup>21</sup> While Oakland had annexed the town of Brooklyn, it retained its own identity, including retaining the street name Brooklyn Avenue, the Central Pacific Railroad Brooklyn Station name (retained until 1883 when Southern Pacific Railroad took over the line and renamed the station East Oakland), and the Brooklyn Volunteer Fire Department (VFD), which remained separate from the Oakland Fire Department until 1877.<sup>22</sup> In the mid-1880s, grain prices fell, and the Bray Grain Company fell into significant debt. By this time, John Bray had died, and Watson Bray faced several lawsuits for money he owed to lenders. At this time, Watson Bray was

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<sup>20</sup> Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*. Berkeley: University of California Press, c1994 1994. <http://ark.cdlib.org/ark:/13030/ft6j49p0wf/>.

<sup>21</sup> Newspapers.com, "Oakland has Many Public Parks", Oakland Tribune, October 1, 1911.

<sup>22</sup> Captain Geoffrey Hunter, *Images of America: Oakland Fire Department*, Arcadia Publishing 2005.





forced to sell his land holdings at auction, which included a significant amount of land, including the Project Area. Watson Bray transferred land holdings to his wife and subdivided the land in Oakland that was marketed to the wealthy for residential development. During this time, several prominent families moved to the area, building large estates with expansive lawns, tree-lined entrance roads, gardens, and fruit orchards (Figure 9); however, it is unclear how many purchased lots from Watson Bray during this time, and how many of the estates shown in Figure 9 were developed.

In 1890, a petition was filed by Edward O. Webb, William Roberts, A. Jones, Franklin Moss, J.P. Dieves, and S. Huff with the Alameda County Board of Supervisors for the construction of an electric railroad from Oakland, along East 14 Street, to Hayward. The cost of the railroad was estimated at \$250,000, and in 1891, the board raised funds to start construction, and by 1892, construction was completed (Figure 10).<sup>23</sup> By the turn of the century, the City of Oakland was thriving with businesses and a busy harbor (Figure 11). During this time, the Project Area neighborhood benefited greatly from the electric railroad line's location on East 14th Street, resulting in land being further subdivided to make way for new businesses and housing (Figure 12, Figure 13, and Figure 14). In 1906, the Great San Francisco Earthquake struck; the area of East Oakland, like the rest of Oakland, experienced a population boom as former San Francisco residents moved to Oakland and the other regions of the East Bay that were undamaged. The building boom in Oakland lasted into the 1920s, with areas closest to Lake Merritt developing into fashionable areas within new apartment buildings. Meanwhile, East Oakland and the Fruitvale neighborhood evolved into working-class areas, with the middle class moving to the developing suburbs such as Elmhurst, Dimond Park, and the Oakland Hills, and the former estate houses of Brooklyn were converted to boarding houses, and new multi-family flats and smaller houses were constructed on now vacant lots. New businesses also arrived in the area, including Montgomery Wards (Figure 15). By the end of the 1920s, East Oakland had developed into a thoroughly urban and commercial area and was one of Oakland's most densely populated urban neighborhoods.

In 1941, the U.S. entered World War II (WWII; 1939-1945), and Oakland quickly saw a significant increase in population, with migrants moving from the South to the West in search of work created by the war effort. This influx in population, many of whom were Black Americans, created a housing shortage, prompting the conversion of many former single-family houses to duplexes or fourplexes. After WWII ended, East Oakland became predominantly Black, as many war workers remained in the area. During the 1940s, East Oakland had a thriving, middle-class community; however, the influx of Blacks and other minorities led to the flight of white residents, who moved to nearby suburbs or other areas of Oakland. During this time, businesses also moved out of the area, and discriminatory housing policies – such as redlining- were practiced to identify “undesirable” areas within cities, including Oakland (Figure 16).<sup>24</sup> As Oakland's Black population grew, discriminatory practices increased, making it near-impossible for people of color to buy houses. This

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<sup>23</sup> In 1906, the Oakland Transit Company and the Oakland, San Leandro, and Haywards Electric Railway consolidated under the Oakland Traction Company, and in 1908, the line was absorbed by Francis Marian “Borax” Smith's transportation empire (who also resided in the Tubbs Hotel for a time) and became an important link in his efforts to consolidate East Bay Transit, later known as the Key System.

<sup>24</sup> Redlining was used throughout the U.S. during this time, and excluded Blacks, as well as Chinese, from securing mortgages for homes in “higher-grade” areas.



inequality, combined with years of social injustices, gave rise to several Black organizations, such as the Black Panther Party. The discriminatory practices continued throughout the 1950s and 1960s, leading to decades of disinvestment and disenfranchisement in East Oakland. In 1955, the “Clinton Park” neighborhood within East Oakland was the location of one of the first federal urban renewal rehabilitation projects.

Between 1956 and 1962, over 100 buildings were demolished, and 57 new apartment buildings were constructed in their place, adding a total of 1,108 new housing units to the area.<sup>25</sup> In addition, many other Black neighborhoods in East Oakland were destroyed due to the construction of Highway 17 (now I-880 or Nimitz Freeway) and other freeways, which predominantly disrupted black communities, cutting off neighborhood connections and cohesion and access to economic opportunities in downtown Oakland.<sup>26</sup> Although a good deal of this destruction occurred west of Lake Merritt during Urban Renewal,<sup>27</sup> including during the construction of Bay Area Rapid Transit (BART), the destruction in west Oakland pushed Blacks and others of color from West Oakland to areas of East Oakland, including Elmhurst and Fruitvale neighborhoods.<sup>28</sup> In the late 1970s, neighborhood concerns over the increase in high-density housing resulted in a change in the zoning grade, known as downzoning, under which the permitted density of housing and development was reduced.

By the 1980s, housing development had slowed, partly due to the efforts of the City of Oakland to slow growth and preserve local heritage, including areas in East Oakland. However, the pressure for high-density development in areas of East Oakland continued. In 1992, in response to development pressures in neighborhoods of East Oakland, the Oakland City Council enacted a moratorium on the construction of high-density residential projects and recommended several additional areas for downzoning. In 1996, the city of Oakland changed the name of E. 14th Avenue to International Boulevard. In 2003, the U.S. Census showed that approximately 87,943 residents, mainly Black, Hispanic, and Latino, lived in East Oakland, including the neighborhoods of Elmhurst, Fruitvale, Brookfield Village, Lower Hills District, and Central/East Oakland.<sup>29</sup>

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<sup>25</sup> Kelley & Verplanck Historical Resources Consulting, LLC, “Historic Resource Evaluation for the Former Joseph C. Laney Technical & Trade Institute,” April 19, 2010.

<sup>26</sup> City of Oakland, “Oakland’s History of Resistance to Racism,” accessed January 12, 2024, <https://www.oaklandca.gov/topics/oaklands-history-of-resistance-to-racism>.

<sup>27</sup> Urban Renewal is defined as the redevelopment of areas within a large city, typically involving the clearance of slums.

<sup>28</sup> City of Oakland, “Oakland’s History of Resistance to Racism,” accessed January 12, 2024, <https://www.oaklandca.gov/topics/oaklands-history-of-resistance-to-racism>.

<sup>29</sup> Alameda County Public Health Department, “East Oakland Community Information Book Update,” October 2005.



BROOKLYN.—The townships of Clinton and San Antonio, in Alameda county, have lately been consolidated, and to the new place has been given the name of Brooklyn.

Figure 6. Notice in the *Sacramento Daily Union*, March 26, 1856 (courtesy of California Digital Newspaper Collection).



Figure 7. 1890 photograph of the Tubbs Hotel, a luxury hotel in the Brooklyn Township (courtesy of the California State Library).





Figure 8. Brooklyn Brewery (left), which also housed the DeLuxe French Laundry (right) business (courtesy of UC Berkeley, Bancroft Library).

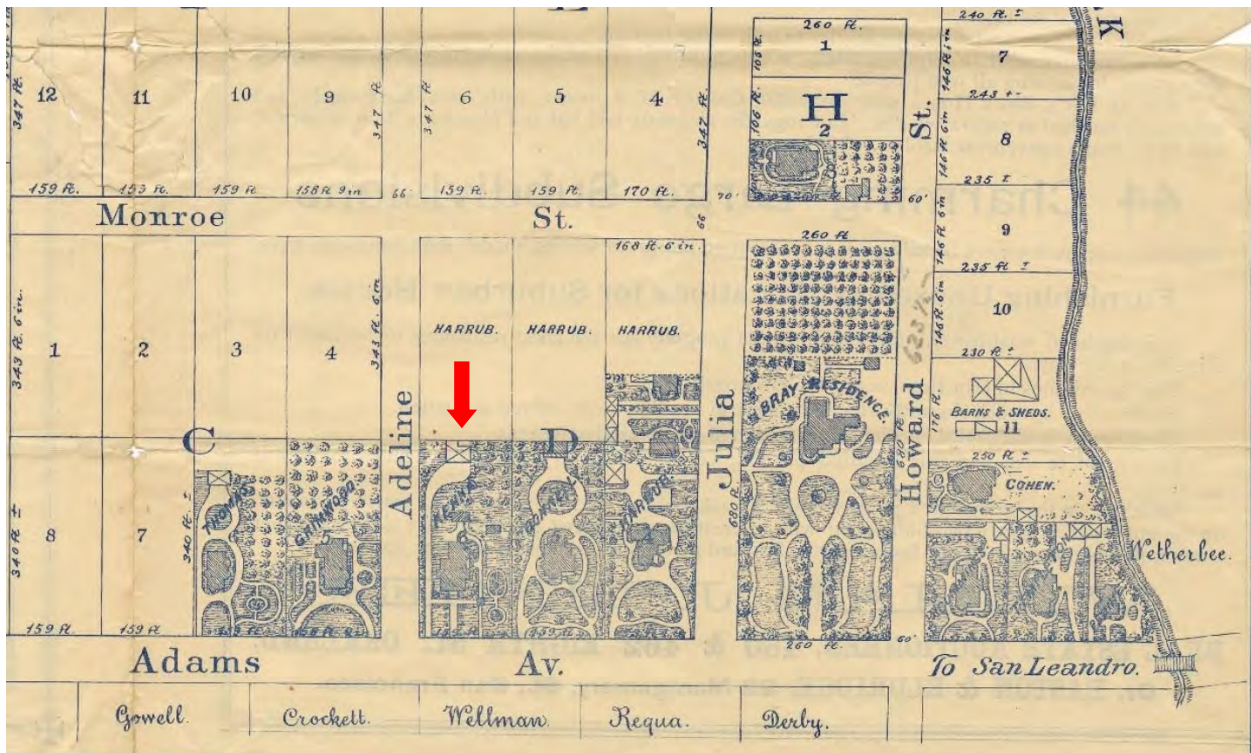
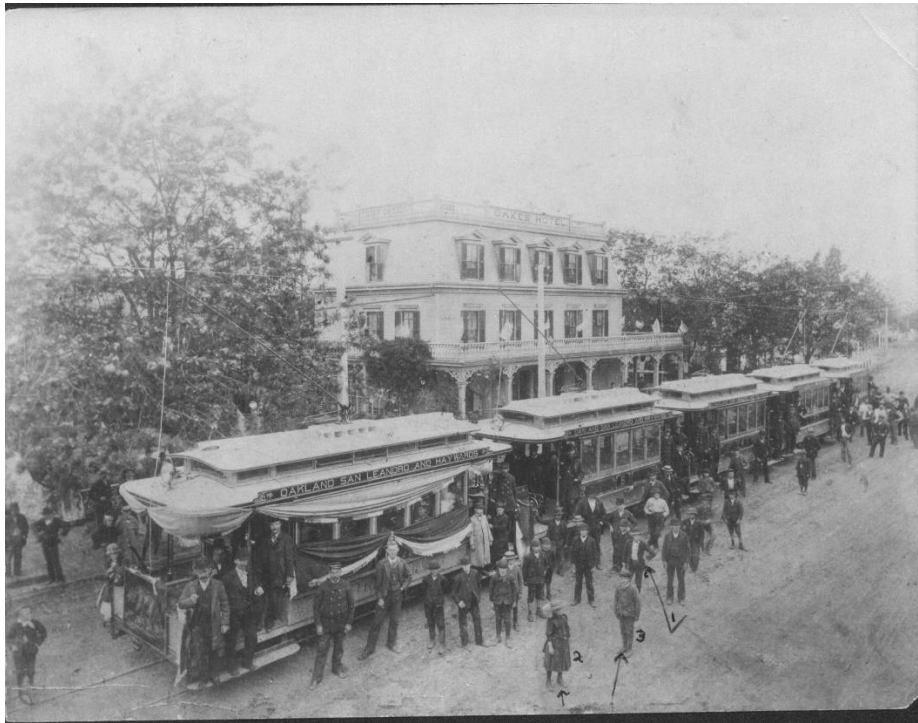


Figure 9. The illustration is a portion of a Watson A. Bray real estate advertisement from May 16, 1885, showing the location of the Project Area prior to the renaming of the streets (red arrow; courtesy of Oakland Museum of California).



**Figure 10. Opening day of the Oakland, San Leandro, and Hayward Electric Railway at the Oaks Hotels on May 7, 1892 (courtesy of Hayward Area Historical Society).**



**Figure 11. ca. 1911 photograph of the Brooklyn Basin, known today as the Oakland Estuary (courtesy of the Oakland Public Library).**





**Figure 12. ca. 1900 photograph showing streetcar #342 heading west on East 14th Street (now International Boulevard) at 23rd Avenue in Oakland (courtesy of Oakland Public Library, Oakland History Room, and Maps Division).**



**Figure 13. 1908 photograph of the rail line on E. 14<sup>th</sup> Street in Fruitvale, East Oakland (courtesy of Oakland Public Library, Oakland History Center).**



**Figure 14. ca. 1910 photograph of Fruitvale Avenue and East 14th Street (courtesy of Oakland Public Library, Oakland History Room, and Maps Division).**



**Figure 15. 1920s photograph of the Montgomery Wards building (no longer extant) located at 2825 East 14th Street near the Project Area (courtesy of the Oakland Public Library, Oakland History Center).**



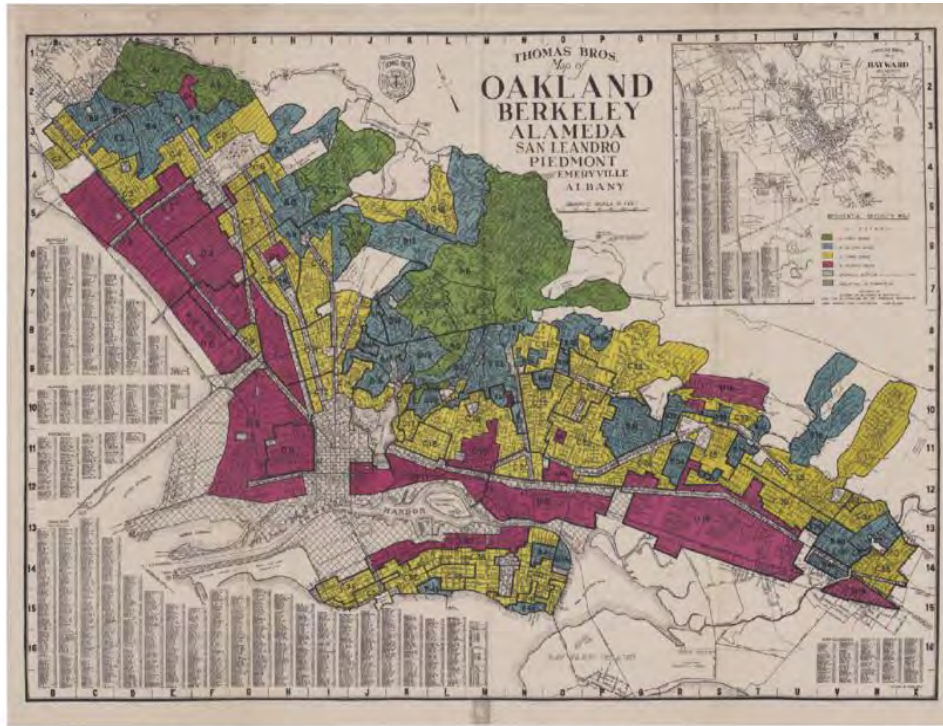
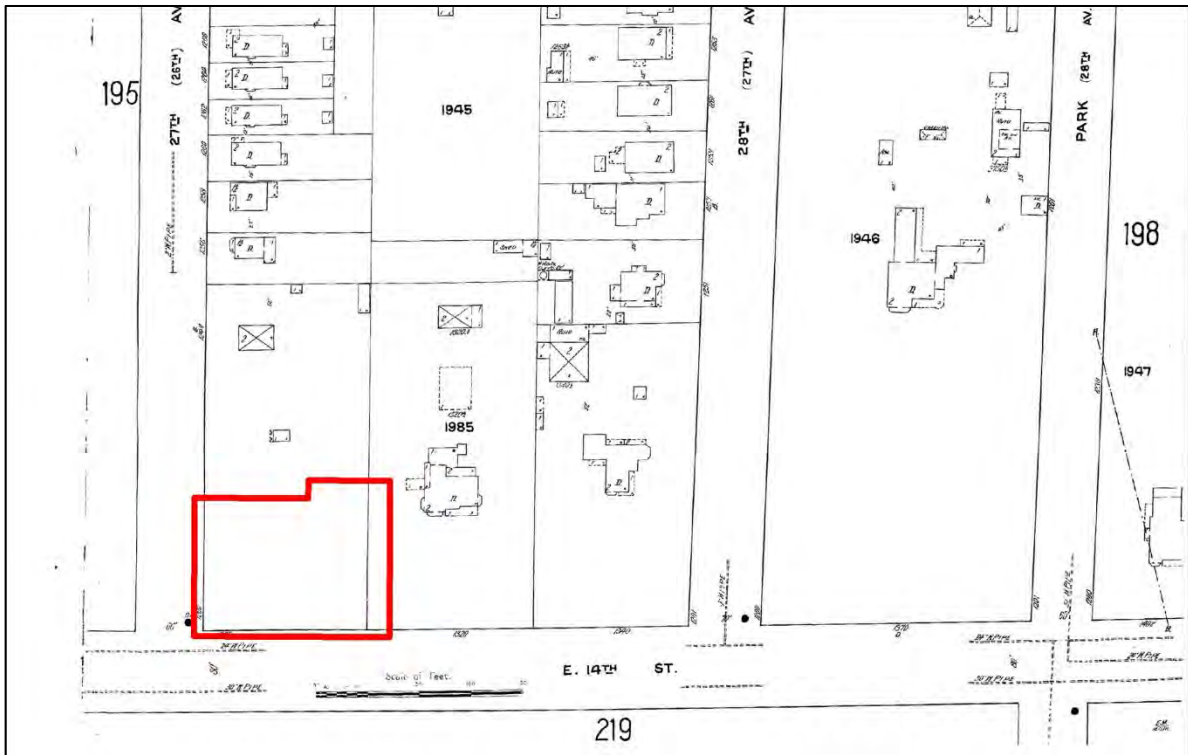


Figure 16. A 1937 map from the Homeowner's Loan Corporation shows the divide in North Oakland between "Fourth Grade" land to the west and higher-grade land to the east (courtesy of the Oakland Public Library, Oakland History Center).

## PROPERTY HISTORIES

In 1911, prior to the construction of the current built environment within the Direct and Indirect APEs, the Project Area was situated within a large parcel containing a two-story barn or stable and three ancillary buildings, none of which were within the Project Area (Figure 17). By 1950, the Project Area contained seven buildings, including a two-story, four-unit office building that is within the same location as the current 1969 three-story building (EDS-01a), a single-story building (no longer extant; now the location of the parking lot), the ca. 1925 two-story building (EDS-01b), one story, three-unit medical office building (no longer extant; now the location of the parking lot) and three single-story houses (no longer extant; now the location of the parking lot) (Figure 18).



**Figure 17. This shows the location of the Project Area (red boundary) within a portion of the 1911 Sanborn Fire Insurance map (courtesy of the San Jose Public Library).**

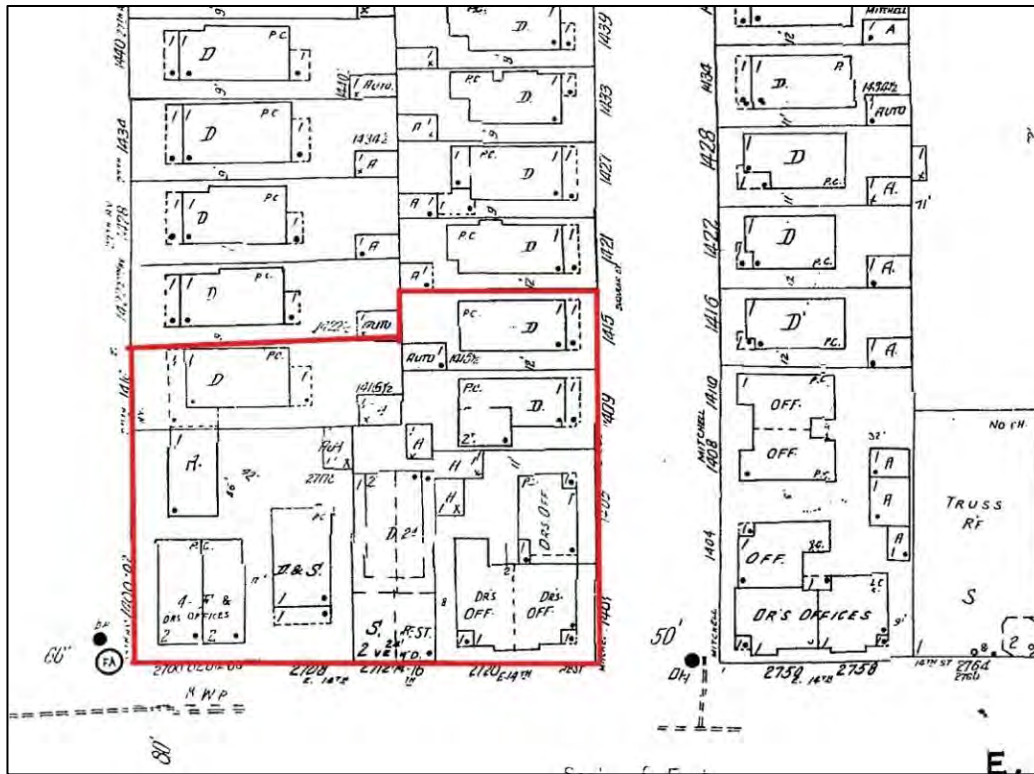


Figure 18. 1950 Sanborn Fire Insurance map showing the Project Area, including (courtesy of San Jose Public Library).

**DIRECT APE (EDS-01A-EDS-01E)**

**EDS-01a: 2700 International Boulevard (APN 025-0712-019-02)**

1969 three-story commercial building		
Year	Owner/Occupants	Details
1969-ca. 1971	Owner: Howard J. Johnson  Occupant: Medical Building	<ul style="list-style-type: none"> <li>Howard J. Johnson was the first owner of the property, including the 1969 three-story commercial building.<sup>30</sup> Although EDS conducted extensive research, no information about Howard J. Johnson was found.</li> <li>The 1969 building was designed by architect Charles Mullen within the firm "Mullen Morris Alexander Inc."<sup>31</sup></li> </ul>
ca. 1971-1978	Owner: unknown  Occupant: Oakland Medical Center	<ul style="list-style-type: none"> <li>The owner of the property from ca. 1971 to 1978 was not found.</li> <li>During this time, the 1969 three-story building was occupied by the Oakland Medical Center Pharmacy. In 1971, the Oakland Medical Center Pharmacy was robbed at gunpoint (Figure 19).<sup>32</sup></li> </ul>

<sup>30</sup> Based on primary source documentation provided to EDS by Betty Marvin, City of Oakland Historic Preservation Planner.

<sup>31</sup> Newspapers.com, "Charles D. Mullen" Oakland Tribune, December 2, 2009.

<sup>32</sup> Newspaper.com, "2 Banks Hit By Bandits; \$1,498 Loot," Oakland Tribune, May 20, 1971.





1969 three-story commercial building		
Year	Owner/Occupants	Details
	Pharmacy	<ul style="list-style-type: none"> <li>No additional information about the Oakland Medical Center was found.</li> </ul>
1978- ca.2000	Owners: E. Ranker and Barbara Ranker	<ul style="list-style-type: none"> <li>The subsequent owners of the property were E. and Barbara Ranker (Figure 20).<sup>33 34</sup></li> <li>No further information about E. and Barbara Ranker was found.</li> </ul>
ca. 2000	Owner: unknown  Occupants : Dr. Zehra Attrari; Janaciara M. da Silva/ATC College	<ul style="list-style-type: none"> <li>The subsequent owner of the property was not found. However, the 1969 three-story building remained a medical office and pharmacy.</li> <li>In 2005, Dr. Zehra Attari, a pediatrician, occupied the building. On the evening of November 7, 2005, Dr. Zehra left the 1969 three-story building to attend a physician's meeting in Alameda. Dr. Zehra was reported missing by her family and later found inside her car in the Oakland Estuary in December.<sup>35</sup> Her death was ruled an accident and caused by driving into the Estuary. Zehra was 55 years old when she died.</li> <li>In 2007, Janaicara M. da Silva filed a fictitious business name statement for ATC College, listing an office in the 1969 building.<sup>36</sup></li> <li>No additional information about Janaicara or ATC College was found.</li> </ul>

About 20 minutes later, at 1:15 p.m., two men about 25 years old entered the Oakland Medical Center pharmacy, 2700 E. 14th St. While one man guarded the front door with a sawed-off shotgun, the other robbed two clerks, Miss Ora Rivera, 28, and Albert H. Johnson, 59, and the cash register of an estimated \$240, before running north on 27th Ave.

**Figure 19. 1971 *Oakland Tribune* article noting the occupation of the Oakland Medical Center pharmacy within the 1969 three-story building (courtesy of Newspaper.com, *Oakland Tribune*, May 20, 1971).**

<sup>33</sup> Newspapers.com, "Elderly Are Chief Victims of Strike," *Oakland Tribune*, January 1, 1978.

<sup>34</sup> Newspapers.com, No title, *Oakland Tribune*, April 21, 1978.

<sup>35</sup> Simone Sebastian and Henry Lee, "Body Found in Submerged Car Identified as Oakland Doctor's", SFGate.com, accessed December 22, 2023, <https://www.sfgate.com/news/article/Body-found-in-submerged-car-identified-as-Oakland-2587056.php>.

<sup>36</sup> Newspapers.com, "Fictitious Business Name Statement File No. 393333," *Oakland Tribune*, May 1, 2007.



Figure 20. 1996 *Oakland Tribune* advertisement for the 1969 three-story building (courtesy of Newspaper.com, *Oakland Tribune*, April 19, 1996).

**EDS-01b: 2712 International Boulevard (APN 025-0712-017)**

ca. 1925 two-story building		
Year	Owners/Occupants	Details
ca. 1925-1927	Owner Neil H. Beer and Albert Kayser	<ul style="list-style-type: none"> <li>• Neil H. Beer and Albert Kayser (Figure 21) were the first owners of the property, including the ca. 1925 two-story building. During their ownership, Neil worked as a contractor, and Albert worked as a journalist.<sup>37</sup></li> <li>• Architect Edward T. Foulkes designed the ca. 1925 two-story building, and William Lloyd Hook built the building.<sup>38</sup> According to a 1994 Oakland Cultural Heritage Survey, the ca. 1925 two-story building was originally constructed as a one-story, eight-room duplex.<sup>39</sup></li> <li>•</li> <li>• Neil was born in 1868 in Prince Edward Island in Canada. In 1891 Neil and Frances MacLaughlin married and had four children, Lilia, Francis, Evelyn, and Celia. Frances and the children resided in Los Angeles while it appears that Neil traveled and resided temporary in the Bay Area for work.<sup>40 41</sup> It is undetermined when Neil died.</li> <li>• Albert was born in 1855 in Germany and immigrated to the U.S. in 1870. In 1872 he was naturalized and in 1879 Albert and Augusta (last name unknown) married. Albert and Augusta did not have any children.</li> <li>• Augusta died in 1915.<sup>42</sup> It is undetermined when Albert died.</li> </ul>

<sup>37</sup> Ancestry.com. *1930 United States Federal Census*.

<sup>38</sup> No information about William Lloyd Hook was found.

<sup>39</sup> Based on primary source documentation provided to EDS by Betty Marvin, City of Oakland Historic Preservation Planner.

<sup>40</sup> Ancestry.com. *U.S., City Directories, 1822-1995*.

<sup>41</sup> Ancestry.com. *1910 United States Federal Census*

<sup>42</sup> Newspapers.com, "Funeral Service Held For Late Mrs. A. Kayser," *Oakland Tribune*, May 28, 1915.



ca. 1925 two-story building		
Year	Owners/Occupants	Details
1927-1954	<p>Owner: Joseph E. Faustina/ Pelton &amp; Faustina</p> <p>Occupants: Waterman’s Piano School/Lesson</p> <p>James Milton Woodsworth</p> <p>Joseph Butler</p>	<ul style="list-style-type: none"> <li>• The next owner of the ca. 1925 two-story building was Joseph E. Faustina. During Joseph’s ownership of the ca. 1925 two-story building, he owned the Pelton &amp; Faustina real estate company.</li> <li>• Joseph was born in 1899 in California. In 1916, Joseph and Hilda Bauman married.<sup>43</sup> They did not have any children. Joseph died in 1977.<sup>44</sup></li> <li>• During Joseph’s ownership, he made significant changes to the ca. 1925 two-story building. In 1931, the brick veneer in front of the ca. 1925 two-story building was changed, and a new office space was added. In 1948, additional changes occurred, including converting the apartment units into lodging accommodations. This was achieved by creating and removing a partition and replacing it with a six by-12 girder, as well as removing two windows, which were replaced with glass blocks.</li> <li>• From 1927 to 1934, the ca. 1925 two-story building was occupied by various tenants, including the business known as Waterman’s Piano Lesson (2712 E. 14<sup>th</sup> Street). In 1934, Joseph moved his real estate business (Pelton &amp; Faustina) inside the ca. 1925 two-story building.<sup>45</sup></li> <li>• Throughout the 1940s, Joseph rented the front section of the building as a residence. From ca.1945 to 1947, James Milton Woodsworth and James Joseph Butler occupied the residence.</li> <li>• James died at the property in 1947.<sup>46</sup> No information about Joseph Butler was found.</li> </ul>
1954-1967	<p>Owner: Uniao Portuguesa Protectora do Esado da California (UPPEC Lodge)</p>	<ul style="list-style-type: none"> <li>• The subsequent owner of the ca. 1925 two-story building was UPPEC, a Portuguese fraternity lodge.</li> <li>• UPPEC was established in 1901 under the united leadership of Mrs. Marai C. Leal Soares Fenn. The organization's purpose was to provide mutual protection, develop and practice social charity, and provide benefits. Initially, the organization was all women, but in the 1950s, it included men. In 2010, the organization merged with the I.D.E.S, the UPEC, and SES, creating the Portuguese Fraternal Society of America (P.F.S.A).<sup>47</sup></li> <li>• In 1957, the owners made changes to the building, including adding stucco to the north, east, and west façades and brick veneer to the north façade. By 1967, the ca. 1925 two-story building was rented out to various businesses, such as the Kodiak Gun Shop in 1966 and 1967 (Figure 22), Maertas Patrocinio in 1967, and the Rich Maid DoNut (1967).</li> </ul>
1966-1967	<p>Occupants: The Kodiak Gun Shop;</p>	
1967	<p>Maertas Patrocinio</p>	
1967	<p>Rich Maid DoNut</p>	

<sup>43</sup> Newspapers.com, “San Leandro Couple Secretly Married,” *Oakland Tribune*, June 03, 1916.

<sup>44</sup> Ancestry.com. *California, U.S., Death Index, 1940-1997*.

<sup>45</sup> Newspapers.com, “Realty Man Moves Office,” *Oakland Tribune*, January 1, 1932.

<sup>46</sup> Newspapers.com, “Vital,” *The Oakland Post Enquirer*, October 3, 1947.

<sup>47</sup> No Author, UPPEC Fraternal Benefit Society, Portuguese Historical Museum, [https://portuguesemuseum.org/?page\\_id=1808&category=3&exhibit=&event=224](https://portuguesemuseum.org/?page_id=1808&category=3&exhibit=&event=224), accessed 12/28/2023.



ca. 1925 two-story building		
Year	Owners/Occupants	Details
		<ul style="list-style-type: none"><li>• In 1966, the Kodiak Gun Shop was robbed at gunpoint. One of the two present employees was shot.<sup>48</sup></li></ul>
1967-1994	Owner: unknown	<ul style="list-style-type: none"><li>• Although EDS conducted extensive research, the owner of the property from 1967 to 1994 was not found.</li></ul>
1994	Owner: Argonaut Financial Service Inc  Occupants: Akintunde Akinwale; Around the Clock "ATC" Education Center School of Health Education	<ul style="list-style-type: none"><li>• The next known owner of the property was Argonaut Financial Service. During their ownership, the building was used as an office.</li><li>• In 2002, several businesses occupied the building, including Akintunde Akinwale, Around the Clock "ATC" Education Center School of Health Education-a nursing assistant training program within the ca. 1925 two-story building.<sup>49</sup></li><li>• No information about the businesses was found.</li></ul>

**A. KAYSER, Vice-President.**



**Figure 21. 1903 photograph of Albert Kayser (courtesy of Newspaper.com, Oakland Tribune, June 20, 1903).**

<sup>48</sup> Newspapers.com, "Shot Holdup Victim off Critical List," *Oakland Tribune*, May 22, 1966.

<sup>49</sup> Newspapers.com, "Fictitious Business Name Statement File Nos. 326080 & 326081," *Oakland Tribune*, December 14, 2002.





**HEADQUARTERS for HUNTERS**

**KODIAK GUN SHOP**  
 2714 E. 14th ST.,  
 Across from WARDS  
 OAKLAND

E-Z CREDIT! USE MASTER CHARGE  
 BANK AMERICARD - ANY MAJOR CREDIT CARD  
 or KODIAK'S NO INTEREST CREDIT PLAN!

**DUCK SEASON OPENS OCT. 14th**

Big Selection! WE TRADE! NEW and USED **SHOTGUNS**

12-ga. WINCHESTER, mod. 12, 3' mag. .... 139.95	IMPORTED Dbl. brl., 410, 20, 28, 12-ga. .... 99.00
16-ga. WINCHESTER, mod. 12 ..... 79.95	20-ga. REMINGTON 11-48 Automatic ..... 85.00
12-ga. ITHACA, Over & Under, NEW ..... 199.00	BROWNING "SWEET 16" ..... 125.00
12-ga. WINCHESTER 1400, NEW ..... 125.00	10-ga. DOUBLE BARREL 3 1/2" MAGNUM ..... 139.95
12-ga. ITHACA 37, Deluxe vent rib ..... 120.00	10-ga. SINGLE SHOT 3 1/2" MAGNUM ..... 79.95

MANY OTHERS TO CHOOSE FROM!

**SALE OF SHOTGUN SHELLS**  
 ALL PLASTIC - AMERICAN MAKE

12-ga. 2 1/4 Magnum-4 & 710 only reg. \$3.70	<b>2.99</b>	12-ga. 3 1/4 Magnum 4 & 8 only reg. \$4.20	<b>3.50</b>
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SPECIAL LOW CASE PRICES ON ABOVE!

12-ga. Hi Base 6 or 7 1/2" SALE	<b>\$55</b> case	12-ga. 2 1/4 Magnum SALE	<b>\$60</b> case
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**KODIAK GUN SHOP** Phone 533-4044  
 2714 E. 14th ST., Oakland  
 Across from WARDS

Figure 22. 1967 Advertisement for Kodiak Gun Shop at 2714 E. 14<sup>th</sup> Street (courtesy of Newspaper.com, Oakland Tribune, October 5, 1967).

EDS-01c, 01d, 01e: 2720 International Boulevard (APN 025-0712-016); 1409 Mitchell Street (APN 025-0712-015); 1415 Mitchell Street (APN 025-0712-014)

Parking Lots		
Year	Owner/Occupants	Details
ca. 1969 to ca. 1993	Owner: 2700 International LP	<ul style="list-style-type: none"> <li>The owner of the three parking lots from ca.1969 to ca. 1993 was "2700 International LP." No information about 2700 International LP was found.</li> <li>By ca. 1969, the parking lots within EDS-01c and 01d were paved; however, EDS-01e still contained the single-story house (no longer extant) at 1415 Mitchell Street. The single-story dwelling was owned and occupied by Samuel Wayland, who died in 1969.<sup>50</sup> By ca. 1993 the single-story house was demolished and contained a paved parking lot (Figure 23).</li> </ul>

<sup>50</sup> Alameda County, Recorder Office, Affidavit of Death, 2024.





Figure 23. 1993 Google Earth aerial photograph showing the three parking lots (Courtesy of Google Earth 2024).

**INDIRECT APE (EDS-02 – EDS-10)**

**EDS-02: 2647 International Boulevard (APN 025-07 44-010)**

1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged)		
Year	Owners/Occupants	Details
1912-1979	Owner: The Little Sisters of the Poor	<ul style="list-style-type: none"> <li>The following information was taken primarily from the documentation from National Register #16000864.<sup>51</sup></li> <li>The 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged) was originally built as a home for the low-income elderly and was owned by the non-profit organization known as The Little Sisters of the Poor, a Catholic religious order founded in France.</li> <li>The 1913 St. Joseph’s Apartments was designed by architect Leo J. Devlin<sup>52</sup> and later by architect John Donovan.<sup>53</sup> Leo designed the original buildings, which consisted of the main building, the laundry building, the mortuary/chapel/guardhouse, and the fences and gates on the north</li> </ul>
1990-1983	Oakland Citizen Committee for Urban Renewal (OCCUR)	
1983-2016	Raymond Castor	

<sup>51</sup> Frederic Knapp and Jill Johnson, Knapp Architects, St. Joseph’s Home for the Aged, Alameda County, California, National Register #16000864.

<sup>52</sup> Leo John Devlin is known for designing the St. Patrick’s Seminary in Menlo Park, the Dunham, Carrigan & Hayden warehouse in San Francisco, the 1926 Knights of Columbus Building in San Jose, and the St. Vincent DePaul Church in Petaluma. He established the firm Devlin and Devlin.

<sup>53</sup> John Donovan is known for helping design the Bay Bridge, the Oakland Technical High School, the College of Norte Dame de Namur in Belmont, and the Kaiser Auditorium.



**1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged)**

Year	Owners/Occupants	Details
2016-current	Occupant: Bridge Housing	<p>side. In the 1930s-1940s, architect John Donovan designed several new buildings and additions, including the Men’s Smokehouse (1939) and the Garage (1948).<sup>54</sup> In 2013, several new buildings and additions were added to the ground, including a new apartment building.</p> <ul style="list-style-type: none"> <li>• From 1912 to 1979, the Little Sister of the Poor owned the 1913 St. Joseph’s Home for the Aged complex. In 1979, they closed St. Joseph, and in 1980, the Oakland Citizens Committee for Urban Renewal (OCCUR) purchased the building. In 1983, OCCUR sold the property to Raymond Castor, who converted the building into office space. In 2006, BRIDGE Housing purchased the property.</li> </ul>

**EDS-03: 2634-2648 International Boulevard (APN 025-0710-037, -35, -36, -38)**

**1929 Fruitvale Gateway Building (aka East Oakland Hospital)**

Year	Owner/Occupants	Details
1929-1981	<p>Owner: Hospital Building Corporation</p> <p>Occupant: East Oakland Hospital/Oakland Hospital</p>	<ul style="list-style-type: none"> <li>• The Hospital Building Corporation was the first owner of the property, including the 1929 Fruitvale Gateway Building. In the same year, Leo J. Lesser, president of the corporation, leased the building to the City of Oakland for 25 years.<sup>55</sup> In 1929, the City of Oakland established the East Oakland Hospital within the building.</li> <li>• The building was designed by master architect William H. Weeks and built by Hostetter, Barr, &amp; Son.<sup>56 57</sup> When Weeks first designed the building in 1928, it had four stories, with an option to add more stories. The design included neoclassical elements and more ornamentation than was included in the final design (Figure 24 and Figure 25), which was likely cost-relatively cost-related.</li> <li>• In 1958, the name of the hospital was changed to the Oakland Hospital.<sup>58</sup></li> </ul>
1981-1987	Owners: Paracelsus Healthcare Corporation	<ul style="list-style-type: none"> <li>• The next owner of the property was Paracelsus Healthcare Corp., a Pasadena-based company. The company had plans to add a psychiatric section to help patients with psychiatric problems; however, this plan failed.<sup>59</sup></li> <li>• The company was incorporated in 1980 and is still active.</li> </ul>

<sup>54</sup> In 2016 the 1913 St. Joseph’s Home for the Aged building was evaluated for listing on the NRHP by Frederic Knapp and Jill Johnson of Knapp Architect, under Criteria C, and subsequently placed on the NRHP (National Register #16000864).

<sup>55</sup> Newspapers.com, “East Oakland Hospital Building”, Oakland Tribune, January 26, 1929.

<sup>56</sup> Newspapers.com, “Hospital to Be Erected”, Oakland Tribune, January 15, 1928.

<sup>57</sup> No information about Hostetter, Barr, & Son was found.

<sup>58</sup> Neewspapers.com, “Dr. John Vickery Named Hospital Chief of Staff”, Oakland Tribune, December 16, 1958.

<sup>59</sup> Newspapers.com, “Ray Castor Buys Oakland Hospital for \$5 Million,” *Oakland Tribune*, June 23, 1987.



1929 Fruitvale Gateway Building (aka East Oakland Hospital)		
Year	Owner/Occupants	Details
1987-1990	Owner: Ray Castor and David Self	<ul style="list-style-type: none"> <li>The subsequent owners of the property were Ray Castor and David Self. Prior to owning the building, David was a City of Oakland attorney (1974-1979) and Oakland’s City Manager (dates unknown).<sup>60</sup></li> <li>In ca. 1988, the single-story addition along the north elevation of the 1929 building was added, and an eighth-story addition provided roof access (Figure 26). In 1989, the hospital began laying off staff and closing sections of the building before officially closing later in the year.<sup>61</sup> By 1990, the 1929 East Oakland building was vacant.</li> </ul>
1990-current	Owner: unknown  Occupants: Bay Area Investment Company	<ul style="list-style-type: none"> <li>The next owners of the property were not found. However, in 2013, occupants, Bay Area Investment Company, established the building as the “Fruitvale Gateway Building,”<sup>62</sup>.</li> </ul>



Figure 24. The original four-story design by William H. Weeks (courtesy of newspapers.com).

<sup>60</sup> Newspapers.com, “Oakland’s Generous Payroll Policy,” *Oakland Tribune*, Jan 04, 1990.

<sup>61</sup> Newspapers.com, “Business, Etc.,” *Oakland Tribune*, November 19, 1990.

<sup>62</sup> Newspapers.com, “Fictitious Business Name Statement,” *Oakland Tribune*, August 20, 2013.





Figure 25. 1929 newspaper photograph of the 1929 Fruitvale Gateway Building when it first opened as the East Oakland Hospital, which at the time included distinctive elements of Italianate design (courtesy of Newspaper.com, *Oakland Tribune*, May 19, 1929).



Figure 26. 1989 photograph of the 1929 Fruitvale Gateway Building (then renamed Oakland Hospital) and the single-story addition (courtesy of Newspaper.com, *The Tribune*, June 23, 1989).



**EDS-04: 1433 27th Avenue (APN 025-0710-033)**

1916 house		
Year	Owner/Occupants	Details
1917-1926	Owner: Maria Catinka Hedwig Jensen nee Schluter; Mabel Jensen	<ul style="list-style-type: none"> <li>The first owner of the property, including the 1916 house was Maria Catinka Hedwig, who resided in the 1916 house with her daughter Mabel. During this time, Maria worked as a housekeeper while Mable worked as a bank manager (Figure 27).<sup>63</sup></li> <li>Maria was born in 1870 in Denmark. She immigrated to the U.S. in 1884. In 1895, Maria and Christ Jensen married and had two children, Mabel and Christian. Christian died around 1910, while the family was living in Monterey County.<sup>64</sup> Maria died in 1929.<sup>65</sup> <sup>66</sup> After Maria died, Mabel inherited the property.</li> <li>Mabel was born in 1897 in California. In 1920, Mabel married Edward A. Stahl, and they had one child, Beverly. Mabel died in 1967.<sup>67</sup></li> </ul>
1930-1957	Owners: Albert Rodger and Olivia Nevers Rodger	<ul style="list-style-type: none"> <li>The subsequent owners of the property were Albert and Olivia Rodger.</li> <li>Albert was born in 1905 in California, and Olivia was born in 1906 in California. In 1927, Albert and Olivia married and together had one child, Corrine.<sup>68</sup> <sup>69</sup> During their ownership, Albert worked as a machinist, and Olivia kept the house (Figure 28).</li> <li>Olivia died in 1984.<sup>70</sup> It is unknown when Alert died.</li> </ul>
1957-current	Owners: unknown	<ul style="list-style-type: none"> <li>The subsequent owners of the property were not found.</li> </ul>

<sup>63</sup> Ancestry.com. *1920 United States Federal Census*.

<sup>64</sup> Ancestry.com. *1910 United States Federal Census*.

<sup>65</sup> Ancestry.com. *California, U.S., Death Index, 1905-1939*

<sup>66</sup> Newspapers. Com, "Suicide by Gas Due to Ill Health", *Okland Tribune*, April 22, 1929.

<sup>67</sup> Ancestry.com. *California, U.S., Death Index, 1940-1997*

<sup>68</sup> Ancestry.com. *1940 United States Federal Census*.

<sup>69</sup> Ancestry.com. *California, U.S., Marriage Records from Select Counties, 1850-1941*.

<sup>70</sup> Ancestry.com. *California, U.S., Death Index, 1940-1997*.





0	1415	213	388	Forney, John W.	head	D	F	M	W	48	M		
1				—	Gonnetta	wife		F	W	43	M		
2				—	Clara	daughter		F	W	15			
3	1433	314	389	Jensen, Marie	head	D	M	F	W	50	M	Mar 1912	
4				—	Mabel M.	daughter		F	W	23			
5	1443	390		Orvanism, Charles	head	Un		M	W	39	M	Mar 1920	
6				—	Leah	wife		F	W	45	M		

Figure 27. The 1920 Federal Census Record shows Maria and Mabel occupying and owning the 1916 house (courtesy of Ancestry.com).

	91			Medina, George H.	head	w	M	51	Mar	California
				—	Father M.	wife	w	F	42	Mar California
1433	90			Rogers, Albert J.	head	w	M	45	Mar	California
				—	Olivia E.	wife	w	F	44	Mar California
1451	86			Uerra, Amador	head	w	M	45	Mar	Portugal

Figure 28. The 1950 Federal Census Record shows Albert and Olivia residing in the 1916 house (courtesy of Ancestry.com).

EDS-05: 1422 27th Avenue (APN 025-1712-021)

1917 house		
Year	Owner/Occupants	Details
1917-1922	Owner: Charles Edward Ruthberg	<ul style="list-style-type: none"> <li>The first owner of the property, including the 1917 house, was Charles Edward Ruthberg.</li> <li>Charles was born in 1873 in New Zealand. In 1895, Charles and Elizabeth Neils married in New Zealand and had three children.<sup>71</sup> In 1915, during the San Francisco Panama Pacific Exposition, Charles was appointed as the official of the New Zealand Commission and moved to the U.S. to oversee the exhibit. However, Elizabeth refused to travel to the U.S., and in 1915, Charles and Elizabeth divorced.<sup>72</sup> During his ownership of the 1917 house, Charles worked as a carpenter.<sup>73</sup> <sup>74</sup> In 1917, Charles enlisted for service during World War I (WWI).<sup>75</sup></li> <li>By 1920, Charles and Catherine Crocker married and were living in the 1917 house (Figure 29).<sup>76</sup> No information about Catherine was found.</li> <li>Charles died in 1965.<sup>77</sup></li> </ul>
1922-1928	Owner: Joseph Bordanaro	<ul style="list-style-type: none"> <li>The next owner of the property was Joseph Bordanaro (Figure 30).</li> <li>Joseph was born in 1864 in California. In 1899, Joseph and Elizabeth</li> </ul>

<sup>71</sup> Ancestry.com, *New Zealand, Marriage Index, 1840-1937*

<sup>72</sup> Newspapers.com, "New Zealand Official at Fair Asks Divorce," *Oakland Tribune*, October 03, 1915.

<sup>73</sup> Ancestry.com, *U.S., City Directories, 1822-1995*.

<sup>74</sup> Ancestry.com, *1920 United States Federal Census*.

<sup>75</sup> Ancestry.com, *U.S., World War I Draft Registration Cards, 1917-1918*

<sup>76</sup> Newspapers.com, "Burglar Leaves Trail of Peanuts," *Oakland Tribune*, November 21, 1932.

<sup>77</sup> Newspapers.com, "Bay Counties Vital Statistic-Deaths," *Oakland Tribune*, June 03, 1965.



1917 house		
Year	Owner/Occupants	Details
		<p>Curieo married in Alameda County and had four children: Joseph Junior, Ann, Helen, and Annie. During his ownership of the 1917 house, Joseph resided in the 1917 house with his wife and four children and worked as a supervisor for HG Prince &amp; Company.<sup>78</sup></p> <ul style="list-style-type: none"> <li>• Joseph died in 1951.<sup>79</sup></li> </ul>
1928-1947	Owners: unknown	<ul style="list-style-type: none"> <li>• The owner of the property from 1928 to 1947 was not found.</li> </ul>
1937-1938	Occupants: Chester V. Fitch, Ann Fitch nee Thomsen, and Walter D. Fitch	<ul style="list-style-type: none"> <li>• From 1937 – 1938, Chester and Ann Fitch lived in the 1917 house with their children and Chester’s brother, Walter. Chester was born in 1887, and Ann was born in 1892. In 1910, Ann and Chester married in Alameda, California, and they had two children, Juanita, and Edith.<sup>80 81</sup></li> <li>• During Chester, Walter, and Ann’s occupancy, Chester worked as a painter for The Key System, and Walter worked as a deckhand for Key System, while Ann kept house.<sup>82</sup> Chester died in 1945 and Ann died in 1973.<sup>83 84</sup></li> </ul>
1941-1947	Gotfred Patrick Laine and Bertha Theodora Laine nee Nymann	<ul style="list-style-type: none"> <li>• Walter was born in 1892. He did not marry. He died in 1963.<sup>85</sup></li> <li>• From 1941 to 1947, Gotfred and Bertha rented the 1917 house.</li> <li>• During Gotfred and Bertha’s residency in the 1917 house, Gotfred owned and operated a bakery and Bertha worked as a clerk for the bakery.<sup>86</sup></li> <li>• Gotfred was born in Denmark in 1899, and Bertha was born in England in 1900. Gotfred and his family immigrated to the U.S. in 1900, settling in California. Bertha and her family moved to the U.S. in 1923 in New York.<sup>87</sup> In 1925, Bertha and Gotfred married in Los Angeles and had two children, Stephen and George.<sup>88 89</sup></li> <li>• Gotfred died in 1976 and Bertha died in 1999.<sup>90 91</sup></li> </ul>
1947-1993	Owner: Louis A.	<ul style="list-style-type: none"> <li>• The subsequent owner of the property was Louis A. Cassani. During Louis’</li> </ul>

<sup>78</sup> Ancestry.com, *U.S., City Directories, 1822-1995*

<sup>79</sup> Newspapers.com, “Deaths,” *Oakland Tribune*, October 9, 1951.

<sup>80</sup> Ancestry.com, *California, U.S., Marriage Records from Select Counties, 1850-1941*

<sup>81</sup> Ancestry.com, *1930 United States Federal Census*.

<sup>82</sup> Ancestry.com, *U.S., City Directories, 1822-1995*.

<sup>83</sup> Ancestry.com, *U.S., Social Security Death Index, 1935-2014*

<sup>84</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.

<sup>85</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.

<sup>86</sup> Ancestry.com, *U.S., City Directories, 1822-1995*.

<sup>87</sup> Ancestry.com, *New York, U.S., Arriving Passenger and Crew Lists (including Castle Garden and Ellis Island), 1820-1957*.

<sup>88</sup> Ancestry.com, *California, U.S., County Birth, Marriage, and Death Records, 1849-1980*.

<sup>89</sup> Ancestry.com, *1930 United States Federal Census*.

<sup>90</sup> Ancestry.com, *U.S., Social Security Death Index, 1935-2014*

<sup>91</sup> Ancestry.com, *U.S., Social Security Death Index, 1935-2014*.



1917 house		
Year	Owner/Occupants	Details
	Cassani	<p>ownership of the 1917 house, he worked as a body and lender worker for the automobile industry (Figure 31).</p> <ul style="list-style-type: none"> <li>Louis was born in 1923 in California. In 1946 Louis and Florence Di Salvia married and had one child, Nancy.<sup>92</sup> Louis died in 2009.<sup>93</sup></li> </ul>

1422	284	357	Ruthberg Edward	head	07	M	W	46	M	Mar	1919
1440	285	360	Smithley Frank	head	07	M	W	41	M	Mar	1919

Figure 29. The 1920 U.S. Federal Census Record showing Charles living in the 1917 house (courtesy of Ancestry.com)

Borck Frank H lab r 970 Bway A  
 " Inez Mrs r 2119 Chestnut  
 Bordanaro Chas clk r 1422 27th av  
 " Helen r 1422 27th av  
 " Jos r 585 Capell  
 " Jos jr h 1422 27th av  
 " Peter mach h 136 Cambridge av San L  
 Bordeker M C seam r 1814 34th av

Figure 30. The 1925 Oakland City Directory shows Joseph Jr., Helen, and Charles living in the 1917 house (courtesy of Ancestry.com).

1422	194		Cassani Louis A	head		W	M	27	Mar	Cal
			Florence	wife		W	F	29	Mar	Cal
			Nancy J	daughter		W	F	2	Mar	Cal

Figure 31. The 1950 Federal Census Record shows Louis and Florence living in the 1917 house (courtesy of Ancestry.com).

**EDS-06: 1421 Mitchell Street (APN 025-1712-013)**

1919 house		
Year	Owner/Occupants	Details
1919-1926	<p>Owners: Edward V. Sherlock</p> <p>Occupants: Adaline Sandal Sherlock and Margaret V.</p>	<ul style="list-style-type: none"> <li>The first owner of the property, including the 1919 house was Edward V. Sherlock.</li> <li>During Edward’s ownership of the 1919 house, he did not live in the house; he lived in Chicago, where he worked as a clerk.<sup>94</sup> Instead, it appears Edward’s mother Adaline and sister Margaret Sherlock lived in the 1919 house during his ownership (Figure 32).</li> </ul>

<sup>92</sup> Ancestry.com, *New York, New York, U.S., Marriage License Indexes, 1907-2018*

<sup>93</sup> Ancestry.com. *U.S., Social Security Death Index, 1935-2014* .

<sup>94</sup> Ancestry.com, *1900 United States Federal Census*.



1919 house		
Year	Owner/Occupants	Details
	Sherlock	<ul style="list-style-type: none"> <li>• Edward was born in 1879 in Ohio. He never married. He died in Dallas, Texas in 1953.<sup>95</sup></li> <li>• Adeline was born in 1846 in Ohio. In 1865, Adeline and Abraham Sherlock married and had four children, Edward, Alva, Roy, and Margaret.<sup>96</sup> Adeline died in 1926.<sup>97</sup></li> <li>• Margaret was born in 1868, and while living in the 1919 house, she worked as a real estate broker.<sup>98</sup> Margaret never married and died in 1955.<sup>99</sup></li> </ul>
1928-1930s	Owner: Henry Paulsen	<ul style="list-style-type: none"> <li>• The next owner of the property was Henry Paulsen. During Henry's ownership of the 1919 house, he worked as a "letter carrier."<sup>100</sup></li> <li>• Henry was born in 1900 in Denmark and immigrated to the U.S. in 1902.<sup>101</sup> In 1928 Henry and Dorris James married and had three children, Warren, Eleanor, and Burt. Henry's children Warren and Elanor were born in 1919 house (Figure 33).</li> <li>• Henry died in 1969.<sup>102</sup></li> </ul>
1930s-1956	Owners: unknown	<ul style="list-style-type: none"> <li>• Although EDS conducted extensive research, the owner of the property from ca. 1930 to ca. 1950 was not found.</li> </ul>
1935-1942	Occupants: Carl J. Russell and Fannie Russell nee Ardinger	<ul style="list-style-type: none"> <li>• However, the house was rented to Carl and Fannie Russell from 1935 to 1942.<sup>103</sup> Carl was born in 1885 in Iowa while Fannie was born in 1885 in Maryland. In 1916 Carl and Fannie Ardinger married.<sup>104</sup> Together, Carl and Fannie had three children: Isabel, Gertrude, and Meta Virginia. While living in the 1919 house. Carl worked as a mechanic, and Fannie worked as a saleswoman.<sup>105</sup></li> </ul>
1942-1957	Soren Holgensen, Sophie Christensen Holgensen, Helga Holgensen	<ul style="list-style-type: none"> <li>• It was then rented to Soren and Sophie Holgensen from 1942 to 1957 (Figure 34).<sup>106</sup> Soren was born in Denmark in 1894, and Sophie was born in Denmark in 1895. In 1915, Soren and Sophie Christensen married in California.<sup>107</sup> While living in the 1919 house, Soren and Sophie had one</li> </ul>

<sup>95</sup> Ancestry.com, *Texas, U.S., Death Certificates, 1903-1982*.

<sup>96</sup> Ancestry.com, *Ohio, U.S., County Marriage Records, 1774-1993*

<sup>97</sup> Ancestry.com, *California, U.S., Death Index, 1905-1939*

<sup>98</sup> Ancestry.com, *California, U.S., Voter Registrations, 1900-1968*

<sup>99</sup> Ancestry.com, *U.S. Find a Grave® Index, 1600s-Current*.

<sup>100</sup> Ancestry.com, *1930 United States Federal Census*.

<sup>101</sup> Ancestry.com, *1930 United States Federal Census*.

<sup>102</sup> Newspaper.com, "Funeral Notice", *Oakland Tribune*, April 02, 1969.

<sup>103</sup> Ancestry.com, *U.S., City Directories, 1822-1995*.

<sup>104</sup> Ancestry.com, *Web: Washington County, Maryland, U.S., Marriage Index, 1861-1949*

<sup>105</sup> Ancestry.com, *1940 United States Federal Census*

<sup>106</sup> Ancestry.com, *U.S., City Directories, 1822-1995*.

<sup>107</sup> Newspapers.com, "Young People Wedded Here," *Ferndale Enterprise*, November 23, 1915.





1919 house		
Year	Owner/Occupants	Details
		<p>child, Helga. During this time, Soren worked as a carpenter for the Southern Pacific Railroad.<sup>108</sup></p> <ul style="list-style-type: none"> <li>• Helga was born in 1922 in Oakland. In 1942, Helga and William Warren Leach married.<sup>109</sup> During WWII, William was deployed, and Helga moved in with her parents in the 1919 house. She bore her first child, Ronald, in the 1919 house.<sup>110</sup> After the war, Helga moved out of the 1919 house to live with her husband at 1427 Mitchell Avenue.</li> <li>• Soren died in 1980,<sup>111</sup> and Sophie died in 1978.<sup>112</sup></li> </ul>
1960-current	Owners: unknown	<ul style="list-style-type: none"> <li>• The next owner of the property was not found.</li> </ul>



Figure 32. 1922 Advertisement showing Mable’s occupancy of the 1919 house (courtesy of Newspaper.com, *Oakland Tribune*, February 08, 1922).

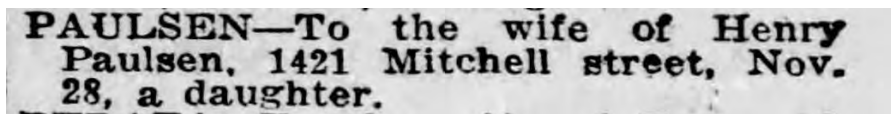


Figure 33. 1930 Newspaper announcement of Henry’s child being born in the 1919 house (courtesy of Newspaper.com, *The Oakland Post Enquirer*, December 3, 1930).

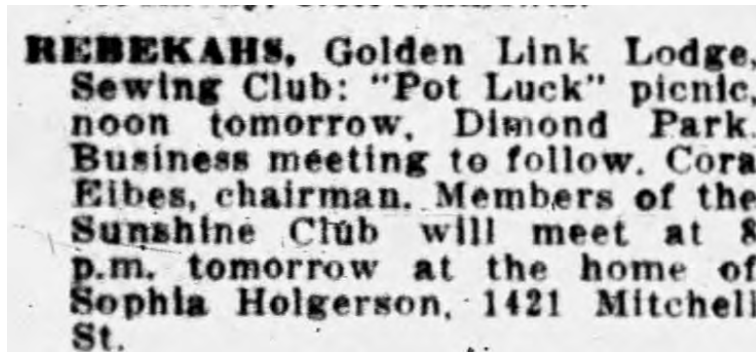


Figure 34. 1956 Newspaper article announcing Sophia hosting the sewing club in the 1919 house (courtesy of Newspaper.com, *Oakland Tribune*, August 15, 1956).

<sup>108</sup> Ancestry.com, 1940 United States Federal Census

<sup>109</sup> Newspapers.com, “License to wed,” *Oakland Tribune*, December 1, 1942.

<sup>110</sup> Newspapers.com, No title, *Oakland Tribune*, August 4, 1944.

<sup>111</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*

<sup>112</sup> Newspapers.com, “Sophie Holgersen,” *Paradise Post*, March 03, 1976.





**EDS-07: 1422 Mitchell Street (APN 025-1713-015)**

ca. 1920 house		
Year	Owner/Occupants	Details
ca. 1920-1922	Owner: Theodore Gier	<ul style="list-style-type: none"> <li>The first owner of the property, including the ca. 1920 house, was Theodore Gier. During Theodore’s ownership of the property, he did not live in the ca. 1920 house. Instead, he lived at 1521 Mitchell Street.<sup>113</sup> Theodore was born in 1861 in Germany and immigrated to the U.S. in 1881. In 1887, Theodore and Ferdinando Hornung married in Oakland when he was 26 years old and she was 21 years old.<sup>114</sup> Together, Theodore and Ferdinando had three children: Elsa, Amelia, and Pauline. In 1919, Ferdinando died, and Theodore married Grace Hornung in 1921.<sup>115</sup></li> <li>Theodore was a wine merchant, and owned and operated a million-dollar company known as Theodore Gier Vineyards and Wine Company; however, in 1920, he had the company dissolved after the passage of the Volstead Act (aka Prohibition).<sup>116 117</sup> During this time, he was also an investor and developer of real estate.<sup>118</sup> During the 1920s, Theodore developed several single-story homes along Mitchell Street, including the ca. 1920 house (Figure 35 and Figure 36).<sup>119</sup></li> <li>Theodore died in 1931.<sup>120</sup></li> </ul>
1922-1945	Owner: August Repetto	<ul style="list-style-type: none"> <li>The next owner of the property was August Repetto.</li> <li>August was born in 1888 in Rome, Italy, and Stella Merlino was born in 1890 in California. They married in 1913 in Alameda, California.<sup>121</sup> It appears August and Stella never had any children. During WW II, August enlisted in the Army (Figure 37).<sup>122</sup> During their ownership of the property, August worked as a window “trimmer”<sup>123</sup> and then as a window display manager for Schwartz &amp; Grodin.<sup>124</sup></li> <li>August died in 1974.<sup>125</sup> Stella died in 1965.<sup>126</sup></li> </ul>

<sup>113</sup> Newspapers.com, “Home of Rich Wine Merchant Ransacked,” *Oakland Enquirer*, May 12, 1920.

<sup>114</sup> Newspapers.com, “Marriage Recorded During the Week Ending March 26<sup>th</sup>,” *Oakland Tribune*, March 26, 1887.

<sup>115</sup> Ancestry.com. *California, U.S., Death Index, 1905-1939*

<sup>116</sup> Newspapers.com, “Gier Wine Company Dissolution Sought,” *Oakland Tribune*, June 3, 1920.

<sup>117</sup> Newspapers.com, “Gier Property To Be Improved,” *Oakland Enquirer*, October 214, 1919. `

<sup>118</sup> Ancestry.com. *1920 United States Federal Census*.

<sup>119</sup> Newspapers.com, “Building Permit,” *Oakland Enquirer*, February 23, 1920.

<sup>120</sup> Newspapers.com, “Theodore Gier Dies,” *The St. Helena Star*, January 09, 1931.

<sup>121</sup> Ancestry.com. *California, U.S., Marriage Records from Select Counties, 1850-1941*.

<sup>122</sup> Ancestry.com. *U.S., World War II Draft Registration Cards, 1942*.

<sup>123</sup> Ancestry.com. *U.S., City Directories, 1822-1995*.

<sup>124</sup> Ibid.

<sup>125</sup> Ancestry.com. *California, U.S., Death Index, 1940-1997*.



ca. 1920 house		
Year	Owner/Occupants	Details
1951-1955	Owners: Elvin Minner	<ul style="list-style-type: none"><li>• The next owner of the property was Elvin Minner.</li><li>• No information about Elvin was found.</li></ul>



Figure 35. 1920 Newspaper announcement of new bungalows on Mitchell Street (Courtesy of *Oakland Tribune*, May 2, 1920).



Figure 36. 1920 Newspaper article announcing Theodore developing several homes on Mitchell Street (Courtesy of Newspaper.com, *Oakland Tribune*, June 32, 1920).

<sup>126</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897) 59

SERIAL NUMBER U 2013 1. NAME (Print) AUGUST NONE REPETTO ORDER NUMBER

2. PLACE OF RESIDENCE (Print) 1422 MITCHELL ST OAKLAND ALAMEDA CAL (Number and street) (Town, township, village, or city) (County) (State)

3. MAILING ADDRESS Same (Mailing address if other than place indicated on line 2. If same insert word same)

4. TELEPHONE FRUITYALE 1553-1 5. AGE IN YEARS 53 6. PLACE OF BIRTH ROMA (Town or county) ITALY (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS STELLA REPETTO, 1422 MITCHELL ST OAKLAND CAL

8. EMPLOYER'S NAME AND ADDRESS SCHWARTZ, J. BRODIE

9. PLACE OF EMPLOYMENT OR BUSINESS 124 Broadway Oakland ALAMEDA CAL (Number and street or R. F. D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE. August Repetto (Registrant's signature)

D. S. S. Form 1 (Revised 4-1-42) (over) 16-21630-2

Figure 37. August’s WWII registration card shows his occupancy in the ca. 1910 house (courtesy of Ancestry.com).

EDS-08: 1416 Mitchell Street (APN 025-1713-014)

ca. 1920 house		
Year	Owner/Occupants	Details
1920-1922	Owners: Theodore Gier	<ul style="list-style-type: none"> <li>The first owner of the property, including the ca. 1920 house, was Theodore Gier. See EDS-07 for additional details about Theodore.<sup>127</sup></li> </ul>
1922-1930	Owner: Christian Jensen	<ul style="list-style-type: none"> <li>The next owner of the property was Christian Jensen.</li> <li>Christian was born in 1867 in Denmark and immigrated to the U.S. in 1890. In 1894, Christian married Bena Anderson and together they had four children, Harold, Helen, Margaret, and Dorothy.<sup>128</sup> In 1922, Christian and his family moved to Oakland from Wisconsin and resided in the ca. 1910 house. During Christian’s ownership, he worked as a tailor (Figure 38).<sup>129</sup></li> <li>Christian died in 1956.<sup>130</sup> Bena died in 1935.<sup>131</sup></li> </ul>
1930-ca.1945	Owners: Anthony Deas and Frances Durante Deas	<ul style="list-style-type: none"> <li>The subsequent owners of the property were Anthony and Frances Deas (Figure 39).</li> <li>Anthony was born in California in 1897, and Frances was born in California in 1899. In 1919, Anthony and Frances married in Alameda,</li> </ul>

<sup>127</sup> Newspapers.com, “Gier Property To Be Improved”, Oakland Enquirer, October 214, 1919.

<sup>128</sup> Ancestry.com, 1910 United States Federal Census.

<sup>129</sup> Ancestry.com, U.S., City Directories, 1822-1995.

<sup>130</sup> Ancestry.com, California, U.S., Death Index, 1940-1997.

<sup>131</sup> Newspapers.com, “Vital Statistics,” Oakland Tribune, February 05, 1935.



ca. 1920 house		
Year	Owner/Occupants	Details
		<p>California, and they had one child, Kenneth.<sup>132</sup> During Frances and Anthony's ownership of the property, Anthony worked as a plumber, and Frances kept the house.</p> <ul style="list-style-type: none"> <li>• Frances died in 1982,<sup>133</sup> and Anthony died in 1961.<sup>134</sup></li> </ul>
ca. 1945-1951	Owner: Richard Renstrom	<ul style="list-style-type: none"> <li>• The next owner of the property was Richard Renstrom.</li> <li>• No additional information about Richard was found.</li> </ul>
1951-1955	Owner: Eskil G. Johnson	<ul style="list-style-type: none"> <li>• The subsequent owner of the ca. 1920 house was Eskil G. Johnson.</li> <li>• Eskil was born in 1908 in California. When WWII started, he enlisted and served overseas. Sometimes, after the war ended, Eskil married Betty (no last name was found), and they then moved into the ca. 1920 house. It is unclear if Eskil and Betty had any children. During his ownership, Eskil worked as a furniture salesman.<sup>135</sup></li> <li>• Eskil died in 1990.<sup>136</sup></li> </ul>
1955 – present	Owners: unknown	<ul style="list-style-type: none"> <li>• The next owner of the property was not found.</li> </ul>

Jensen, August L, 2822 E 16th st, manager.....Rep  
 Jensen, Christ, 1416 Mitchell st, tailor.....Dem  
 Jensen, Miss Helen, 1416 Mitchell st, electrical work.....Dem

Figure 38. The 1924 California Voter Register shows Christian and his daughter Helen living in the ca. 1920 (courtesy of Ancestry.com).

" Glanys A r1509 41st av  
 Deas Anthony R (Frances) h1416 Mitchell  
 " Carrie slswn Jos Malnick & Co  
 " Chas V (Myrtle) driver h3251 Louise  
 " Charlotte h1729 San Antonio av A @

Figure 39. The 1941 Oakland City Directory shows Anthony and Frances residing in the ca. 1920 house (courtesy of Ancestry.com).

<sup>132</sup> Ancestry.com, *California, U.S., Marriage Records from Select Counties, 1850-1941*.

<sup>133</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.

<sup>134</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.

<sup>135</sup> Ancestry.com, *1950 United States Federal Census*.

<sup>136</sup> Ancestry.com, *California, U.S., Death Index, 1940-1997*.



**EDS-09: 1410 Mitchell Street (APN 025-1713-013)**

1922 duplex		
Year	Owner/Occupants	Details
1922-1930	Owners: Theodore Gier	<ul style="list-style-type: none"> <li>The first owner of the property, including the 1922 duplex, was Theodore Gier. During this time, Theodore lived on Grand Avenue.<sup>137</sup> During his ownership of the property, the duplex was a rental.</li> <li>See EDS-07 for additional details about Theodore.</li> </ul>
1930-current	Owners: unknown Occupants: Christian M. Irving	<ul style="list-style-type: none"> <li>Although EDS conducted extensive research, the owners of the 1922 duplex were not found.</li> <li>During this time, the 1922 duplex was rented out to various tenants, including Christina M. Irving, who operated a spiritual advising business in the 1922 duplex. By 1952, the 1922 duplex was utilized as office units with the address 1408 and 1410 Mitchell.</li> </ul>

**EDS-10: 1404 Mitchell Street and 2750-2758 International Boulevard (APN 025-1713-012)**

ca. 1920 Triplex		
Year	Owner/Occupants	Details
ca. 1920 - 1924	Owner: Theodore Gier	<ul style="list-style-type: none"> <li>The first owner and developer of the property, including the ca. 1920 triplex, was Theodore Gier. During this time, the building was a residential tri-plex, and there were three carports/garages at the rear of the house for residences.</li> <li>See EDS-07 for additional details about Theodore.</li> </ul>
ca. 1924 - 1960	Owners: unknown Occupants: Harold T. Ryan and Marie Ryan; Tullis Stephen Menefee and Letha R. Menefee	<ul style="list-style-type: none"> <li>Although EDS conducted extensive research, the subsequent owners of the property were not found.</li> <li>From ca. 1924 to about 1930, the unit at 1404 Mitchell was occupied by Harold T. Ray (Figure 40) and his wife Marie. Harold was a dentist during his occupancy in the building. No additional information about Harold was found.</li> <li>In 1930, Tullis Stephen and Letha R. Menefee lived in the unit at 2750 E. 14<sup>th</sup> Street (now 2750 International Blvd). Tullis was born in California in 1880, and Letha was born in California in 1892. They had three children. During their occupancy, Tullis worked as a house painter.</li> <li>By 1947, ca. 1920, triplex was converted to medical office space.</li> <li>From ca. 1949 to ca. 1955, the National Inventions Service company occupied the building. R. B. Way No information about the National Inventions Service was found (Figure 41).</li> </ul>

<sup>137</sup> Ancestry.com, 1920 United States Federal Census.



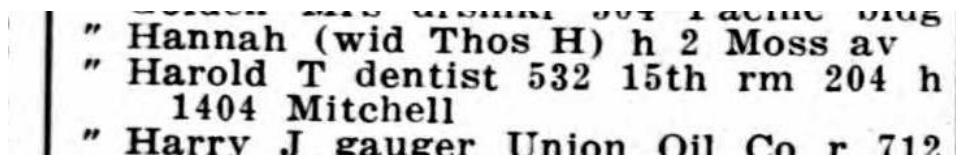


Figure 40. 1924 Oakland City Directory showing Harold T. Ryan living in the ca. 1920 triplex (courtesy of Ancestry.com).



Figure 41. 1947 Newspaper advertisement for National Inventions Service (courtesy of Newspaper.com, *Oakland Tribune*, May 23, 1947).

## ARCHITECTURAL STYLES

The following section briefly describes the architectural styles associated with the built environment resources in the Direct and Indirect APEs.

### MODERN ARCHITECTURE (1935 – 1970S)

Modern Architecture (Modernism) is rooted in Europe, where architects began experimenting with new ideas about forms, materials, and composition. The Modern Movement of Architecture “represents a dramatic shift in the design of buildings, away from the traditional forms and construction techniques of the past and toward a new era of design.” Spurred by the 1925 Exposition des Arts Decorates in Paris, Modern architecture styles, including Art Deco and Art Moderne, spread to the U.S., becoming known as the Modern Movement (1925 – 1950). Modern design embraced a sleek, sharp-edged appearance with distinctive decorative details; the Art Deco style presented an exotic new look for buildings. The smooth wall surface of the Art Deco style was carried over into the development of the more streamlined, less ornamented Art Moderne style. During this time, modernist architects often merged – and overlapped with – sub-styles that intentionally incorporated the stark, austere, Machine-age aesthetic tied to European Modernism. At the end of WWII, modern architectural designs also brought broad changes to the American architectural landscape, as the exterior became an extension of interior spaces.

Elements of Modern Architecture often include:

- use of “new” building materials, such as mass-produced glass, steel, reinforced concrete, and cast iron.
- use of modern engineering techniques
- priority is given to function rather than appearance, which is derived from the function
- minimalist design: clean lines, balanced composition, exposed building materials, and lack of adornment
- connect to the outdoors



- accessibility

## COMMERCIAL STOREFRONT ARCHITECTURE

Storefront Commercial Architecture developed on “Main Street” storefronts throughout the U.S. It began with the idea that storefronts were the porches of main street buildings, which were designed to attract and invite the attention of customers. However, these types of buildings were also constructed to provide a functional second-story space; therefore, many of the storefront commercial buildings consist of second stories that were often where the owners of the stores lived with their families, as well as rooms for rent. Storefront buildings were designed to showcase merchandise while allowing for the protection of the goods. In addition, storefronts also posed a unique dilemma regarding architectural style because they were often designed in an eclectic manner, which combined features perceived as attractive to potential customers with those that were popular at the time. As such, many storefront commercial buildings include design elements from other architectural styles such as Spanish Colonial Revival, Mission Revival, or Classical Revival architecture. Another unique feature of storefront architecture is that the primary façade is often the subject of more frequent alterations, partly due to changes in architectural styles’ popularity, but more often to accommodate new uses and business identities.

## ITALIANATE ARCHITECTURE (1840 – CA. 1885)

The Italianate architectural style developed around the mid-nineteenth century as a result of the romantic (aka Picturesque) movement, where architecture in Europe was beginning to trend away from the more classical elements and ideals that were the basis for architecture in England during the fifteenth century. In the U.S., the Italianate style began to take hold in the 1840s, mainly exhibited in rural buildings or city mansions that captured the Romantic movement’s focus on informal, artistic architecture. Based on the forms and elements of Italian villas, the Italianate architectural style is often identified by a low-pitched roof with wide overhanging eaves, sometimes capped by a cupola or tower, as well as tall, narrow windows, a one-to three-story massing, decorative quoins, and elaborate window crowns that are usually designed in a U-shape.<sup>138</sup>

## CRAFTSMAN ARCHITECTURE (1905 -1930)

The Craftsman architectural style is the quintessential house style of America. More popular and more replicated than most others, it is the sum of all that America is. It stands for simplicity, excellence, and utility, as well as simplicity in design, excellence in craftsmanship, and utility in its functionality. Craftsman houses were inspired mainly by two California brothers –Charles Sumner Greene and Henry Mather Greene. They practiced together in Pasadena from 1893 to 1914 (i.e., California Craftsman, Craftsman Bungalows, or California Bungalow Craftsman). In about 1903, they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples. Influenced by the English Arts and Crafts Movement, an interest in oriental wooden architecture and their early training in the manual arts appear to have led the Greene’s to design and build these intricately detailed buildings. During

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<sup>138</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2019), 212.



the early twentieth century, these and similar residences were given extensive publicity in some of the most popular magazines, thus familiarizing the rest of the nation with this style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even provided completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the Craftsman house quickly became the most popular and fashionable smaller house in the country.

- Common architectural design features of Craftsman architecture include the following:
- Low-pitched roof lines, gabled or hipped roof, and deep overhanging eaves
- Decorative half-timbering and woodwork
- Front or side-gable roofs with exposed rafters or decorative brackets under eaves and front porch beneath the extension of the main roof
- Tapered, square columns (“battered” columns) supporting the roof
- Double-hung windows; 3-over-1 or 6-over-1 double-hung windows
- Hand-crafted stone or woodwork, including wood and shingle siding
- Mixed materials throughout the building

### **MINIMAL TRADITIONAL STYLE (CA. 1935 – 1950)**

During the Great Depression, the Federal Housing Authority (FHA) set limitations on the form and style of houses that could be constructed using its Federal mortgage programs, and in a 1940 publication by the FHA, these guidelines were explicitly stated, including some design guidelines: “Simplicity in exterior design gives the small house the appearance of maximum size.”<sup>139</sup> The Minimal Traditional style emerged from this language as an understated interpretation of more eclectic Colonial and Period Revival styles that preceded it.<sup>140</sup> This simpler style flourished during this new era of prefabrication, as it could be easily mass-produced and utilized only basic decorative elements for aesthetics, such as window shutters, wood siding, and brick veneer.

The Minimal Traditional style borrowed forms from previously popular styles, and houses were often designed as small, one-story buildings with a side-gable or hipped roof with little to no overhang, multi-light double-hung windows, and very minimal architectural decoration.

Minimal Traditional is often characterized by the following elements:

- One story (occasionally two stories) in height
- One- to two-car garage, either attached to or detached from the residence
- One-piece tilt-up wood garage door, often with a simple geometric design in wood trim
- Stucco and various forms of wood siding, including lapped shingle and board-and-batten siding

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<sup>139</sup> McAlester, *A Field Guide to American Houses*, 588.

<sup>140</sup> *Ibid.*



- Occasionally includes brick veneer
- Modest character with stripped-down traditional architectural details, including faux shutters and bay windows with concave awnings
- Gabled or hipped roofs
- Asphalt shingled roofing
- Occasionally scallop-edged canopies
- Modest porches with simple wood porch support elements
- Wood double-hung or steel casement sash windows

### **TUDOR REVIVAL (1890 – 1940)**

During the early twentieth century, American architecture was strongly shaped by L’Ecole des Beaux-Arts. Although only a small percentage of American architects studied in France, Beaux-Art’s emphasis on studying historic precedents also impacted the focus of American architectural education, resulting in increased familiarity with “old world” English and French styles, including English Tudor, French Norman, Chateausque, and various provincial styles, among architects. Architects and builders of the era integrated traditional decorative elements within new building designs. At the same time, some building designs were dedicated exclusively to a specific style; most combined decorative elements from multiple styles.

The Tudor Revival style gained popularity in the U.S. and California in the 1920s and continued through the 1930s. The East Bay region exhibited this style along with other period revival styles in suburban developments around the area, especially in the hills above Oakland and Berkeley. Although decorative elements of the Tudor Revival, English Revival, and French Colonial Revival styles were sometimes featured on earlier American Colonial Revival and Arts and Crafts movement buildings, a variety of dynamics contributed to the rise in popularity of eclectic Period Revival styles during the 1920s. Factors included trends in architectural education emphasizing literal representations of European architectural precedents, in addition to increased appreciation among Americans for Great Britain and France, precipitated by positive interactions with these countries during World War I and romanticized depictions of their architectural landscapes in motion pictures of the era.

During this time, the “Tudor Composite” – constructed at the end of the Tudor Revival period - was a popular Tudor Revival sub-type.<sup>141</sup> Tudor Revival, as well as the Tudor Composite, typically exhibits Tudor Revival characteristics (listed below); however, Tudor Composite also exhibited formal features such as symmetrical facades – some with cornice returns and round columns.

- Asymmetrical façade and irregular massing
- Steeply pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or

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<sup>141</sup> Architectural Resources Group and Historic Resources Group, *City of Santa Monica Historic Context Statement*, Prepared for the City of Santa Monica, March 2018, 342-343.



composition roofing

- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in stone or brick
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in a turret or under a secondary gable
- Prominent chimney with elaborate brickwork

## ARCHITECTS

### CHARLES D. MULLEN (1926 – 2009)

The 1969 three-story building within EDS-01a was designed by architect Charles D. Mullen. Mullen was born in 1926 in Oakland. He received a U.S. Navy Certificate of Model Aircraft Builder in 1942, during attendance at Oakland High School. In 1944, he joined the U.S. Navy, attending training at the Electronics School at the Naval base in Monterey, where he was assigned to work with the Landing Craft Infantry division. After his service in the Navy ended, he enrolled at the University of California at Berkeley Architectural School, where he received his bachelor's degree in 1951. Upon graduation, Mullen worked at Kirby and Associates. During the 1950s, he worked as a team member on the development of the Washington Township Hospital in Fremont. He then worked with the Mohr Brothers, designing commercial buildings, apartment houses, and single-family houses. In 1956, he teamed with Leslie A. Morris and established the firm known as Charles Mullen Professional Designers and Associates (1956-1959), designing apartments and medical buildings. In 1968, Mullen Morris Alexander Inc. was formed, with their office located at 1600 B Street in Hayward. During his partnership with Mullen Morris Alexander, they designed convalescent hospitals, medical buildings, retirement centers, and houses. It appears that one of their first projects as a firm was the 1969 three-story commercial building within EDS-01a. Although Mullen's work does not appear to have focused on a particular style, he did focus his career on the medical building types, which did not often afford an opportunity for exploring design, instead focusing on function.

### EDWARD T. FOULKES (1874 - 1967)

The ca. 1925 two-story building within EDS-01b was designed by master architect Edward T. Foulkes.

Edward T. Foulkes was born August 14, 1874, to Welsh immigrants in Monmouth, Oregon.<sup>142</sup> While he began his education at Stanford University in 1893, he transferred and completed his Bachelor of Science at the Massachusetts Institute of Technology in 1898.<sup>143</sup> He began his career in architecture as a draftsman for

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<sup>142</sup> John Edward Powell, "Edward T. Foulkes (1874-1967)," *A Guide to Historic Architecture in Fresno, California: Biographies of Architects, Designers, and Builders*, 1996. <https://historicfresno.org/bio/foulkes.htm> (accessed March 4, 2024).

<sup>143</sup> PCAD, "Edward Thomas Foulkes (Architect)," <https://pcad.lib.washington.edu/person/1175/> (accessed March 4, 2024).





Clarence Blackall in Boston but left this apprenticeship and moved to New York in 1901 to begin work for Cass Gilbert.<sup>144</sup> While working for Carrère and Hastings, a classical architecture firm, he applied for and was awarded the Rotch Scholarship in 1903.<sup>145</sup> Through this scholarship, he attended a year at the Ecole des Beaux-Arts in Paris, Foulkes, and then traveled to England, Wales, Germany, Switzerland, Italy, Spain, Egypt, Turkey, India, China, and Japan.<sup>146</sup> After returning to the U.S., he moved to San Francisco and opened his own architectural firm, which also operated a branch in Fresno.<sup>147</sup> Following the success of his first firm, Foulkes formed a partnership with a colleague from the Massachusetts Institute of Technology (M.I.T.), Foulkes and Houge. The team produced two pavilions and a large hotel at the Panama-Pacific International Exposition and designed a campus building at Oregon State University.<sup>148</sup> In 1908, Foulkes again branched out on his own, moving to Oakland, at which time he designed the NRHP-listed Pittock Mansion in Portland, as well as the Peralta Apartments and Oakland Tribune Tower in Oakland. While Foulkes led a prolific career, his most notable works demonstrate his mastery of classical forms, particularly that of Italianate architecture; as such, he is a master of classical architecture.

### **WILLIAM H. WEEKS (1864 - 1936)**

The 1929 Fruitvale Gateway Building within EDS-03 was designed by master architect William H. Weeks.

William H. Weeks was a Canadian-born architect born on January 18, 1864, in Charlottetown, PEI, CA.<sup>149</sup> His family moved to the United States, where they moved to several different states.<sup>150</sup> In his twenties, Weeks attended the Brinker Academy in Denver, CO, where he received his training in architecture. Shortly after his marriage, he moved his family to Oakland, CA, where he formed his architecture firm ca. 1894.<sup>151</sup> His career as an architect was prolific, designing over a hundred and fifty buildings throughout California, Nevada, and Oregon.<sup>152</sup> His most well-known architecture consists of Carnegie libraries, banks, and other

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<sup>144</sup> John Edward Powell, "Edward T. Foulkes (1874-1967)," *A Guide to Historic Architecture in Fresno, California: Biographies of Architects, Designers, and Builders*, 1996. <https://historicfresno.org/bio/foulkes.htm> (accessed March 4, 2024).

<sup>145</sup> PCAD, "Edward Thomas Foulkes (Architect)," <https://pcad.lib.washington.edu/person/1175/> (accessed March 4, 2024).

<sup>146</sup> John Edward Powell, "Edward T. Foulkes (1874-1967)," *A Guide to Historic Architecture in Fresno, California: Biographies of Architects, Designers, and Builders*, 1996. <https://historicfresno.org/bio/foulkes.htm> (accessed March 4, 2024).

<sup>147</sup> PCAD, "Edward Thomas Foulkes (Architect)," <https://pcad.lib.washington.edu/person/1175/> (accessed March 4, 2024).

<sup>148</sup> PCAD, "Edward Thomas Foulkes (Architect)," <https://pcad.lib.washington.edu/person/1175/> (accessed March 4, 2024).

<sup>149</sup> PCAD, "William Henry Weeks (Architect)," <https://pcad.lib.washington.edu/person/1345/> (accessed March 4, 2024)

<sup>150</sup> *Ibid.*

<sup>151</sup> *Ibid.*

<sup>152</sup> Noehill, "William H. Weeks," *Bay Area Architects: William H. Weeks*, [https://noehill.com/architects/weeks\\_william.aspx](https://noehill.com/architects/weeks_william.aspx) (accessed March 4, 2024)



public buildings, and his mastery of neoclassical architecture.<sup>153</sup> Several of his buildings are listed on the NRHP, including the Porter Building (1913) and Hotel Woodland (1928) in Woodland, CA; Oroville Carnegie Library (1912) in Oroville, CA; the Redman Hirahara Farmstead (1897) in Watsonville, CA; the Samuel M. Black House in Salinas, CA; Hotel De Anza (1931) in San Jose, CA; Bank of Tracy (1909) in Tracy, CA; and the Durant Hotel (1928) in Berkeley, CA.<sup>154</sup> These buildings demonstrate the various forms of architecture over which he possessed mastery, as well as his success with neoclassical architecture. At his death in 1936, he left his firm, Weeks and Weeks, to his son, Harold Weeks.<sup>155</sup>

## HISTORIC ARCHITECTURAL SURVEY

On October 30, 2023, and January 23, 2024, EDS Principal Architectural Historian Stacey De Shazo, M.A. completed a survey of the thirteen properties within the Direct APE (EDS-01a and EDS-01e) and Indirect APE (EDS-02 – EDS-10). The section describes the survey of the built environment resources within each of the properties.

### **DIRECT APE: EDS-01A – EDS-1E (APNS: 025-0712-019-02, 025-0712-017, -016, -015, AND -014)**

#### **EDS-01a: 1969 Three-story Commercial Building**

The 1969 building is associated with Modern architecture and it was designed by architect Charles D. Mullen. The three-story building has a concrete slab foundation with a rectangular footprint and an inverted corner at the southeast corner of the building. A flat roof extends out over the entire façade of the north, east, and west elevations and at the inverted corner on the south elevation. There is a monitor at the northern half of the roof. The walls are finished with scored stucco that looks like concrete panels, primarily around the entrances.

#### **South Elevation (Primary Façade)**

The south elevation is the primary elevation and consists of the street-facing entrance located at the first-story level and within the inverted corner of the building (Figure 42). Over this entryway is a flat roof that extends across the entire inverted corner, extending past the wall of the west elevation. A raised flower bed is enclosed below the flat roof, surrounded by a metal fence. The entryway is accessed via a concrete porch, which consists of a single step from the sidewalk. The fenestration on the south wall of the inverted corner consists of four columns of curtain wall, with two rows of glass; the lower row has a single glass and metal door, and the remaining windows within the row are the same height as the door. The row of windows above is roughly a quarter of the height of the lower row. These columns and rows are separated by thick metal mullions (Figure 43). The fenestration of the second and third stories consists of a ribbon of three fixed square windows with metal mullions at each story. These ribbons are placed above the curtain wall of

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<sup>153</sup> PCAD, “William Henry Weeks (Architect),” <https://pcad.lib.washington.edu/person/1345/> (accessed March 4, 2024)

<sup>154</sup> Wikipedia, “List of buildings designed by W. H. Weeks,” [https://en.wikipedia.org/wiki/List\\_of\\_buildings\\_designed\\_by\\_W.\\_H.\\_Weeks](https://en.wikipedia.org/wiki/List_of_buildings_designed_by_W._H._Weeks), (accessed March 4, 2024).

<sup>155</sup> Noehill, “William H. Weeks,” *Bay Area Architects: William H. Weeks*, [https://noehill.com/architects/weeks\\_william.aspx](https://noehill.com/architects/weeks_william.aspx), (accessed March 4, 2024).



the first story. The remaining walls of the south elevation do not have any fenestration but utilize the scored stucco paneled finish as its defining feature.



**Figure 42. South elevation, facing north.**



**Figure 43. The main entrance of the South elevation, facing north.**





## West Elevation

The west elevation consists of the street-facing façade (Figure 44). The fenestration of the first story consists of four pairs of fixed aluminum windows and a single metal roll-up door. Each of the windows has safety grilles (Figure 45). At the second story, the fenestration consists of five pairs of windows, where the two northern pairs each have a fixed aluminum window and a sliding aluminum window. The remaining three pairs are simple, fixed aluminum windows. The fenestration of the third story consists of five pairs of windows, with the middle and southernmost pair of windows consisting of a fixed aluminum window and a sliding aluminum window, and the remaining pairs are fixed aluminum windows. The fenestration of each story is in alignment with that of the first story, which visually provides eleven vertical sections, where each of the sections with fenestration slightly projects from the plane of the wall (Figure 46). Between these projecting stucco sections, there are six aluminum downspouts. There are also nineteen metal vents throughout the elevation. The west wall of the inverted southwest corner consists of a double glass and metal door, with a transom above, surrounded by thick metal mullions. The first and third stories' fenestration consists of a pair of fixed square windows with metal mullions.



Figure 44. West elevation, facing east.



Figure 45. Paired windows with metal window grille.



Figure 46. North and west elevations, facing southeast.

### North Elevation

The north elevation consists of the driveway-facing elevation with private rear access to the building (Figure 47). The elevation's first story consists of two pairs of fixed aluminum windows with metal grilles; set between these pairs is the entrance, which has two full-height aluminum windows and a glass and aluminum door (Figure 48). Over the door is a slender transom. The windows and doors are all divided by thick, aluminum mullions and have metal grilles over the glass of the windows and doors. Above the





entrance is a flat, metal, partial façade roof, cantilevered from the facade. The fenestration of the second and third stories consists of three pairs of fixed aluminum windows and a single fixed aluminum window (Figure 49). The “middle” of these pairs does not align with the rest of the windows of the elevation; instead, they are set below. The fenestration of each story is in alignment with that of the first story, which visually provides five vertical sections, where the exterior sections of fenestration slightly projects from the plane of the wall. The monitor of the building has a pair of fixed aluminum windows and a single fixed aluminum window.



**Figure 47. North and west elevations, facing southeast.**



**Figure 48. The entrance is on the north elevation, facing south.**



Figure 49. North elevation, facing southeast.

### East Elevation

The east elevation consists of the parking-lot-facing façade with two single doors at the first story and forty windows (Figure 50). The fenestration of the first story consists of a single door to the south of a single fixed aluminum window, a pair of fixed aluminum windows, a ribbon of three aluminum windows, a single metal door to the south of a sliding aluminum window, a pair of fixed aluminum windows and a ribbon of three windows, two of which are fixed aluminum windows while the third is a sliding aluminum window. Each window at the first story has a metal grille installed over the glass. The fenestration of the second story consists of two pairs of windows, each with a sliding aluminum window and a fixed aluminum window, a ribbon of three sliding aluminum windows, two pairs of sliding aluminum windows and a ribbon of three windows, with a fixed aluminum window set between sliding aluminum windows (Figure 51). The fenestration of the third story consists of two pairs of fixed aluminum windows, a ribbon of three fixed windows, two pairs of fixed aluminum windows, and a ribbon of three fixed aluminum windows. The fenestration of each story is in alignment with that of the first story, which visually provides twelve vertical sections, where each of the sections with fenestration slightly projects from the plane of the wall. Between





these projecting stucco sections, there are four aluminum downspouts. There are also nineteen metal vents throughout the elevation.



**Figure 50. East elevation, facing southwest.**



**Figure 51. East elevation, facing northwest.**

### **EDS-01b: ca. 1925 Two-story Building**

The ca. 1925 two-story building is associated with Minimal Traditional architecture, with elements of Commercial Storefront architecture. The two-story building has a continuous concrete foundation, a flat



roof, and a hipped roof clad with asphalt shingles. The flat roof has a raised and projecting stucco parapet, and the hipped roof has a small eave overhang. The building is clad with textured stucco and painted brick. Initially, the ca. 1925 building consisted of the Minimal Traditional, two-story, hipped roof form that remains visible from certain angles but was enveloped by the commercial storefront addition in 1931. The 1931 addition includes the two-story, flat roof section attached to the south elevation of the ca. 1925 building and one-story additions on the west and east elevations.

### South Elevation (Primary Facade)

The south elevation consists of the primary facade and street-facing elevation (Figure 52). The first story of the building has two recessed glass and aluminum doors, between which there is a horizontal aluminum sliding window. Over the westernmost door is a fixed aluminum transom. A vinyl awning spans over the two doors but only extends across the partial façade. A high-placed, horizontal, fixed wood window is to the east of the doors. Between the stories, a decorative raised stucco belt course matches the molding of the cornice along the roof. At the second story, there are three windows; the westernmost is covered by plywood, while the remaining are aluminum casement windows, with fixed transom windows.



Figure 52. South elevation, facing north.

### West Elevation

The west elevation consists of the west walls of the ca. 1925 building and the 1931 addition (Figure 53). The ca. 1925 section is set back from the plane of the 1931 addition and consists of a pair of one-over-one, double-hung wood windows, a ribbon of three one-over-one, double-hung wood windows, and a one-over-one, double-hung wood window. The 1931 addition has two high-placed fixed wood windows (Figure 54). Along the base of the elevation is the exposed, raised concrete foundation.





**Figure 53. West elevation, facing northeast.**



**Figure 54. West elevation, facing east.**

### **North Elevation**

The north elevation consists of the 1931 addition's north wall and the ca. 1925 building (Figure 55). The first floor of the elevation consists of a single metal door and a high-placed, fixed wood window. The ca. 1925 building consists of an off-centered, single door accessed via a wood stair with two wood landings (Figure 56). Above the door is a fixed transom, and to the east of the door is a fixed aluminum window. The





entryway is between two pairs of one-over-one, double-hung wood windows with lugs. The fenestration of the 1931 addition consists of two, one-over-one, double-hung aluminum windows with metal grilles to the east side of the ca. 1925 section and a single, one-over-one, double-hung aluminum window on the west side of the ca. 1925 section (Figure 57).



**Figure 55. North and west elevation, facing southeast.**



**Figure 56. North elevation, facing south.**



**Figure 57. North and east elevations, facing southwest.**

### **East Elevation**

The east elevation consists of the east walls of the ca. 1925 building and the 1931 addition (Figure 58). The fenestration of the ca. 1925 section consists of a one-over-one, double-hung aluminum window with a sliding aluminum window set between these two windows. The 1931 addition has a single, horizontal fixed wood window (Figure 59).



**Figure 58. North and east elevations, facing southwest.**





**Figure 59. East elevation, facing west.**

#### **EDS-01c-e: Parking Lot**

The parking lot within the three parcels is paved and comprises of thirty-six parking spaces. The lot is enclosed by metal fencing on the southwest and southeast boundaries that separates the private lot from the public concrete walkway (Figure 60). The west boundary of the parking lot has both a metal chain link fence and the west wall of the ca. 1925 building (Figure 61). The north boundary of the parking lot has a metal chain link fence. Along the east boundary of the lot, there is a concrete apron wall that provides street access to the parking lot. At this apron, there is a large sliding gate that matches the fence.



**Figure 60. The parking lot at the southwest corner within EDS-01c, facing northeast.**



**Figure 61. Parking lot, facing northwest.**

## **INDIRECT APE (EDS-02 – EDS-10)**

### **EDS-02: 1913 St. Joseph’s Apartment (aka St. Joseph’s Home for the Aged; APN 025-07 44-010)**

The St. Joseph’s Apartment is listed on the NRHP (National Register #16000864) and is associated with Colonial Revival and Georgian Revival architecture. The property was photographed but access to the property was limited to public spaces. Based on the survey and the architectural description from the NRHP



documents, the 1913 St. Joseph's Apartment has not been altered in any significant way (Figure 62 and Figure 63).

### **1913 Main Building**

The following section description for the Main Building, which was the focus of the EDS "current condition survey" of the 1913 St. Joseph's Apartment:<sup>156</sup>

"The building was constructed on a combination of continuous concrete perimeter foundation and individual concrete footings supporting brick bearing perimeter walls, brick cross walls at the center bay and two rows of steel columns running east-west. Except for the steel columns and beams and limited areas of concrete slab on grade flooring, the floor construction, flooring and roof framing are wood.

The building was symmetrical when it was completed in 1913. In 1945, a wing, oriented north-south, was added to the west end of the structure. The addition projects slightly from the north façade of the original building and extends south to echo the central wing at the rear of the original building. The wing matches the original portion of the Main Building in materials, exterior composition, form, and ornamentation."

### **Exterior Overall**

"The façade treatment is simple overall with even or regularly spaced bays containing six-over-six double hung wood windows that are predominantly segmentally arched. At all elevations, the first or ground floor (called basement in the original drawings) is set off by a corbelled brick belt course and segmentally arched windows. The second and third floors are defined by segmentally arched windows, except at the north and west elevations where arched windows with three-light transoms distinguish the second floor. The fourth floor is set off from the floors below by square headed windows and a brick belt course at the north and west elevations and returns on adjacent elevations. Above these windows, are painted copper cornice modillions and a paneled brick parapet wall that wraps around the full length of the north and west walls to terminate at the east and south walls, respectively. The roof is slate with copper flashing, valleys and ridge rolls and alternating round and pointed arched dormers at the north and south elevations."

### **North Exterior Wall**

"At the north elevation, ornamentation is concentrated at the advancing plane of the center five bays. At the center three bays, a red brick and cement plaster porch projects from the façade, accessed by a grand flight of stairs rising from grade. First floor entrances are located in the side walls of the porch at grade. The stair cheek walls, columns, pillars and porch cornice are all cement plaster. Lettering centered on the porch fascia identifies the building as "St. Joseph's." At the fourth floor, directly above the porch, is a cement plaster niche.

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<sup>156</sup> Frederic Knapp and Jill Johnson, Knapp Architects, St. Joseph's Home for the Aged, Alameda County, California, National Register #16000864.





“Drawings show a statue—possibly St. Joseph—in the niche, but it is not known if the statue was installed and subsequently removed. The central ornamentation culminates at the roofline in a cross hip roof. A belfry topped with a cross straddles the intersection of the gable and hip roofs. The belfry conceals two skylights located at the intersection of the vertical and central cross bar of the backwards F-shaped plan.”

#### **West Exterior Wall**

“Except for deviations in wall treatment resulting from the removal of an original fire escape, the fenestration, projecting brick courses, cornice and dormer treatment continues from the north wall to wrap around the west wall. The location of the original fire escape is marked by cementitious patching at the floor levels, infilling of doors with windows and spandrel panels, and a gap in the cornice where the fire escape descended from the roof.”

#### **South and East Exterior Walls of the West Addition or Convent Wing**

“Except for the arched masonry openings at the second floor, the fenestration, projecting brick courses and cornice apparent at the north and west walls wrap around south wall of the west addition. The arched second floor openings are replaced at the rear elevations with less ornamental, segmentally arched masonry openings and the ornamental cornice and corbelled brick courses below the fourth floor windows end as returns on the east wall of the west addition.

“A shed-roofed, wood solarium carried on wood posts projects approximately 15 feet from the south end of the second floor. This is one of three solariums at the south wall. Each varies in location and, minimally, in design. Here, the solarium design consists of ribbon windows composed of three-over-three light double hung sash under three-light awning transom windows.”

#### **South Exterior Wall of the Main Body of the Building**

“The south elevation of the main body of the building is divided into two roughly equal parts by the lower bar of the backward F-shaped plan. The lower bar of the backward F plan—the Chapel Wing—is described below.

On each side of the Chapel Wing, the south wall of the main mass of the building consists of a wide projecting center zone flanked by a recessed bay at each end. The corbelled brick course above the first floor continues across these walls. At the fourth floor, the roof and metal hung gutter is brought down tight to flat-arched windows in the wide center zone. There are three evenly spaced dormers with pointed arch pediments over the projecting wide center zone on each side of the Chapel Wing. On the west side, a tall, projecting brick chimney blocks the center dormer.

Wood solariums carried on steel pipe columns project from the advancing planes of the east and west ends of the south wall. On the west side, there is a two-tiered solarium at the second and third floors. The solarium at the second floor is taller than that at the third floor, consisting of ribbon windows composed of three tiers of three-light awning sash under a three-light awning transom, divided by a heavy transom rail. The solarium at the third floor repeats the design of the westernmost solarium at the Convent Wing as does the third floor solarium at the east side of the



south wall. Anomalies to the otherwise consistent south wall solarium designs occur at the west side where a single bay at the third floor extends across the receding plane of the elevation and the east and west side walls of the solariums which have fewer lights than the south walls.”

### **CHAPEL WING**

“The Chapel Wing is aligned with the main International Boulevard entrance at the north elevation, but is a half story lower than the primary building mass. At the south end of this wing, the form of a chapel nave emerges above a T-shaped footprint, culminating in a gable end wall and faceted apse at the south. Small two-story bays project from the east and west walls of the nave to house the confessionals.

The fenestration and wall treatment at the first and second floors of this wing is similar to that of the main mass of the building, although much less regular. The windows are largely segmentally arched and square-headed and corbelled brick courses wrap around the elevations between the first and second floors. The window types vary from four-over-four to one-over-one double hung to single light casement to single light fixed.

At the east and west walls of the nave, pilaster strips culminate in machicolation-like detail below the roofline. Between the pilaster strips, arched masonry openings rise from a point high in the wall at the second floor to a point high at the third floor. The nave windows are divided vertically by mullions, which give way to arches and roundels at the top of the openings. Horizontally, these openings are divided by obscure spandrel panels. Small rectangular masonry openings containing one-light sash are located above the arched openings, tight to the brick corbelling. The masonry openings in the apse are round- and square-headed rectangular openings at the third floor and small square openings at the fourth floor.”

### **East Exterior Wall**

“The east façade is divided into two bays; one located on axis with the peak of the gable and one to the north. The original fire escape was removed during the recent rehabilitation and the central door openings were replaced with ganged one-over-one light windows and infill at each floor. The north bay contains four-over-four light sash.”<sup>157</sup>

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<sup>157</sup> Frederic Knapp and Jill Johnson, Knapp Architects, St. Joseph’s Home for the Aged, Alameda County, California, National Register #16000864, 6-8.



**Figure 62. The photograph was taken between 2011 and 2014 (the exact date is not specified) as part of the “St. Joseph’s Home for the Aged, National Register #16000864” nomination.<sup>158</sup>**



**Figure 63. The photograph was taken on January 23, 2024, as part of this HRE, of the north elevation of 1913 St. Joseph's Apartment.**

<sup>158</sup> Frederic Knapp and Jill Johnson, Knapp Architects, St. Joseph’s Home for the Aged, Alameda County, California, National Register #16000864.



### **EDS-03: 1929 Fruitvale Gateway Building (APN 025-0710-037)**

The 1929 Fruitvale Gateway Building is associated with Italianate architecture with elements of Modern design (though outside the accepted period of Modern style) and is also associated with master architecture by William H. Weeks. The original seven-story building consisted of a raised ground floor with a rectangular plan. In ca. 1988, a one-story addition was added at the north elevation of the original north façade, and an eighth-story was added, with roof access (Figure 64). The 1929 building has a raised foundation, clad with deep-scored stucco that gives the appearance of ashlar masonry; within the foundation and around the building, there are eleven decorative, fan-like vents. Above the scored stucco is a molded stucco sill. The building is finished with smooth stucco and vertical raised stucco detailing. The roof is flat, with a wide eave overhang, which, along with the entire eighth floor, is part of the ca. 1988 addition. The flat roof of the 1929 building has an access room for the elevator and stairs. The ca. 1988 one-story, L-shaped addition is built off the west and north elevations of the original 1929 building. The addition has a flat roof with a heating, ventilation, and air conditioning (HVAC) system.

#### **South Elevation (Primary Façade)**

The south elevation is the primary façade and consists of the 1929 eight-story building and the one-story ca. 1988 addition. The 1929 building has three bays, established by four stucco neoclassical pilasters. The first floor of the 1929 section has a central, recessed entryway with geometrical, raised stucco drip molds over the entryway, as well as a large vinyl awning that extends over the entrance and sidewalk. The door within the recessed entryway is a double glass and metal door accessed via three concrete steps. The entryway is set between two pairs of four-light metal windows, the lights consist of four horizontal glazing, with the second light from the top and a hopper window. Over the windows, there is a narrow vinyl awning. The stucco pilasters are on either side of each pair of windows and extend from above the stucco sill to the top of the seventh story. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between floors, there is raised stucco paneling. This pattern persists until the seventh story when raised stucco paneling ends in a pointed arch. The central bay consists of three-light metal casement windows, while the second-story window has pointed arch glazing, the remaining windows are flat. These windows are set between concrete quatrefoil details. The eighth story has a pair of two-light, fixed aluminum windows, a ribbon of three, two-light, fixed aluminum windows, and a pair of two-light, fixed aluminum windows. The first story of the ca. 1988 addition consists of nine raised pebbled panels, within which three panels are divided by seams (Figure 65). Six of these panels have two-light, fixed aluminum windows with metal grilles. Between each panel is a smooth stucco finish.





Figure 64. South elevation, facing north.



Figure 65. South elevation of ca. 1988 addition.

### West Elevation

The west elevation consists of the first story of the ca. 1988 addition and the second through eighth stories of the 1929 section (Figure 66). The 1929 building has four stucco pilasters extending from the molded stucco sill to the seventh story, which are at the corners of the building and on the other side of the paired windows. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between





floors, there is raised stucco paneling. This pattern persists until the seventh story when the raised stucco paneling ends in a pointed arch. Between these two sections of pilasters, there are thirty-three windows, thirteen of which consist of four light metal windows; the lights consist of four horizontal glazing, with the second light from the top of a hopper window. The remaining twenty windows are fixed, with decorative metal grilles. The eighth story consists of twelve three-light casement aluminum windows and a small, single-fixed window. The one-story ca. 1988 addition consists of eight raised pebbled panels, within which three panels are divided by seams (Figure 67). One of these panels has a single glass and metal door with metal grills and a double metal and glass door. These doors are accessed via two stairs along the elevation, and a long concrete ramp. Another pebble-finished panel has two light, fixed aluminum windows with metal grilles.



Figure 66. South and west elevations, facing northeast.



Figure 67. West elevation, facing east.

### North Elevation

The north elevation consists of the eight-story 1929 section of the building and the one-story, ca. 1988 addition (Figure 68). The eight-story section consists of a central exterior stairwell, with a stucco-finished landing at each story; a metal I-beam supports each landing. Each of the first three stories of the stairwell has a full-height metal gate. To the south of the stairwell are thirteen windows; the first through sixth stories each has a four-light metal window; the lights consist of four horizontal glazing, with the second light from the top a hopper window. The second through sixth stories also have a small metal casement window with a transom. The seventh story has two four-light metal windows, the lights consist of four horizontal glazing, with the second light from the top hopper window. To the north of the stairwell, there is no fenestration at the first or second story; however, each story, from the third story to the sixth story, has two four-light metal windows, the lights consisting of four horizontal glazing, with the second light from the top a hopper window and a small metal casement window with a transom. The seventh story has two four-light metal windows, the lights consist of four horizontal glazing, with the second light from the top hopper window. The one-story ca. 1988 addition consists of an irregular footprint, with a loading dock that has a large single metal door and four windows with grilles and a single metal door (Figure 69).



**Figure 68. East and north elevations, facing southeast.**



**Figure 69. North elevation, facing south.**

### **East Elevation**

The east elevation consists of the street-facing elevation of only the 1929 section of the building (Figure 70). The elevation is symmetrical, with four raised stucco pilasters that extend from the stucco molded sill to the seventh story. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between floors, there is raised stucco paneling. This pattern persists until the seventh story when raised





stucco paneling ends in a pointed arch. A raised, molded stucco belt course is between the first and second stories. The first story fenestration between the pilasters consists of two pairs of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top of a hopper window. Three windows are fixed between and on the outside of the paired windows, with decorative metal grilles. In each subsequent story until the seventh story, there are five fixed metal windows with decorative metal grilles. The central windows at the sixth and seventh stories are surrounded by a raised stucco section with decorative brackets. The eighth story has thirteen three-light fixed aluminum windows.



**Figure 70. East elevation, facing west.**

**EDS-04: 1916 House (APN 025-0710-033)**

The 1916 house is associated with Craftsman Bungalow architecture (Figure 71). The one-story house is on a raised foundation and consists of a rectangular footprint with a front-facing gable, with a rear-hipped form and a shed addition off the west elevation. The roof is clad with composite shingles. The peak of the gable





has a decorative bracket and a thick wood trim. There is a brick exterior eave chimney built off the north elevation. The house utilizes three finishes: horizontal wood siding, brick, and stucco. At the east elevation is a full-façade porch with a low-sloped gable roof clad with asphalt shingles and thick gable trim. The porch is accessed via brick steps, and the porch deck is brick. At each corner of the porch roof is a wood bracket that is supported by two stucco-finished columns. The porch has a stucco rail, which does not have a center support. The east elevation, the primary façade, consists of a single door with a metal screen door and a picture window, consisting of a central sliding vinyl window with twelve faux lights between two four-over-one, double-hung vinyl windows. Below the gable peak is a horizontal, fixed two-light wood window. The south elevation consists of the eave elevation, with two faux-light, six-over-six, double-hung vinyl windows, and one faux-nine-light window, a casement window, and a one-over-one, double-hung wood window with lugs. The west elevation was not visible during the survey. The north elevation consists of the exterior chimney and a projecting bay with a picture window, which consists of a central sliding vinyl window with twelve faux lights set between two four-over-one, double-hung vinyl windows.



Figure 71. East elevation, facing west.



**EDS-05: 1917 House (APN 025-1712-021)**

The 1917 house is associated with Craftsman Bungalow architecture (Figure 72). The one-story house is on a raised foundation and consists of a rectangular footprint, a front-facing gable, a rear-hipped form, and a shed addition off the east elevation. The roof is clad with composite shingles, while the house has wood siding. The peak of the gable has a decorative bracket and a thick wood trim. At the west elevation, there is a full-façade porch with a low-sloped gable roof clad with asphalt shingles and thick gable trim. The porch is accessed via brick steps; on either side is a textured stucco-finished wing wall. At each corner of the porch roof is a wood-crossed bracket supported by two stucco-finished columns. To the north of the step is a half-height stucco column that does not provide center support. Between these two columns is a wood railing with a cross-braced form. The west elevation is the primary façade and consists of a single door with a screen door and a picture window, which consists of three one-over-one, double-hung wood windows. Below the peak of the gable is a fixed, six-light wood window. The south elevation consists of four one-over-one, double-hung wood windows, each with metal grilles over the glazing. The remaining elevations were not visible during the survey.



**Figure 72. West elevation, facing east.**

**EDS-06: 1919 House (APN 025-1712-013)**

The 1919 house is associated with Craftsman Bungalow architecture (Figure 73). The one-story house has a raised concrete foundation with a front-facing gable form. The roof is clad with asphalt shingles, while the walls are clad with wood siding. At the east side of the rectangular footprint is an incorporated porch supported by three stucco-finished columns with stucco caps. The porch consists of a concrete patio, accessed via concrete steps, with concrete wing walls on either side of the steps. The east elevation is the primary façade and consists of a single door with glazing and a metal screen door to the north of a picture window, with a sliding central window set between one-over-one, double-hung vinyl windows. Below the





front-facing gable is a small, fixed window set between two wood vents. The south elevation consists of a square fixed window, a pair of one-over-one, double-hung wood windows, and two slightly larger, one-over-one, double-hung vinyl windows. The west elevation was not visible during the survey; however, there is a front-facing gable addition built off the southwest corner, but no fenestration was visible during the survey. The north elevation consists of two fixed vinyl windows, a sliding vinyl window, and a projecting bay with a picture window that consists of a sliding central window set between one-over-one, double-hung vinyl windows.



Figure 73. East elevation, facing west.

**EDS-07: ca. 1920 House (APN 025-1713-015)**

The ca. 1920 house is associated with Craftsman Bungalow architecture (Figure 74). The one-story house has a front-facing gable with a rear-hipped form. At the southwest corner of the house is a side-facing gable porch supported by a thick, tapered, stucco-finished archway. The gable peak has a wood vent, and the eaves have exposed rafters. The roof is clad with asphalt shingles, while the walls are clad with wood siding. The west elevation is the primary façade and consists of a single paneled door within the porch, which has a tile finish and is accessed by steps clad with tile. Beneath the gable is a vinyl picture window with two one-over-one double-hung windows, where the upper sash has four faux lights and a central fixed window with four faux lights. The north elevation consists of a fixed wood window, a sliding wood window, a fixed wood window, a one-over-one, double-hung wood window, and two fixed window frames that are infilled with wood panels; between these two infilled windows, there is an exterior stucco chimney. The south elevation consists of the side-facing porch gable with three stucco brackets, a high-placed fixed window, a picture window, and a one-over-one, double-hung window to the west of a wood vent.



Figure 74. North and west elevations, facing southeast.

**EDS-08: ca. 1920 House (APN 025-1713-014)**

The ca. 1920 house is associated with Craftsman architecture (Figure 75). The one-story house has a double, front-facing gable form situated on a raised foundation. The two gables have decorative stucco brackets; the full-façade gable has a vent at the peak, while the projecting, partial façade gable does not and is supported by two stucco-finished columns. An exterior chimney on the north elevation is clad with stucco. The roof is clad with asphalt shingles, while the elevations are clad with wood siding. The west elevation is the primary façade and consists of the entryway. The main entrance is a single glass door with a metal screen within the partial façade porch, consisting of a concrete finished patio accessed via eight concrete steps. Beneath the full-façade gable is a picture window with two one-over-one, double-hung vinyl windows with a central fixed window. The picture window has wood mullions and is surrounded by wood trim; over the window is a metal, scalloped awning. The remaining elevations were not visible during the survey.





Figure 75. North and west elevations, facing southwest.

#### EDS-09: 1922 Duplex (APN 025-1713-013)

The 1922 duplex is associated with Minimal Traditional architecture (Figure 76). The one-story house has a raised, continuous concrete foundation with a front-facing H footprint and a cross-hipped roof form. The house is finished with textured stucco, while the roof is clad with composite asphalt shingles. The roof has slight eave overhangs that are boxed with stucco moldings. There are two exterior eave chimneys, finished with stucco with a cylindrical aluminum chimney cap, and one chimney on each of the side wings. The west elevation consists of the front-facing hipped wings and the two entrances to the duplex. Each front-facing wing has a ribbon of four fixed eight-light wood windows, separated by wood mullions and surrounded by wood trim and windowsill. Below the window ribbons, there are large vents providing aeration to the crawl space. The wall between the wings has two pairs of six-over-one, double-hung wood windows; the pairs are separated by wood mullions and are surrounded by wood trim and sills. The entrances of the duplex are located on the wings' north and south internal walls. Each entrance consists of a single wood paneled door with a hipped portico roof and painted concrete steps; a wing wall is beside the steps. The north elevation consists of two sliding aluminum windows on either side of the exterior chimney and three one-over-one, double-hung aluminum windows. Between the sliding windows and the double-hung windows, there are two vents. The east elevation was not visible during the survey. The south elevation consists of two sliding aluminum windows on either side of the exterior chimney and three one-over-one, double-hung aluminum windows. There are two vents between the sliding windows and the double-hung windows.



Figure 76. West elevation, facing east.

**EDS-10: ca. 1920 Triplex (APN 025-1713-012)**

The ca. 1920 triplex is associated with Tudor Revival architecture (Figure 77). The one-story building has a raised foundation with an irregular cross-hipped form with side-facing cross-gables. The triplex consists of three separate living units, two with a primary entrance on International Boulevard and one on Mitchell Street. The roof of the building has a steep slope and is clad with asphalt shingles, while the walls are finished with stucco. The south elevation consists of two side-facing gables set between three eaves. At each gable, there is an exterior, tapered stucco-finished chimney. The fenestration of the elevation consists of a pointed arched doorway, a metal screen door, and two sliding vinyl windows, with one chimney set between these two windows. The eave between the two gables has a sliding vinyl window and a one-over-one, double-hung vinyl window. The east gable has two sliding vinyl windows, with the east chimney set between the windows, a small sliding vinyl window and a pointed arched doorway, with a metal screen door on the easternmost eave. The west elevation consists of a pointed arch entryway, a sliding vinyl window, two ribbons of three, one-over-one, double-hung vinyl windows, a sliding vinyl window, and a pointed archway; the doorway has a metal screen door, and the windows and archway have metal grilles. The north elevation consists of the eave and jerkinhead elevation of the duplex, with an exterior stucco chimney set between two sliding vinyl windows, both of which have metal grilles and a pointed archway that has a metal grille set within it (Figure 78). The remaining elevations were not visible during the survey.





**Figure 77. South and west elevations, facing northeast.**



**Figure 78. North and west elevations, facing southeast.**



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## EVALUATION FOR HISTORICAL SIGNIFICANCE

The following section examines the individual NRHP-eligibility of the properties within the Direct and Indirect APEs that were evaluated as part of the HRE.

### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

The NRHP is the official list of the Nation’s historic places worthy of preservation. Authorized by the NHPA of 1966, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources. To be considered eligible, a property must meet one or more of the NRHP criteria for significance. It must retain the necessary aspects of integrity needed to convey significance under the criterion for which it is eligible.

For a resource to qualify for listing on the NRHP, a district, site, building, structure, or object must possess significance under one of the four criteria and have historical integrity. The process of determining integrity consists of evaluating seven variables or aspects that including location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and the historic property.

## EVALUATION FOR HISTORICAL SIGNIFICANCE

The following section examines the individual NRHP-eligibility of the built environment resources within two properties within the Direct APE (EDS-01a and EDS-01e) and the individual NRHP-eligibility of the nine properties within the Indirect APE (EDS-02 through EDS-10). The following tables provide details of the built environment resources within the APEs associated with any of the NRHP significance criteria.





Project Area/Direct APE (EDS-01a – EDS-01e)			
EDS #	Address/APN	Built Environment	NRHP Significance
EDS-01a	2700 International Boulevard (APN 025-0712-019-02)	1969 Three-Story Commercial Building	<p><u>C/Architecture:</u> The 1969 Three-Story Commercial Building was designed in the Modern Architectural style, with a period of significance of 1969, the year the building was constructed.</p> <p><u>C/Architect:</u> The 1969 Three-Story Commercial Building was designed by architect Charles D. Mullen, with a period of significance of 1969, the year the building was constructed.</p>
EDS-01b	2712 International Boulevard (APN 025-0712-017)	ca. 1925 Two-Story Building	<p><u>C/Architecture:</u> The ca. 1925 two-story building was designed in the Minimal Traditional architectural style, with elements of Commercial Storefront Architecture. The two-story building, constructed in the Minimal Traditional style in 1925, has two periods of significance: 1925, when the Commercial Storefront addition was added, altering the original design, and 1931.</p> <p><u>C/Architect:</u> The original ca. 1925 two-story building was designed by architect Edward T. Foulkes, with a period of significance of ca. 1925, the estimated year the building was constructed.</p>
EDS-01c	2720 International Blvd (APN 025-0712-016)	Parking Lot	Not individually eligible
EDS-01d	1409 Mitchell Street (APN 025-0712-015)	Parking Lot	Not individually eligible
EDS-01e	1415 Mitchell Street (APN 025-0712-014)	Parking Lot	Not individually eligible



Indirect APE (EDS-02 – EDS-10)			
EDS #	Address/APN	Built Environment Resources	NRHP Association and Eligibility Criterion
EDS-02	2647 International Boulevard (APN 025-0744-010)	1913 St. Joseph's Apartment (St. Joseph's Home for the Aged)	Previously listed on the NRHP (National Register #16000864) under Criterion C; Not re-evaluated as part of the HRE.
EDS-03	2634-2648 International Boulevard (APN 025-0710-037)	1929 Fruitvale Gateway Building (aka East Oakland Hospital)	<u>C/Architecture:</u> The 1929 Fruitvale Gateway Building is designed in the Italianate architectural style, with a period of significance of 1929, the year the building was constructed. <u>C/Architect:</u> The 1929 Fruitvale Gateway Building was designed by architect William H. Weeks, with a period of significance of 1929, the year the building was constructed.
EDS-04	1433 27 <sup>th</sup> Avenue (APN 025-0710-033)	1916 House	<u>C/Architecture:</u> The 1916 house is designed in the Craftsman architectural style, with a period of significance of 1916, the year the building was constructed.
EDS-05	1422 17 <sup>th</sup> Avenue (APN 025-1712-021)	1917 House	<u>C/Architecture:</u> The 1917 house is designed in the Craftsman Bungalow architectural style, with a period of significance of 1917, the year the building was constructed.
EDS-06	1422 17 <sup>th</sup> Avenue (APN 025-1712-021)	1919 House	<u>C/Architecture:</u> The 1919 house is designed in the Craftsman Bungalow architectural style, with a period of significance of 1919, the year the building was constructed.
EDS-07	1422 Mitchell Street (APN 025-1713-015)	ca. 1920 House	<u>C/Architecture:</u> The ca. 1920 house is designed in the Craftsman Bungalow architectural style, with a period of significance of ca. 1920, the year the building was constructed.
EDS-08	1416 Mitchell Street (APN 025-1713-014)	ca. 1920 House	<u>C/Architecture:</u> The ca. 1920 house is designed in the Craftsman Bungalow architectural style, with a period of significance of ca. 1920, the year the building was constructed.
EDS-09	1410 Mitchell Street (APN 025-1713-013)	1922 Duplex	<u>C/Architecture:</u> The 1922 duplex is designed in the Minimal Traditional architectural style, with a period of significance of 1922, the year the building was constructed.
EDS-10	1404 Mitchell Street, and 2750- 2758 International Boulevard (APN 025-1713-012)	ca. 1920 Triplex	<u>C/Architecture:</u> The ca. 1920 triplex is designed in the Tudor Revival architectural style, with a period of significance of ca. 1920, the year it was constructed.



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## DIRECT APE (EDS-01A – EDS-01E)

### National Register of Historic Places Evaluation

- A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The Direct APE (EDS-01a–EDS-01e), including the 1969 three-story commercial building, ca. 1925 two-story building, and three parking lots, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the built environment resources within the Direct APE (EDS-01a – EDS-01e) are not eligible for listing on the NRHP under Criterion A.*

- B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the Direct APE, including the 1969 three-story commercial building, ca. 1925 two-story building, and three parking lots was thoroughly researched, and it does not appear that any of the built environment resources within the Direct APE are associated with the lives of significant persons important to local, state, or national history.

*Therefore, the five properties within the Direct APE (EDS-01a or EDS-01e) do not appear eligible for listing on the NRHP under Criterion B.*

- C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

#### **1969 Three-Story Commercial Building (EDS-01a)**

***Architecture:*** 1969 three-story commercial building is designed in the Modern architectural style, with a period of significance of 1969, the year the building was constructed.

The 1969 three-story commercial building was constructed utilizing the typical rectangular (aka box) form commonly found within Modern architecture and features including horizontal and vertical visual components, such as the projecting metal roof eaves. The building also utilizes materials found in Modern architecture, including scored stucco, aluminum windows, and metal eaves. Although the 1969 three-story commercial building contains these elements of Modern architecture, it is a very modest example and not representative of this architectural style. It also does not possess high artistic value and is not the work of a master (detailed below).

*Therefore, the 1969 three-story commercial building is not eligible for listing on the NRHP under Criterion C for association with Modern architecture.*

***Architect:*** The 1969 three-story commercial building was designed by architect Charles D. Mullen, with a period of significance of 1969, the year the building was constructed.



Although Mullen was a local architect who worked regularly within the cities in the East Bay, including Oakland and Hayward, who focused his career on designing medical buildings, there is no evidence in the record that supports that Mullen was a master architect or that he was a master of the Modern architectural style. As such, based on Mullen's record as an architect, Criterion C has not been established in accordance with the regulations, which state that *"the property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."*<sup>159</sup>

*Therefore, the 1969 three-story commercial building is not eligible for listing on the NRHP under Criterion C for association with architect Charles D. Mullen.*

#### **ca. 1925 Two-Story Building (EDS-01b)**

***Architecture:*** *The ca. 1925 two-story building is designed in the Minimal Traditional style, with a period of significance of ca. 1925, and in 1931, altered to include a Commercial Storefront design, and as such, it has a second period of significance of 1931.*

The original ca. 1925 two-story building was originally designed in the Minimal Traditional style and in 1931 in the Commercial Storefront style. The original ca. 1925 section of the building consists of character-defining features of the Minimal Traditional style, including a hipped roof form and several one-over-one, double-hung wood windows with lugs. The 1931 commercial storefront section at the front of the building retains a façade that is typical of commercial storefront design and elements such as the stucco finish, belt course, cornice, and flat roof. Although the ca. 1925 two-story building is designed with both Minimal Traditional and Commercial Storefront architecture, neither style is a representative example of these designs. In addition, the building does not possess high artistic value and is not the work of a master. As such, the building is not eligible under NRHP Criterion C.

***Architect:*** *The original design of the ca. 1925 two-story commercial building is associated with master architect Edward T. Foulkes, with a period of significance of ca. 1925, the estimated year the building was constructed.*

Architect Edward T. Foulkes was an Oakland-based architect who was known during his career for his mastery of classical forms, particularly Italianate architecture, which he learned from his education at the *École des Beaux-Arts*, of which several of his classical designs are listed on the NRHP, including the Oakland Tribune Tower. While Foulkes was a master of classical design, the ca. 1925 commercial building is not designed in the style he is known for, and there is no evidence that he was a master of the Minimal Traditional architecture style and the building does not express a particular phase in the development of his career. As such, the ca. 1925 two-story building is not a representative example of his work.

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<sup>159</sup> National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior. 1990, revised 1997.





*Therefore, the ca. 1925 commercial building is not eligible for listing on the NRHP under Criterion C for association with master architect Edward T. Foulkes.*

The three parking lots is not associated with any known architect, landscape architectural style or planned landscape design.

*Summary, the 1969 three-story commercial building, ca. 1925 two-story building and three parking lots within the Direct APE do not appear individually eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1969 three-story commercial building, ca. 1925 two-story building, and three parking lots within the Direct APE do not appear to have the ability to convey information about any architectural style, form, or landscape design. Therefore, they do not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (Direct APE: EDS-01a - EDS-01e)**

A property must possess significance under one or more of the above-listed criteria and have historic integrity to qualify for listing in the NRHP. There are seven variables, or aspects, used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.<sup>160</sup> A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

The 1969 three-story commercial building, ca. 1925 two-story building, and three parking lots within the Direct APE were not found to be eligible for listing on the NRHP under any criteria; therefore, an integrity analysis was not completed.

**INDIRECT APE (EDS-02-EDS-10)**

**National Register of Historic Places Evaluation (EDS-02)**

The 1913 St. Joseph’s Apartment (aka St. Joseph’s Home for the Aged), including six contributing buildings,

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<sup>160</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



the 1913 Main Building, 1913 Laundry, 1939 Men’s Smokehouse, 1948 Garage, 1913 Guardhouse/Mortuary Chapel, and 1913 fence and gates, and two noncontributing buildings, consisting of a 2013 Apartment Building and 2013 Brick Wall, is currently listed on the NRHP, under Criterion C. In addition, there does not appear to have been any significant changes to the property that would warrant an updated evaluation.

*Therefore, a NRHP evaluation was not completed,*

### **National Register of Historic Places Evaluation (EDS-03)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-03 within the Indirect APE, which includes the 1929 Fruitvale Gateway Building, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the 1929 Fruitvale Gateway building within EDS-03 is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-03, within the Indirect APE, including the 1929 Fruitvale Gateway Building, was thoroughly researched, and it does not appear that it is associated with the lives of significant persons important to local, state, or national history.

*Therefore, EDS-03 within the Indirect APE does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

**Architecture:** *The 1929 Fruitvale Gateway Building was designed in the Italianate architectural style,<sup>161</sup> with a period of significance of 1929, which is the date when the building was constructed.*

The Italianate design elements include round and segmented arches, neoclassical pilasters, and tall window openings within decorative features, emphasizing symmetry throughout the design. Although the original design was a four-story design by William H. Weeks, when it opened in 1929, it was a seven-story building and, at the time, was an excellent example of Italianate architecture. However, additions and alterations of the building removed original design elements, altered the form, introduced modern elements, and diminished the classical design, which is detailed in the integrity section below. Additionally, although the new additions are Modern in style, they are not associated with Modern Architecture recognized from 1935 to the 1970s and, as such, were not evaluated for this style. Therefore, based on the integrity analysis, the building currently does not

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<sup>161</sup> “Modern Architecture” is recognized as being designed within a period from 1935 and the 1970s.



appear to be eligible for association with Italianate architecture.<sup>162</sup>

**Architect:** *The 1929 Fruitvale Gateway Building is associated with architect William H. Weeks with a period of significance of 1929, the year the building was constructed.*

The architect William H. Weeks was an Oakland-based master architect with designs that are listed on the NRHP and a prolific career in California. Weeks specialty consisted of public, neoclassical designed (aka new classical such as Italianate and Spanish Colonial Revival) buildings, including libraries, hotels, and schools. Although the 1929 building was designed in the Italianate architectural style Weeks is known to have mastered, there are integrity issues (detail in the section below) associated with the building, and as such, it is currently not a representative of Weeks.

*Therefore, the 1929 Fruitvale Gateway Building does not appear eligible under Criterion C for association with William H. Weeks or Italianate design.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1929 Fruitvale Gateway Building within EDS-03 does not appear to be the principal source of information for design techniques associated with Italianate architecture that could yield important information about any architectural design. Therefore, the building is not eligible for listing on the NRHP under Criterion D.*

**Integrity (EDS-03)**

The following section assesses the integrity of the 1929 Fruitvale Gateway Building within EDS-03 for association with Italianate design and master architect William H. Weeks.

- **Location.** The 1929 Fruitvale Gateway building remains at its original location where it was constructed.

*Therefore, the 1929 Fruitvale Gateway building retains integrity of location.*

- **Design.** Based on historical photographs and the architectural survey, it appears the many of the original Italianate design elements from 1929 were removed, likely in ca. 1989 when the building was renovated, which added two Modern additions, including a one-story L-shaped form that wraps

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<sup>162</sup> If the 1929 Fruitvale Gateway Building was restored based on the NPS Standards for Restoration, and the ca. 1988 additions were removed, it could be eligible for association with Italianate design.



around the first floor at the north and east elevations of the building and an eighth-story addition with roof access, constructed in ca. 1988. The addition of the eight stories resulted in the removal of the decorative parapet elements, cornice, and finials. In addition, some of the original windows have been replaced or modified. Although some elements of the original design remain, including the arches, neoclassical pilasters, and decorative elements along the primary façade, the current building does not retain enough integrity of design in support of association with the original style Italianate architecture or to convey the original design intent of the architect William H. Weeks, who was a master in neoclassical design, such Italianate.

*Therefore, the 1929 Fruitvale Gateway building does not retain enough of its 1929 design elements for association with William H. Weeks or Italianate architecture.*

- **Setting.** The setting of 1929 Fruitvale Gateway within EDS-09, as one of the later buildings constructed in the neighborhood, has changed, including the demolition of the Montgomery Wards, as well as other buildings within the Project Area where the parking lots are not located, the widening of International Boulevard, the construction of BART, and removal or paving over of the former Oakland, San Leandro, and Haywards Electric Railway rail line within International Boulevard (previously known as E. 14<sup>th</sup> Street).

*Therefore, the 1929 Fruitvale Gateway retains a moderate level of integrity of setting within EDS-09.*

- **Materials.** The 1929 Fruitvale Gateway building retains a moderate level of material integrity associated with the original 1929 building materials, as the parapet, decorative features, windows, original doors, and elements associated with the former hospital have been removed. However, materials such as decorative metal grates, some original windows, and ground-floor concrete blocks appear to be the original material.

*Therefore, the 1929 Fruitvale Gateway retains a moderate level of integrity of materiality from 1929, respectively.*

- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The original 1929 elements of the building demonstrate workmanship, including the construction and design of the original form, ground floor design, belt course, metal windows, arched elements, and decorative pilasters. However, the exterior of the building has been poorly rendered, and many decorative elements, including the parapet, are no longer present.

*Therefore, 1929 Fruitvale Gateway retains a moderate degree of integrity of workmanship from 1929.*

- **Feeling.** Integrity of feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The 1929 Fruitvale Gateway retains its integrity of feeling of a building from the early 1900s; however, the additions detract from the feeling.

*Therefore, the 1929 Fruitvale Gateway retains a moderate level of integrity of feeling from 1929.*

- **Association.** The 1929 Fruitvale Gateway is associated with Italianate architecture and with William





H. Weeks, with elements of Modern design. However, due to the modern updates in ca. 1989, have diminished the association with the original style and the design intent of the architect.

*Therefore, 1929 Fruitvale Gateway retains a moderate level of integrity of association from 1929.*

The integrity assessment found that the 1929 Fruitvale Gateway does not retain integrity of design, and only a modest level of integrity of setting, materials, workmanship, feeling and association, which is not enough to convey significance for association with Italianate architecture, or architect William H. Weeks.

#### **National Register of Historic Places Evaluation of EDS-04**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-04 within the Indirect APE, which includes the 1916 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the 1916 house within EDS-04 is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-04 within the Indirect APE, including the 1916 house, was thoroughly researched, and it does not appear that it is associated with the lives of significant persons important to local, state, or national history.

*Therefore, EDS-04 within the Indirect APE does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1916 house is associated with **Craftsman Architecture**, with a period of significance of 1916, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front-facing gable form with a full-façade porch, a low-pitched roof, and stucco and wood columns. While the house demonstrates such characteristics of Craftsman, it is a modest example of the style commonly constructed throughout California during this time. As such, it is not represented by the Craftsman style and is not associated with a master architect.

*Therefore, the 1916 house does not appear eligible under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For



a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1916 house within EDS-04 does appear to be the principal source of information for construction or design techniques that can yield important information about Craftsman design. Therefore, the building is not eligible for listing on the NRHP under Criterion D.*

#### **Integrity (EDS-04)**

The 1916 house within EDS-04 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

#### **National Register of Historic Places Evaluation (EDS-05)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-05 within the Indirect APE, which includes the 1917 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the 1917 house within EDS-05 is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-05 was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-05 containing the 1917 house is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1917 house is associated with Craftsman Bungalow architecture, with a period of significance of 1917, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front-facing gable form with a full-façade porch, a low-pitched roof, and stucco and wood columns. While the house demonstrates the characteristics of the Craftsman Bungalow style, it is a simple representative of the style, as such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, the 1917 house within EDS-05 is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information



bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1917 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the 1917 house does not appear individually eligible for listing in the NRHP under Criterion D.*

#### **Integrity (EDS-05)**

The 1917 house within EDS-05 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

#### **National Register of Historic Places Evaluation (EDS-06)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-06 within the Indirect APE, which includes the 1919 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, EDS-06 containing the 1919 house, is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-06 was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-06 containing the 1919 house does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1919 house is associated with Craftsman Bungalow architecture, with a period of significance of 1919, the year the house was constructed. The house is quite simple, with only its form and incorporated porch and the three supporting stucco columns, demonstrating its association with the style; therefore, it is a very simple instance of Craftsman Bungalow architecture and is not a representative example. Furthermore, it is not associated with a master architect.

*Therefore, the 1919 house within EDS-06 does not appear eligible for listing in the NRHP under Criterion C.*



**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1919 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the 1919 house does not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (EDS-06)**

The 1919 house within EDS-06 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

**National Register of Historic Places Evaluation (EDS-07)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-07 within the Indirect APE, which includes the ca. 1920 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, EDS-07 containing the ca. 1920 house is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-07 was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-07 containing the ca. 1920 house is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The ca. 1920 house is associated with Craftsman Bungalow architecture, with a period of significance of ca. 1920, the year the house was constructed. The house has several characteristics of the Craftsman Bungalow style, with the low-pitched, front-facing gable form with decorative brackets and vents at the gables and the partial façade roof within the gabled porch. While the house demonstrates such characteristics of Craftsman, it is a simple representative of the style, as





such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, ca. 1920 house within EDS-07 does not appear eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The ca. 1920 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the ca. 1920 house does not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (EDS-07)**

The ca. 1920 house within EDS-07 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

**National Register of Historic Places Evaluation (EDS-08)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-08 within the Indirect APE, which includes the ca. 1920 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, EDS-08 containing the ca. 1920 house is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-08 was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-08 containing the ca. 1920 house is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**



The ca. 1920 house is associated with Craftsman Bungalow architecture, with a period of significance of ca. 1920, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front facing gable form with decorative brackets and vents at the gables, and the partial façade roof within the gabled porch. While the house demonstrates such characteristics of Craftsman Bungalow style, it is a simple representative of the style, as such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, ca. 1920 house within EDS-08 is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The ca. 1920 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the ca. 1920 house does not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (EDS-08)**

A property must possess significance under one or more of the above-listed criteria and have historic integrity To qualify for listing in the NRHP. There are seven variables, or aspects, used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.<sup>163</sup> A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

The ca. 1920 house within EDS-08 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

**National Register of Historic Places Evaluation (EDS-09)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

EDS-09 within the Indirect APE, which includes the 1922 duplex, was not found to be associated with any event that made a significant contribution to local, state, or National history.



*Therefore, EDS-09 containing the 1922 duplex is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-09 was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-09, containing the 1922 duplex is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1922 duplex is associated with Minimal Traditional architecture, with a period of significance of ca. 1922, the date the house was constructed. The duplex presents several elements of the style, with the one-story, hipped roof form, and simple details seen in the slight eave overhang with stucco cornice. While the duplex demonstrates several characteristics of the style, the building remains a modest example and is not representative of the style. Furthermore, it is not associated with a master architect. Therefore, the 1922 duplex does not appear eligible for listing on the NRHP.

*Therefore, the 1922 duplex within EDS-09 is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1922 duplex does not appear to have the ability to convey information about Minimal Traditional architectural design. Therefore, the 1922 duplex does not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (EDS-09)**

The 1922 duplex within EDS-09 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.

**National Register of Historic Places Evaluation (EDS-10)**

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**



EDS-10 within the Indirect APE, which includes the ca. 1920 triplex, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, EDS-10 containing the ca. 1920 triplex is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of EDS-10 was thoroughly researched, and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, EDS-10, containing the ca. 1920 triplex is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The ca. 1920 triplex is associated with Tudor Revival Architecture, with a period of significance of ca. 1920, which is the estimated date when the building was constructed. The building demonstrates several characteristics of this style, particularly seen in the steep-pitched roof with multiple gables, wood ribbon windows, tapered, stucco-finished chimneys, and pointed archways and arched doorways. While the duplex demonstrates several characteristics of the style, the building remains a simple example and is not representative of the style. Furthermore, it is not associated with a master architect. Therefore, the ca. 1920 triplex does not appear eligible for listing on the NRHP.

*Therefore, the ca. 1920 triplex within EDS-10 is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The ca. 1920 triplex does not appear to have the ability to convey information about Tudor Revival architecture. Therefore, the ca. 1920 triplex does not appear individually eligible for listing in the NRHP under Criterion D.*

**Integrity (EDS-10)**

The ca. 1920 triplex within EDS-10 was not determined eligible for listing under any criteria; therefore, an integrity analysis was not completed.





## ASSESSMENT OF DIRECT AND INDIRECT EFFECTS

Section 106 of the NHPA mandates that federal agencies consider the effects of their actions on properties listed or eligible for listing in the NRHP and give the ACHP a reasonable opportunity to comment. The goal of the process is to ensure that preservation is fully considered in federal actions, thereby protecting our shared heritage from thoughtless or ill-considered damage. An adverse effect occurs when a project may directly or indirectly diminish the integrity of a historic property by altering any of the characteristics that qualify that property for the National Register. Specifically, if the project diminishes the integrity of a property's location, design, setting, materials, workmanship, feeling, and association, there is an adverse effect. Examples of adverse effects include physical destruction or damage, alteration inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, relocation of the property, change in the character of the property's use or setting, the introduction of incompatible visual, atmospheric, or audible elements, neglect, and deterioration (36 CFR, Part 800.9[b]).

**Direct Effects:** Based on the HRE completed by EDS, there are no National Register-eligible built environment historic properties within the Direct APE (EDS-01a, EDS-01b, and EDS-01c-e). As such, the project directly affects no historic properties in the Direct APE.

**Indirect Effects:** Currently, there is one NRHP-listed historic property, the St. Joseph's Apartment is listed on the NRHP (National Register #16000864), within the Indirect APE (EDS-02) that has the potential to be adversely affected by the proposed Project. As such, a Standards Review (Appendix B) was completed utilizing architectural plans by Pyatok, dated 12/09/2022, to assess if the proposed project would indirectly affect either the listed or eligible historic properties. Based on the Standards Review, it does not appear that the Project will have an indirect effect on EDS-02. As such, EDS recommends a finding of **no "indirect" adverse effects on historic properties.**



## CONCLUSIONS

In accordance with NEPA and Section 106 of the NHPA regulations and guidelines, EDS completed an HRE for the “2700 International Project” at 2700 International Blvd., Oakland, Alameda County, California to determine if the Project will have any direct or indirect effects on NRHP-listed or eligible built environment historic properties and provide recommendations if needed. The HRE entailed extensive research and a field survey completed by EDS Principal Architectural Historian Stacey De Shazo, M.A. and Architectural Historian Nicole LaRochelle, M.S., both of whom exceed the Secretary of Interior’s professional qualification standards in Architectural History and History, with the assistance of researcher Bee Thao, who holds an M.A., in Cultural Resource Management.

The HRE identified one property (EDS-02), containing the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged), listed on the NRHP under Criterion C (National Register # 16000864), and a Designated City Landmark [LM 84-317]. The HRE evaluated thirteen properties with built environment resources, five within the Direct APE (EDS-01a – 01e) and eight within the Indirect APE (EDS-03 – EDS-10). EDS-02 was not evaluated. To assess the proposed Project’s potential indirect effects on the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged), a Standards Review was completed. The Standards Review (Appendix B) was completed utilizing architectural plans by Pyatok, dated 12/09/2022. The Standards Review determined that the proposed Project will not indirectly affect the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; EDS-02).

As such, EDS recommends a finding of **no “direct” effects, as there are no historic properties within the Direct APE, and a finding of no “indirect” adverse effects on historic properties, based on the Standards review.**



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## **Appendix A:**

### **DPR Forms**

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 11 \*Resource Name or #: 2700 International Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un; MD B.M.

c. Address 2700 International Boulevard City Oakland Zip 94601

d. UTM: Zone 10S, 567713 mE/ 4181776 mN

e. Other Locational Data: The 1969 three-story building, within the 0.29-acre Assessor Parcel Number (APN) 025-0712-019-02, is in East Oakland within the City of Oakland. The building is situated on the east side of International Boulevard, between Mitchell Street and 27<sup>th</sup> Avenue.

\*P3a. **Description:** The resource is the 1969 building and associated parking lot. The 1969 building is associated with Modern architecture, and it was designed by architect Charles D. Mullen. The three-story building has a concrete slab foundation with a rectangular footprint and an inverted corner at the southeast corner of the building. A flat roof extends out over the entire façade of the north, east, and west elevations and at the inverted corner on the south elevation. There is a monitor at the northern half of the roof. The walls are finished with scored stucco that looks like concrete panels, primarily around the entrances. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. **Resource Attributes:** HP6. Commercial Building (1969 three story building)

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other

P5b. Description of Photo: 1969 three story building, facing southeast

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  Both

1969 three-story building; various sources, facing.

\*P7. **Owner and Address:** Withheld by owners.

\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 2 of 11

(Continued from Primary Record, Page 1)

### South Elevation (Primary Façade)

The south elevation is the primary elevation and consists of the street-facing entrance located at the first-story level and within the inverted corner of the building (Figure 1). Over this entryway is a flat roof that extends across the entire inverted corner, extending past the wall of the west elevation. A raised flower bed is enclosed below the flat roof, surrounded by a metal fence. The entryway is accessed via a concrete porch, which consists of a single step from the sidewalk. The fenestration on the south wall of the inverted corner consists of four columns of curtain wall, with two rows of glass; the lower row has a single glass and metal door, and the remaining windows within the row are the same height as the door. The row of windows above is roughly a quarter of the height of the lower row. These columns and rows are separated by thick metal mullions (Figure 2). The fenestration of the second and third stories consists of a ribbon of three fixed square windows with metal mullions at each story. These ribbons are placed above the curtain wall of the first story. The remaining walls of the south elevation do not have any fenestration but utilize the scored stucco paneled finish as its defining feature.



Figure 1. South elevation, facing north.

## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 3 of 11



Figure 2. The main entrance of the South elevation, facing north.

### West Elevation

The west elevation consists of the street-facing façade (Figure 3). The fenestration of the first story consists of four pairs of fixed aluminum windows and a single metal roll-up door. Each of the windows has safety grilles (Figure 4). At the second story, the fenestration consists of five pairs of windows, where the two northern pairs each have a fixed aluminum window and a sliding aluminum window. The remaining three pairs are simple, fixed aluminum windows. The fenestration of the third story consists of five pairs of windows, with the middle and southernmost pair of windows consisting of a fixed aluminum window and a sliding aluminum window, and the remaining pairs are fixed aluminum windows. The fenestration of each story is in alignment with that of the first story, which visually provides eleven vertical sections, where each of the sections with fenestration slightly projects from the plane of the wall (Figure 5). Between these projecting stucco sections, there are six aluminum downspouts. There are also nineteen metal vents throughout the elevation. The west wall of the inverted southwest corner consists of a double glass and metal door, with a transom above, surrounded by thick metal mullions. The first and third stories' fenestration consists of a pair of fixed square windows with metal mullions.



## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 4 of 11



Figure 3. West elevation, facing east.



Figure 4. Paired windows with metal window grille.

## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 5 of 11



Figure 5. North and west elevations, facing southeast.

### North Elevation

The north elevation consists of the driveway-facing elevation with private rear access to the building (Figure 6). The elevation's first story consists of two pairs of fixed aluminum windows with metal grilles; set between these pairs is the entrance, which has two full-height aluminum windows and a glass and aluminum door (Figure 7). Over the door is a slender transom. The windows and doors are all divided by thick, aluminum mullions and have metal grilles over the glass of the windows and doors. Above the entrance is a flat, metal, partial façade roof, cantilevered from the facade. The fenestration of the second and third stories consists of three pairs of fixed aluminum windows and a single fixed aluminum window (Figure 8). The "middle" of these pairs does not align with the rest of the windows of the elevation; instead, they are set below. The fenestration of each story is in alignment with that of the first story, which visually provides five vertical sections, where the exterior sections of fenestration slightly projects from the plane of the wall. The monitor of the building has a pair of fixed aluminum windows and a single fixed aluminum window.



## CONTINUATION SHEET

Property Name: 2700 International Boulevard  
Page 6 of 11



Figure 6. North and west elevations, facing southeast.



Figure 7. The entrance is on the north elevation, facing south.

## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 7 of 11



Figure 8. North elevation, facing southeast.

### East Elevation

The east elevation consists of the parking-lot-facing façade with two single doors at the first story and forty windows (Figure 9). The fenestration of the first story consists of a single door to the south of a single fixed aluminum window, a pair of fixed aluminum windows, a ribbon of three aluminum windows, a single metal door to the south of a sliding aluminum window, a pair of fixed aluminum windows and a ribbon of three windows, two of which are fixed aluminum windows while the third is a sliding aluminum window. Each window at the first story has a metal grille installed over the glass. The fenestration of the second story consists of two pairs of windows, each with a sliding aluminum window and a fixed aluminum window, a ribbon of three sliding aluminum windows, two pairs of sliding aluminum windows and a ribbon of three windows, with a fixed aluminum window set between sliding aluminum windows (Figure 10). The fenestration of the third story consists of two pairs of fixed aluminum windows, a ribbon of three fixed windows, two pairs of fixed aluminum windows, and a ribbon of three fixed aluminum windows. The fenestration of each story is in alignment with that of the first story, which visually provides twelve vertical sections, where each of the sections with fenestration slightly projects from the plane of the wall. Between these projecting stucco sections, there are four aluminum downspouts. There are also nineteen metal vents throughout the elevation.



## CONTINUATION SHEET

Property Name: 2700 International Boulevard  
Page 8 of 11



Figure 9. East elevation, facing southwest.



Figure 10. East elevation, showing the building (left) and parking lot, facing northwest.

## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 9 of 11

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property including the 1969 three-story commercial building and parking lot was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the 1969 three-story commercial building and parking lot was thoroughly researched, and it does not appear that any of the built environment resources within the property are associated with the lives of significant persons important to local, state, or national history.

*Therefore, the property does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

**Architecture:** *1969 three-story commercial building is designed in the Modern architectural style, with a period of significance of 1969, the year the building was constructed.*

The 1969 three-story commercial building was constructed utilizing the typical rectangular (aka box) form commonly found within Modern architecture and features including horizontal and vertical visual components, such as the projecting metal roof eaves. The building also utilizes materials found in Modern architecture, including scored stucco, aluminum windows, and metal eaves. Although the 1969 three-story commercial building contains these elements of Modern architecture, it is a very modest example and not representative of this architectural style. It also does not possess high artistic value and is not the work of a master (detailed below).

The parking lot is not associated with any planned landscape design.

*Therefore, the 1969 three-story commercial building is not eligible for listing on the NRHP under Criterion C for association with Modern architecture.*

**Architect:** *The 1969 three-story commercial building was designed by architect Charles D. Mullen, with a period of significance of 1969, the year the building was constructed.*

Although Mullen was a local architect who worked regularly within the cities in the East Bay,



## CONTINUATION SHEET

Property Name: 2700 International Boulevard

Page 10 of 11

including Oakland and Hayward, who focused his career on designing medical buildings, there is no evidence in the record that supports that Mullen was a master architect or that he was a master of the Modern architectural style. As such, based on Mullen's record as an architect, Criterion C has not been established in accordance with the regulations, which state that *"the property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."*<sup>1</sup>

*Therefore, the 1969 three-story commercial building is not eligible for listing on the NRHP under Criterion C for association with architect Charles D. Mullen.*

**(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1969 three-story commercial building, ca. 1925 two-story building within the property do not appear to have the ability to convey information about any architectural style, form, or landscape design. Therefore, they do not appear individually eligible for listing in the NRHP under Criterion D.*

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<sup>1</sup> National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: United States Department of the Interior. 1990, revised 1997.

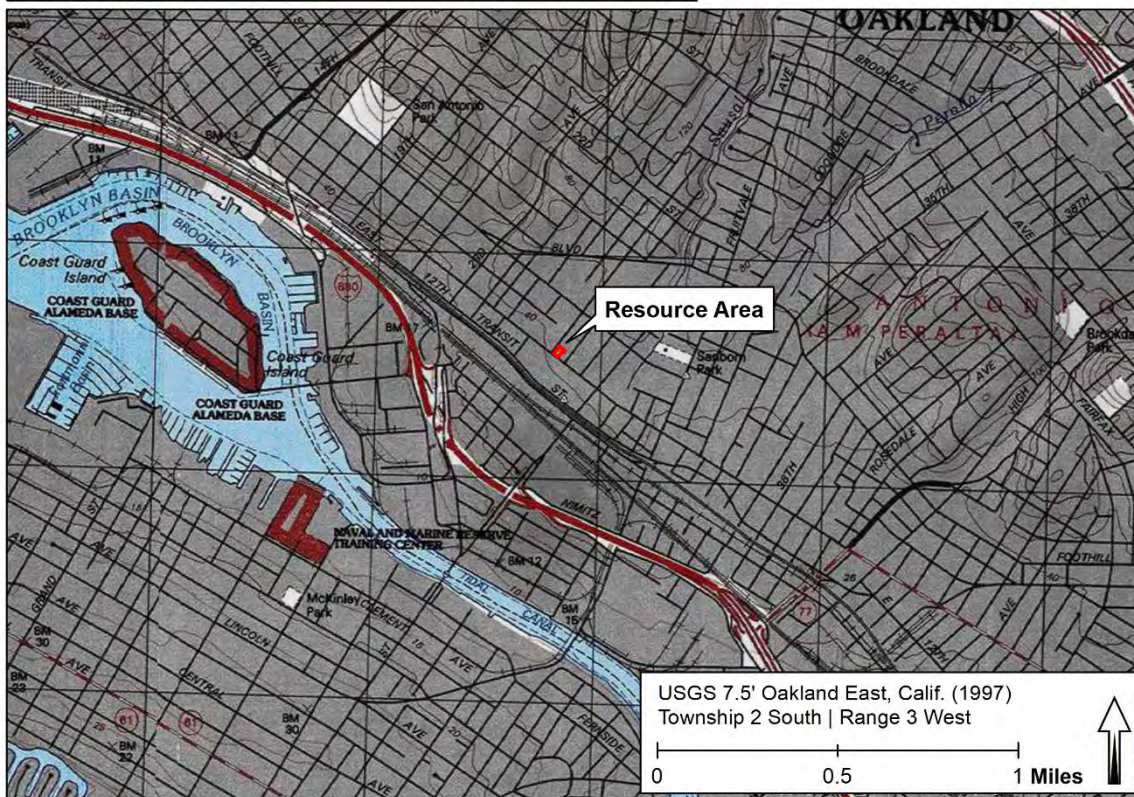


**Resource Location Map**

1969 Building and  
 Associated Parking Lot  
 2700 International Boulevard  
 Oakland, Alameda County, CA  
 APN 25-712-019-2

**Legend**

Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 11 \*Resource Name or #: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S ; R 3W ;  of  of Sec un; MD B.M.

c. Address 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street City Oakland Zip 94601

d. UTM: Zone 10S , 567722 mE/ 4181762 mN

e. Other Locational Data: The resource is within Assessor Parcel Numbers (APNs) 025-0712-019-02, 025-0712-016, 025-0712-015, and 025-0712-014 in East Oakland within the City of Oakland. The resource is situated on the east side of International Boulevard, between Mitchell Street and 27<sup>th</sup> Avenue.

\*P3a. Description: The resource is the ca. 1925 two-story building and associated parking lot. The ca. 1925 two-story building is associated with Minimal Traditional architecture, with elements of Commercial Storefront architecture. The two-story building has a continuous concrete foundation, a flat roof, and a hipped roof clad with asphalt shingles. The flat roof has a raised and projecting stucco parapet, and the hipped roof has a small eave overhang. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. Resource Attributes: HP6. Commercial Building (ca. 1925 two-story building)

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: (ca. 1925 two-story building, facing east)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
(ca. 1925 two-story building and parking lot; various sources.)

\*P7. Owner and Address: Withheld by owners.

\*P8. Recorded by: Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. Date Recorded: 1/23/2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 2 of 11

(Continued from Primary Record, Page 1)

The building is clad with textured stucco and painted brick. Initially, the ca. 1925 building consisted of the Minimal Traditional, two-story, hipped roof form that remains visible from certain angles but was enveloped by the commercial storefront addition in 1931. The 1931 addition includes the two-story, flat roof section attached to the south elevation of the ca. 1925 building and one-story additions on the west and east elevations.

### **South Elevation (Primary Facade)**

The south elevation consists of the primary facade and street-facing elevation. The first story of the building has two recessed glass and aluminum doors, between which there is a horizontal aluminum sliding window. Over the westernmost door is a fixed aluminum transom. A vinyl awning spans over the two doors but only extends across the partial façade. A high-placed, horizontal, fixed wood window is to the east of the doors. Between the stories, a decorative raised stucco belt course matches the molding of the cornice along the roof. On the second story, there are three windows; the westernmost is covered by plywood, while the remaining are aluminum casement windows with fixed transom windows.

### **West Elevation**

The west elevation consists of the west walls of the ca. 1925 building and the 1931 addition (Figure 1). The ca. 1925 section is set back from the plane of the 1931 addition and consists of a pair of one-over-one, double-hung wood windows, a ribbon of three one-over-one, double-hung wood windows, and a one-over-one, double-hung wood window. The 1931 addition has two high-placed fixed wood windows (Figure 2). Along the base of the elevation is the exposed raised concrete foundation.



## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 3 of 11



Figure 1. West elevation, facing northeast.



Figure 2. West elevation, facing east.

North Elevation

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 4 of 11

The north elevation consists of the 1931 addition's north wall and the ca. 1925 building (Figure 3). The first floor of the elevation consists of a single metal door and a high-placed, fixed wood window. The ca. 1925 building consists of an off-centered, single door accessed via a wood stair with two wood landings (Figure 4). Above the door is a fixed transom, and to the east of the door is a fixed aluminum window. The entryway is between two pairs of one-over-one, double-hung wood windows with lugs. The fenestration of the 1931 addition consists of two, one-over-one, double-hung aluminum windows with metal grilles to the east side of the ca. 1925 section and a single, one-over-one, double-hung aluminum window on the west side of the ca. 1925 section (Figure 5).



Figure 3. North and west elevation, facing southeast.



## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 5 of 11



Figure 4. North elevation, facing south.



Figure 5. North and east elevations, facing southwest.

### East Elevation

The east elevation consists of the east walls of the ca. 1925 building and the 1931 addition (Figure 6).

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 6 of 11

The fenestration of the ca. 1925 section consists of a one-over-one, double-hung aluminum window with a sliding aluminum window set between these two windows. The 1931 addition has a single, horizontal fixed wood window (Figure 7).



Figure 6. North and east elevations, facing southwest.



Figure 7. East elevation, facing west.



## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 7 of 11

### Parking Lot

The parking lot, within the three parcels (APNs 025-0712-016, 015, and 014), is paved and comprises thirty-six parking spaces. The lot is enclosed by metal fencing on the southwest and southeast boundaries that separates the private lot from the public concrete walkway (Figure 8). The west boundary of the parking lot has both a metal chain link fence and the west wall of the ca. 1925 building (Figure 9). The north boundary of the parking lot has a metal chain link fence. Along the east boundary of the lot, there is a concrete apron wall that provides street access to the parking lot. At this apron, there is a large sliding gate that matches the fence.



Figure 8. The parking lot at the southwest corner within EDS-01c, facing northeast.

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street  
Page 8 of 11



Figure 9. Parking lot, facing northwest.

### National Register of Historic Places (NRHP) Evaluation

- A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The ca. 1925 two-story building and parking lot were not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the ca. 1925 two-story building and parking lot are not eligible for listing on the NRHP under Criterion A.*

- B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the Direct APE, including the ca. 1925 two-story building and parking lots, was thoroughly researched. It does not appear that any of the built environment resources within the Direct APE are associated with the lives of significant persons important to local, state, or national history.

*Therefore, the property does not appear eligible for listing on the NRHP under Criterion B.*

- C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

Page 9 of 11

**Architecture:** The ca. 1925 two-story building is designed in the Minimal Traditional style, with a period of significance of ca. 1925, when the building was originally constructed, and 1931, when the building was altered to include a Commercial Storefront design. The original ca. 1925 section of the building consists of character-defining features of the Minimal Traditional style, including a hipped roof form and several one-over-one, double-hung wood windows with lugs. The 1931 commercial storefront section at the front of the building retains a façade that is typical of commercial storefront design and elements such as the stucco finish, belt course, cornice, and flat roof. Although the ca. 1925 two-story building is designed with both Minimal Traditional and Commercial Storefront architecture, neither style is a representative example of these designs. In addition, the building does not possess high artistic value and is not the work of a master. As such, the building is not eligible under NRHP Criterion C.

**Architect:** The original design of the ca. 1925 two-story commercial building is associated with master architect Edward T. Foulkes, with a period of significance of ca. 1925, the estimated year the building was constructed. Architect Edward T. Foulkes was an Oakland-based architect who was known during his career for his mastery of classical forms, particularly Italianate architecture, which he learned from his education at the *École des Beaux-Arts*, of which several of his classical designs are listed on the NRHP, including the Oakland Tribune Tower. While Foulkes was a master of classical design, the ca. 1925 commercial building is not designed in the style he is known for, and there is no evidence that he was a master of the Minimal Traditional architecture style. Furthermore, the building does not express a particular phase in the development of his career. As such, the ca. 1925 two-story building is not a representative example of his work.

The parking lot is not associated with any known planned landscape design.

*The ca. 1925 two-story building and parking lot do not appear individually eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

## CONTINUATION SHEET

Property Name: 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

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*The ca. 1925 two-story building and parking lot do not appear to have the ability to convey information about any architectural style, form, or landscape design. Therefore, they do not appear individually eligible for listing in the NRHP under Criterion D.*



Page 11 of 11 \*Resource Name or # 2712 and 2720 International Boulevard, and 1490 and 1415 Mitchell Street

\*Map Name: USGS 7.5 Oakland East Quadrangle \*Scale: 1:24,000 \*Date of map: 1997



**Resource Location Map**

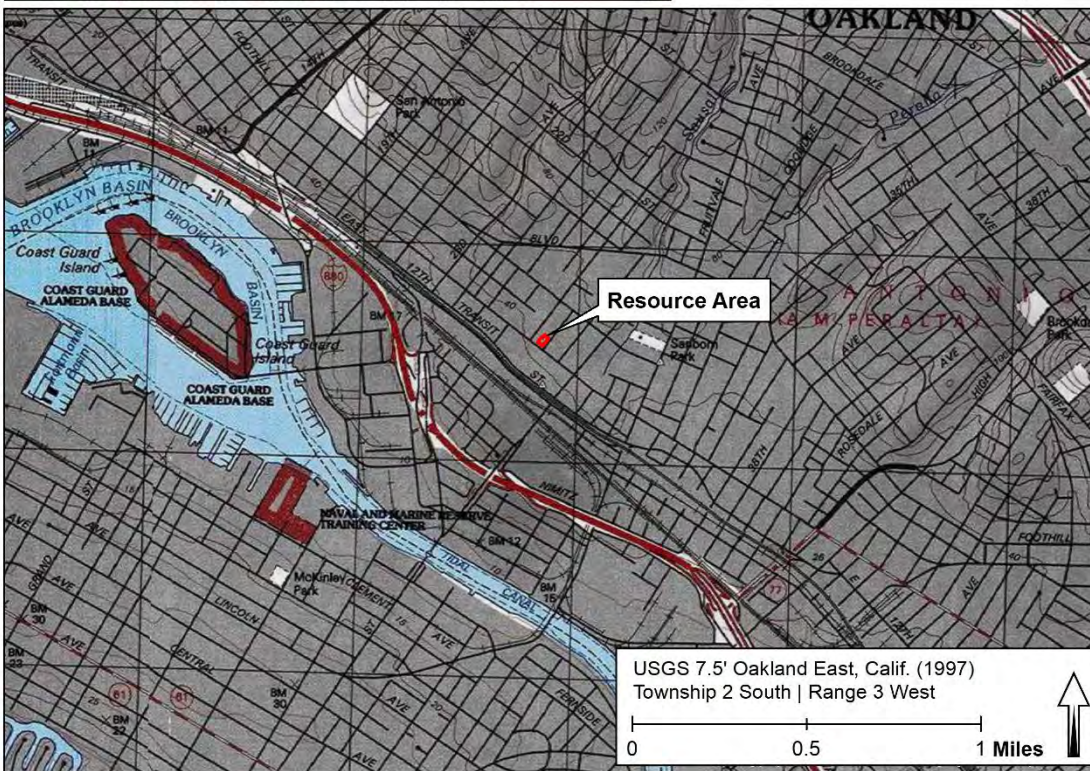
ca. 1925 Two-story Building and Associated Parking Lot  
 2712 and 2720 International Boulevard and 1490 and 1415 Mitchell Street  
 Oakland, Alameda County, CA  
 APNs 25-712-19-2, 25-712-14, 25-712-15 & 25-712-16

**Legend**

 Resource Area



Map by: S. Evans, 3/12/2024





**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary # P-01-011373  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 10 \*Resource Name or #: 2634-2648 International Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un; MD B.M.

c. Address 2634-2648 International Boulevard City Oakland Zip 94601

d. UTM: Zone 10S, 567667 mE/ 4181811 mN

e. Other Locational Data: The 1929 Fruitvale Gateway Building, within Assessor Parcel Number (APN) 025-0710-037 and a portion of APN 025-710-38, is in East Oakland within the City of Oakland. The building is situated on the northeast side of International Boulevard, on the corner of 27<sup>th</sup> Avenue and International Boulevard.

\*P3a. Description: The 1929 Fruitvale Gateway Building is associated with Italianate architecture with elements of Modern design (though outside the accepted period of Modern style) and is also associated with master architecture by William H. Weeks. The original seven-story building consisted of a raised ground floor with a rectangular plan. In ca. 1988, a one-story addition was added at the north elevation of the original north façade, and an eighth story was added, with roof access. (Continued on Continuation Sheet, Page 2).

\*P3b. Resource Attributes: HP7.

Commercial Building (1929 Fruitvale Gateway Building)

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: 1929 Fruitvale Gateway Building; facing east.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1929 Fruitvale Gateway Building; various sources

\*P7. Owner and Address: Withheld by owners.

\*P8. Recorded by: Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. Date Recorded: 1/23/2024

\*P10. Survey Type: Intensive

P5a. Photograph or Drawing



P11. Report Citation: Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard

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(Continued from Primary Record, Page 1)

The 1929 building has a raised foundation, clad with deep-scored stucco that gives the appearance of ashlar masonry; within the foundation and around the building, there are eleven decorative, fan-like vents. Above the scored stucco is a molded stucco sill. The building is finished with smooth stucco and vertical raised stucco detailing. The roof is flat, with a wide eave overhang, which, along with the entire eighth floor, is part of the ca. 1988 addition. The flat roof of the 1929 building has an access room for the elevator and stairs. The ca. 1988 one-story, L-shaped addition is built off the west and north elevations of the original 1929 building. The addition has a flat roof with a heating, ventilation, and air conditioning (HVAC) system.

### South Elevation (Primary Façade)

The south elevation is the primary façade and consists of the 1929 eight-story building and the one-story ca. 1988 addition. The 1929 building has three bays, established by four stucco neoclassical pilasters. The first floor of the 1929 section has a central, recessed entryway with geometrical, raised stucco drip molds over the entryway, as well as a large vinyl awning that extends over the entrance and sidewalk. The door within the recessed entryway is a double glass and metal door accessed via three concrete steps. The entryway is set between two pairs of four-light metal windows, the lights consist of four horizontal glazing, with the second light from the top and a hopper window. Over the windows, there is a narrow vinyl awning. The stucco pilasters are on either side of each pair of windows and extend from above the stucco sill to the top of the seventh story. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between floors, there is raised stucco paneling. This pattern persists until the seventh story when raised stucco paneling ends in a pointed arch. The central bay consists of three light metal casement windows, while the second-story window has pointed arch glazing, and the remaining windows are flat. These windows are set between concrete quatrefoil details. The eighth story has a pair of two-light, fixed aluminum windows, a ribbon of three, two-light, fixed aluminum windows, and a pair of two-light, fixed aluminum windows. The first story of the ca. 1988 addition consists of nine raised pebbled panels, within which three panels are divided by seams (Figure 2). Six of these panels have two-light, fixed aluminum windows with metal grilles. Between each panel is a smooth stucco finish.

## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard

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Figure 1. South elevation, facing north.



Figure 2. South elevation of ca. 1988 addition.

### West Elevation

The west elevation consists of the first story of the ca. 1988 addition and the second through eighth



## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard  
Page 4 of 10

stories of the 1929 section (Figure 3). The 1929 building has four stucco pilasters extending from the molded stucco sill to the seventh story, which are at the corners of the building and on the other side of the paired windows. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between floors, there is raised stucco paneling. This pattern persists until the seventh story when the raised stucco paneling ends in a pointed arch. Between these two sections of pilasters, there are thirty-three windows, thirteen of which consist of four light metal windows; the lights consist of four horizontal glazing, with the second light from the top of a hopper window. The remaining twenty windows are fixed, with decorative metal grilles. The eighth story consists of twelve three-light casement aluminum windows and a small, single-fixed window. The one-story ca. 1988 addition consists of eight raised pebbled panels, within which three panels are divided by seams (Figure 4). One of these panels has a single glass and metal door with metal grills and a double metal and glass door. These doors are accessed via two stairs along the elevation, and a long concrete ramp. Another pebble-finished panel has two light, fixed aluminum windows with metal grilles.



Figure 3. South and west elevations, facing northeast.

## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard  
Page 5 of 10



Figure 4. West elevation, facing east.

### North Elevation

The north elevation consists of the eight-story 1929 section of the building and the one-story, ca. 1988 addition (Figure 5). The eight-story section consists of a central exterior stairwell, with a stucco-finished landing at each story; a metal I-beam supports each landing. Each of the first three stories of the stairwell has a full-height metal gate. To the south of the stairwell are thirteen windows; the first through sixth stories each has a four-light metal window; the lights consist of four horizontal glazing, with the second light from the top a hopper window. The second through sixth stories also have a small metal casement window with a transom. The seventh story has two four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top hopper window. To the north of the stairwell, there is no fenestration at the first or second story; however, each story, from the third story to the sixth story, has two four-light metal windows, the lights consisting of four horizontal glazing, with the second light from the top a hopper window and a small metal casement window with a transom. The seventh story has two four-light metal windows, the lights consist of four horizontal glazing, with the second light from the top hopper window. The one-story ca. 1988 addition consists of an irregular footprint, with a loading dock that has a large single metal door and four windows with grilles and a single metal door (Figure 6).

## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard

Page 6 of 10



Figure 5. East and north elevations, facing southeast.



Figure 6. North elevation, facing south.

### East Elevation

The east elevation consists of the street-facing elevation of only the 1929 section of the building (Figure



## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard  
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7). The elevation is symmetrical, with four raised stucco pilasters that extend from the stucco molded sill to the seventh story. Between the pilasters and on each story is a pair of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top a hopper window. At the transition between floors, there is raised stucco paneling. This pattern persists until the seventh story when raised stucco paneling ends in a pointed arch. A raised, molded stucco belt course is between the first and second stories. The first story fenestration between the pilasters consists of two pairs of four-light metal windows; the lights consist of four horizontal glazing, with the second light from the top of a hopper window. Three windows are fixed between and on the outside of the paired windows, with decorative metal grilles. In each subsequent story until the seventh story, there are five fixed metal windows with decorative metal grilles. The central windows at the sixth and seventh stories are surrounded by a raised stucco section with decorative brackets. The eighth story has thirteen three-light fixed aluminum windows.



Figure 7. East elevation, facing west.



## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard

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### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property including the 1929 Fruitvale Gateway Building was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the 1929 Fruitvale Gateway building is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property, including the 1929 Fruitvale Gateway Building, was thoroughly researched, and it does not appear that it is associated with the lives of significant persons important to local, state, or national history.

*Therefore, the property does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

**Architecture:** *The 1929 Fruitvale Gateway Building was designed in the Italianate architectural style,<sup>1</sup> with a period of significance of 1929, which is the date when the building was constructed.*

The Italianate design elements include round and segmented arches, neoclassical pilasters, and tall window openings within decorative features, emphasizing symmetry throughout the design. Although the original design was a four-story design by William H. Weeks, when it opened in 1929, it was a seven-story building and, at the time, was an excellent example of Italianate architecture. However, additions and alterations of the building removed original design elements, altered the form, introduced modern elements, and diminished the classical design, which is detailed in the integrity section below. Additionally, although the new additions are Modern in style, they are not associated with the Modern Architecture that is recognized from 1935 to the 1970s. Therefore, based on the integrity analysis, the building currently does not appear to be eligible for association with Italianate architecture.<sup>2</sup>

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<sup>1</sup> "Modern Architecture" is recognized as being designed within a period from 1935 and the 1970s.

<sup>2</sup> If the 1929 Fruitvale Gateway Building was restored based on the NPS Standards for Restoration, and the ca. 1988 additions were removed, it could be eligible for association with Italianate design.

## CONTINUATION SHEET

Property Name: 2634-2648 International Boulevard

Page 9 of 10

*Architect: The 1929 Fruitvale Gateway Building is associated with architect William H. Weeks with a period of significance of 1929, the year the building was constructed.*

The architect William H. Weeks was an Oakland-based master architect with designs that are listed on the NRHP and a prolific career in California. Weeks specialty consisted of public, neoclassical designed (aka new classical such as Italianate and Spanish Colonial Revival) buildings, including libraries, hotels, and schools. Although the 1929 building was designed in the Italianate architectural style Weeks is known to have mastered, there are integrity issues (see below) associated with the building, and as such, it is currently not a representative of Weeks' architectural work.

*Therefore, the 1929 Fruitvale Gateway Building does not appear eligible under Criterion C for association with William H. Weeks or Italianate design.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1929 Fruitvale Gateway Building does not appear to be the principal source of information for design techniques associated with Italianate architecture that could yield important information about any architectural design. Therefore, the building is not eligible for listing on the NRHP under Criterion D.*

### **Integrity**

The integrity assessment found that the 1929 Fruitvale Gateway does not retain the integrity of design, and only a modest level of integrity of setting, materials, workmanship, feeling, and association, which is not enough to convey significance for association with Italianate architecture or architect William H. Weeks.

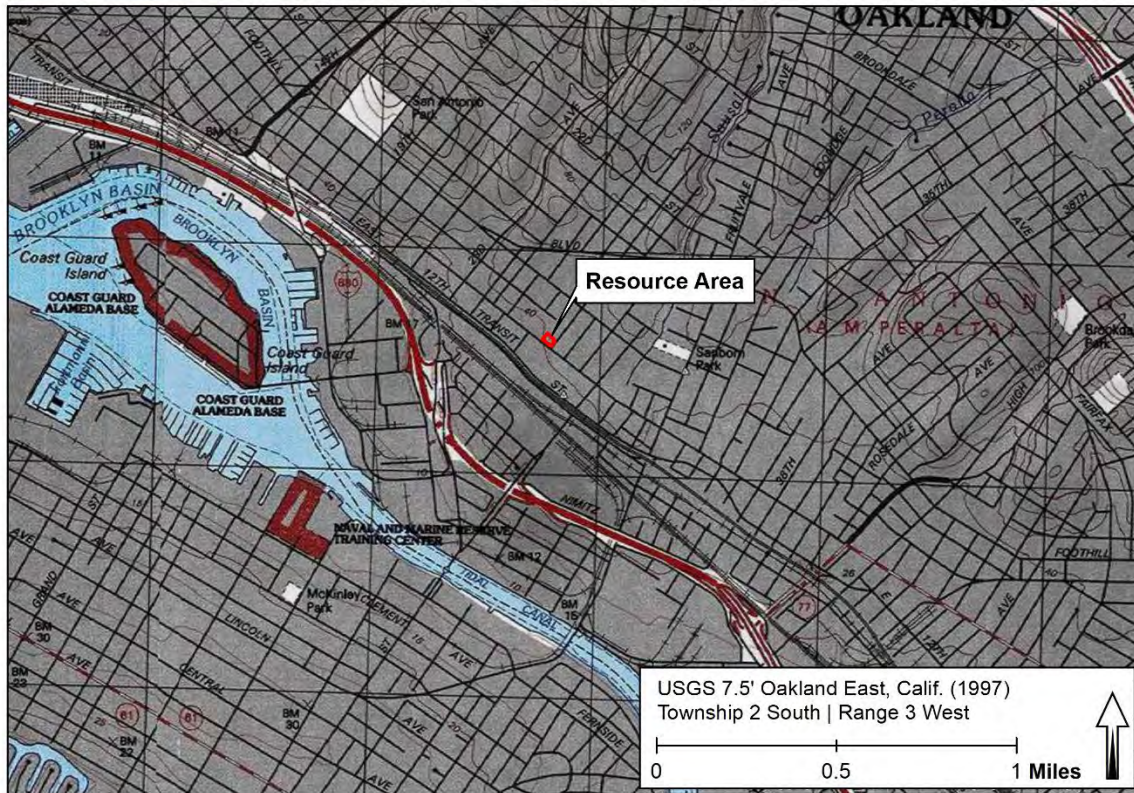


**Resource Location Map**

P-01-011373  
 1929 Fruitvale Gateway Building  
 2634-3648 International Boulevard  
 Oakland, Alameda County, CA  
 APN 25-710-37 & 25-710-38

**Legend**

 Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1433 27th Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec    ; un     B.M.

c. Address 1433 27th Avenue City Oakland Zip 94601

d. UTM: Zone 10S, 567688 mE/ 4181852 mN

e. Other Locational Data: The 1916 house, within Assessor Parcel Number (APN) 025-0710-033, is in East Oakland within the City of Oakland. The building is situated on the northwest side of 27<sup>th</sup> Avenue.

\*P3a. **Description:** The 1916 house is associated with Craftsman Bungalow architecture. The one-story house is on a raised foundation and consists of a rectangular footprint with a front-facing gable, a rear-hipped form, and a shed addition off the west elevation. The roof is clad with composite shingles. The peak of the gable has a decorative bracket and a thick wood trim. There is a brick exterior eave chimney built off the north elevation. The house utilizes three finishes: horizontal wood siding, brick, and stucco. At the east elevation is a full-façade porch with a low-sloped gable roof clad with asphalt shingles and thick gable trim. The porch is accessed via brick steps, and the porch deck is brick. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. **Resource Attributes:** HP2.  
Single family property (1916 house)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: 1916 house, facing south

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

1916 house; various sources.

\*P7. **Owner and Address:**

Withheld by owners.

\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De

Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1433 27<sup>th</sup> Avenue

Page 2 of 4

(Continued from Primary Sheet, Page 1).

At each corner of the porch roof is a wood bracket that is supported by two stucco-finished columns. The porch has a stucco rail, which does not have a center support. The east elevation, the primary façade, consists of a single door with a metal screen door and a picture window, consisting of a central sliding vinyl window with twelve faux lights between two four-over-one, double-hung vinyl windows. Below the gable peak is a horizontal, fixed two-light wood window. The south elevation consists of the eave elevation, with two faux-light, six-over-six, double-hung vinyl windows, and one faux-nine-light window, a casement window, and a one-over-one, double-hung wood window with lugs. The west elevation was not visible during the survey. The north elevation consists of the exterior chimney and a projecting bay with a picture window, which consists of a central sliding vinyl window with twelve faux lights set between two four-over-one, double-hung vinyl windows.

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property containing the 1916 house was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property, including the 1916 house, was thoroughly researched, and it does not appear that it is associated with the lives of significant persons important to local, state, or national history.

*Therefore, the property does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1916 house is associated with Craftsman Architecture, with a period of significance of 1916, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front-facing gable form with a full-façade porch, a low-pitched roof, and stucco and wood columns. While the house demonstrates such characteristics of Craftsman, it is a modest example of the style commonly constructed throughout California during this time. As such, it is not represented by the Craftsman style and is not associated with a master architect.

## CONTINUATION SHEET

Property Name: 1433 27<sup>th</sup> Avenue

Page 3 of 4

*Therefore, the 1916 house does not appear eligible under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1916 house does appear to be the principal source of information for construction or design techniques that can yield important information about Craftsman design. Therefore, the building is not eligible for listing on the NRHP under Criterion D.*

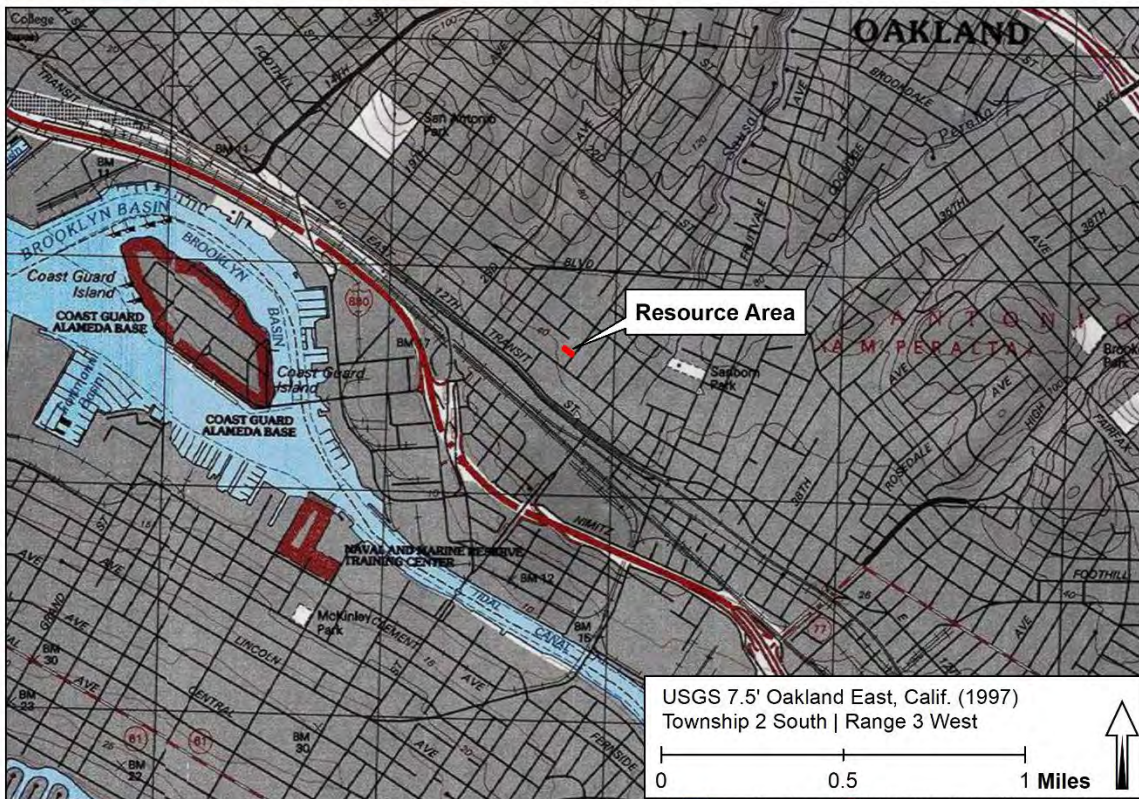
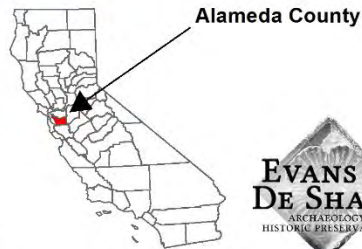


**Resource Location Map**

1916 House and  
 Associated Landscape  
 1433 27th Avenue  
 Oakland, Alameda County, CA  
 APN 25-710-33

**Legend**

Resource Area





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1422 27th Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un; MD B.M.

c. Address 1433 27th Avenue City Oakland Zip 94601

d. UTM: Zone 10S, 567730 mE/ 4181798 mN

e. Other Locational Data: The 1917 house, within Assessor Parcel Number (APN) 025-0712-021, is in East Oakland within the City of Oakland. The building is situated on the southeast side of 27<sup>th</sup> Avenue.

\*P3a. **Description:** The 1917 house is associated with Craftsman Bungalow architecture. The one-story house is on a raised foundation and consists of a rectangular footprint, a front-facing gable, a rear-hipped form, and a shed addition off the east elevation. The roof is clad with composite shingles, while the house has wood siding. The peak of the gable has a decorative bracket and a thick wood trim. At the west elevation, there is a full-façade porch with a low-sloped gable roof clad with asphalt shingles and thick gable trim. The porch is accessed via brick steps; on either side is a textured stucco-finished wing wall. At each corner of the porch roof is a wood-crossed bracket supported by two stucco-finished columns. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. **Resource Attributes:** HP2.  
Single family property (1917 house)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: 1917 house, facing south

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both  
1917 house; various sources.

\*P7. **Owner and Address:**  
Withheld by owners.

\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1422 27<sup>th</sup> Avenue

Page 2 of 4

(Continued from Primary Sheet, Page 1)

To the north of the step is a half-height stucco column that does not provide center support. Between these two columns is a wood railing with a cross-braced form. The west elevation is the primary façade and consists of a single door with a screen door and a picture window, which consists of three one-over-one, double-hung wood windows. Below the peak of the gable is a fixed, six-light wood window. The south elevation consists of four one-over-one, double-hung wood windows, each with metal grilles over the glazing. The remaining elevations were not visible during the survey.

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property containing the 1917 house was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1917 house is associated with Craftsman Bungalow architecture, with a period of significance of 1917, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front-facing gable form with a full-façade porch, a low-pitched roof, and stucco and wood columns. While the house demonstrates the characteristics of the Craftsman Bungalow style, it is a simple representative of the style, as such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, the 1917 house is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

## CONTINUATION SHEET

Property Name: 1422 27<sup>th</sup> Avenue

Page 3 of 4

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1917 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the 1917 house does not appear individually eligible for listing in the NRHP under Criterion D.*

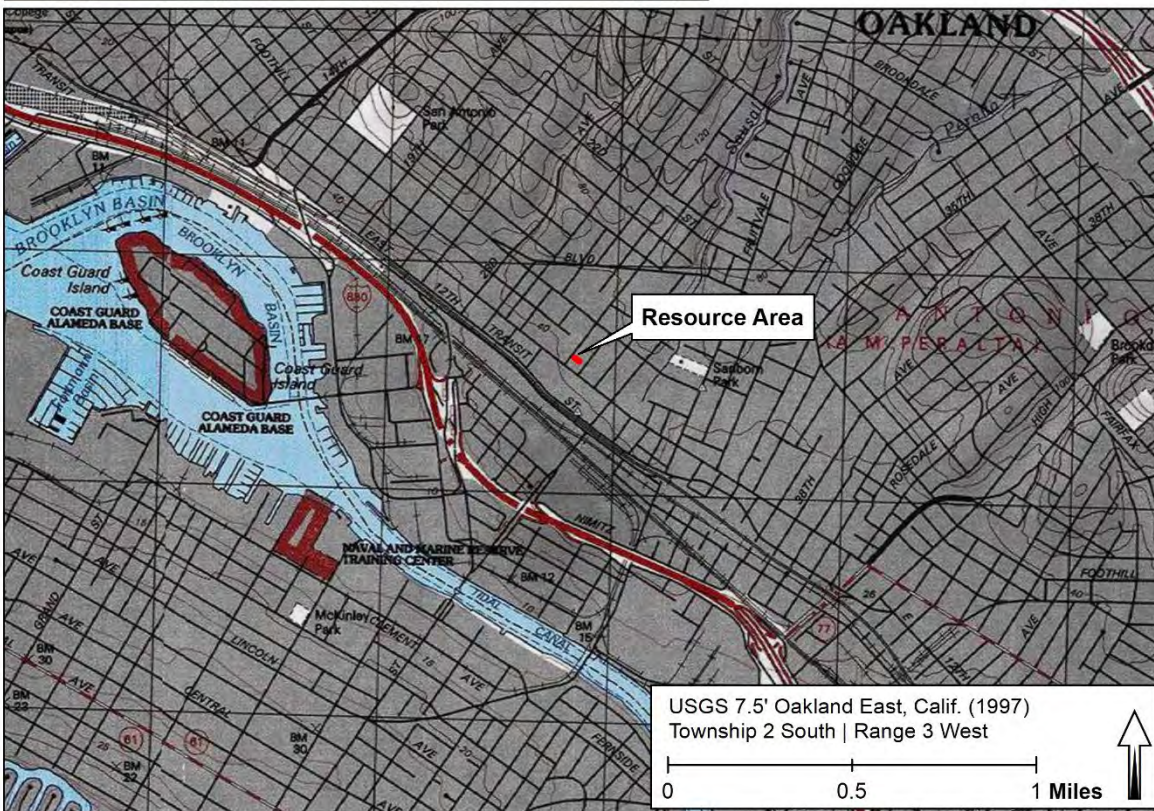


### Resource Location Map

1917 House and  
Associated Landscape  
1422 27th Avenue  
Oakland, Alameda County, CA  
APN 25-710-21

### Legend

 Resource Area





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1421 Mitchell Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un ; MD B.M.

c. Address 1421 Mitchell Street City Oakland Zip 94601

d. UTM: Zone 10S , 567757 mE/ 4181783 mN

e. Other Locational Data: The 1919 house, within Assessor Parcel Number (APN) 025-0712-013, is in East Oakland within the City of Oakland. The building is situated on the northwest side of Mitchell Street.

\*P3a. **Description:** The 1919 house is associated with Craftsman Bungalow architecture. The one-story house has a raised concrete foundation with a front-facing gable form. The roof is clad with asphalt shingles, while the walls are clad with wood siding. At the east side of the rectangular footprint is an incorporated porch supported by three stucco-finished columns with stucco caps. The porch consists of a concrete patio, accessed via concrete steps, with concrete wing walls on either side of the steps. (Continued on Continuation Sheet, Page 2)

\*P3b. **Resource Attributes:** HP2.  
Single family property (1919 house)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: 1919 house, facing northeast

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

1919 house; various sources.

\*P7. **Owner and Address:**  
Withheld by owners.

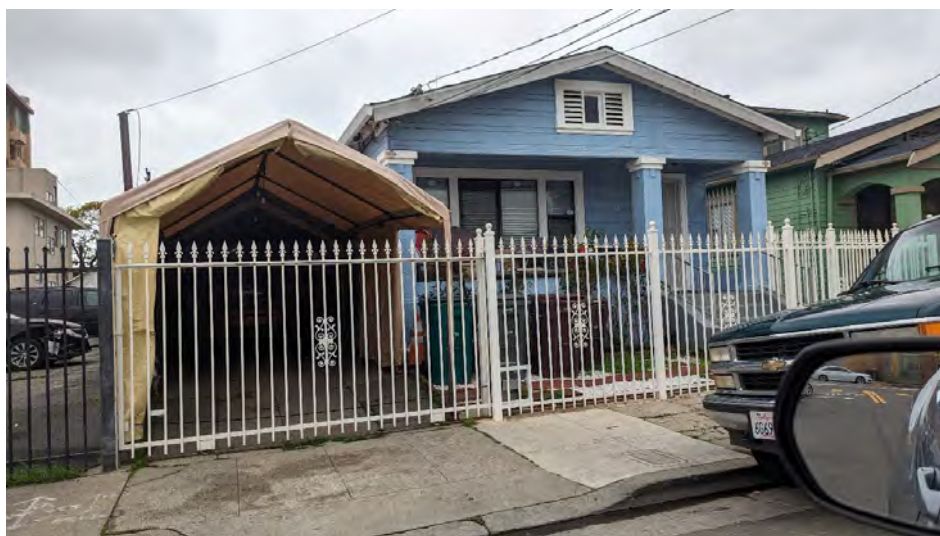
\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

P5a.



\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1421 Mitchell Street

Page 2 of 4

(Continued from Primary Sheet, Page 1)

The east elevation is the primary façade and consists of a single door with glazing and a metal screen door to the north of a picture window, with a sliding central window set between one-over-one, double-hung vinyl windows. Below the front-facing gable is a small, fixed window set between two wood vents. The south elevation consists of a square fixed window, a pair of one-over-one, double-hung wood windows, and two slightly larger, one-over-one, double-hung vinyl windows. The west elevation was not visible during the survey; however, there is a front-facing gable addition built off the southwest corner, but no fenestration was visible during the survey. The north elevation consists of two fixed vinyl windows, a sliding vinyl window, and a projecting bay with a picture window that consists of a sliding central window set between one-over-one, double-hung vinyl windows.

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property, including the 1919 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property, including the 1919 house, was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, property does not appear eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1919 house is associated with Craftsman Bungalow architecture, with a period of significance of 1919, the year the house was constructed. The house is quite simple, with only its form and incorporated porch and the three supporting stucco columns, demonstrating its association with the style; therefore, it is a very simple instance of Craftsman Bungalow architecture and is not a representative example. Furthermore, it is not associated with a master architect.

*Therefore, the 1919 house does not appear eligible for listing in the NRHP under Criterion C.*

## CONTINUATION SHEET

Property Name: 1421 Mitchell Street

Page 3 of 4

- D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The 1919 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the 1919 house does not appear individually eligible for listing in the NRHP under Criterion D.*

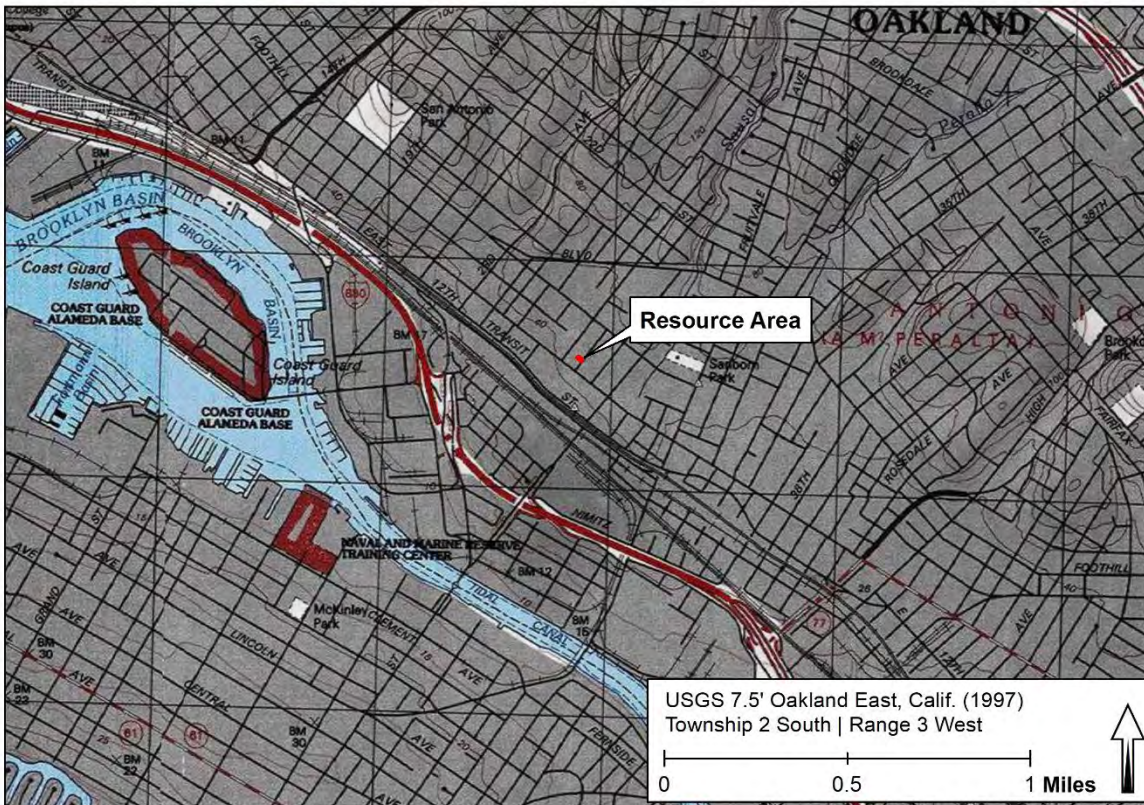


### Resource Location Map

1919 House  
1421 Mitchell Street  
Oakland, Alameda County, CA  
APN 25-712-13

### Legend

 Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1422 Mitchell Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un ; MD B.M.

c. Address 1422 Mitchell Street City Oakland Zip 94601

d. UTM: Zone 10S , 567762 mE/ 4181793 mN

e. Other Locational Data: The ca. 1920 house, within Assessor Parcel Number (APN) 025-0713-015, is in East Oakland within the City of Oakland. The building is situated on the southeast side of Mitchell Street.

\*P3a. **Description:** The ca. 1920 house is associated with Craftsman Bungalow architecture. The one-story house has a front-facing gable with a rear-hipped form. At the southwest corner of the house is a side-facing gable porch supported by a thick, tapered, stucco-finished archway. The gable peak has a wood vent, and the eaves have exposed rafters. The roof is clad with asphalt shingles, while the walls are clad with wood siding. The west elevation is the primary façade and consists of a single paneled door within the porch, which has a tile finish and is accessed by steps clad with tile. (Continued on Continuation Sheet, Page 2)

\*P3b. **Resource Attributes:** HP2.

Single family property (ca. 1920 house)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: ca. 1920 house, facing south

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

ca. 1920; various sources.

\*P7. **Owner and Address:**

Withheld by owners.

\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A., and Nicole LaRoche, M.S., with Bee Thao, M.A. (2024):

P5a.



Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1422 Mitchell Street

Page 2 of 4

(Continued from Primary Sheet, Page 1)

Beneath the gable is a vinyl picture window with two one-over-one double-hung windows, where the upper sash has four faux lights and a central fixed window with four faux lights. The north elevation consists of a fixed wood window, a sliding wood window, a fixed wood window, a one-over-one, double-hung wood window, and two fixed window frames that are infilled with wood panels; between these two infilled windows, there is an exterior stucco chimney. The south elevation consists of the side-facing porch gable with three stucco brackets, a high-placed fixed window, a picture window, and a one-over-one, double-hung window to the west of a wood vent.

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property containing the ca. 1920 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property containing the ca. 1920 house was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, property is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The ca. 1920 house is associated with Craftsman Bungalow architecture, with a period of significance of ca. 1920, the year the house was constructed. The house has several characteristics of the Craftsman Bungalow style, with the low-pitched, front-facing gable form with decorative brackets and vents at the gables and the partial façade roof within the gabled porch. While the house demonstrates such characteristics of Craftsman, it is a simple representative of the style, as such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, ca. 1920 house does not appear eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in**

## CONTINUATION SHEET

Property Name: 1422 Mitchell Street

Page 3 of 4

### **prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.


*The ca. 1920 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the ca. 1920 house does not appear individually eligible for listing in the NRHP under Criterion D.*

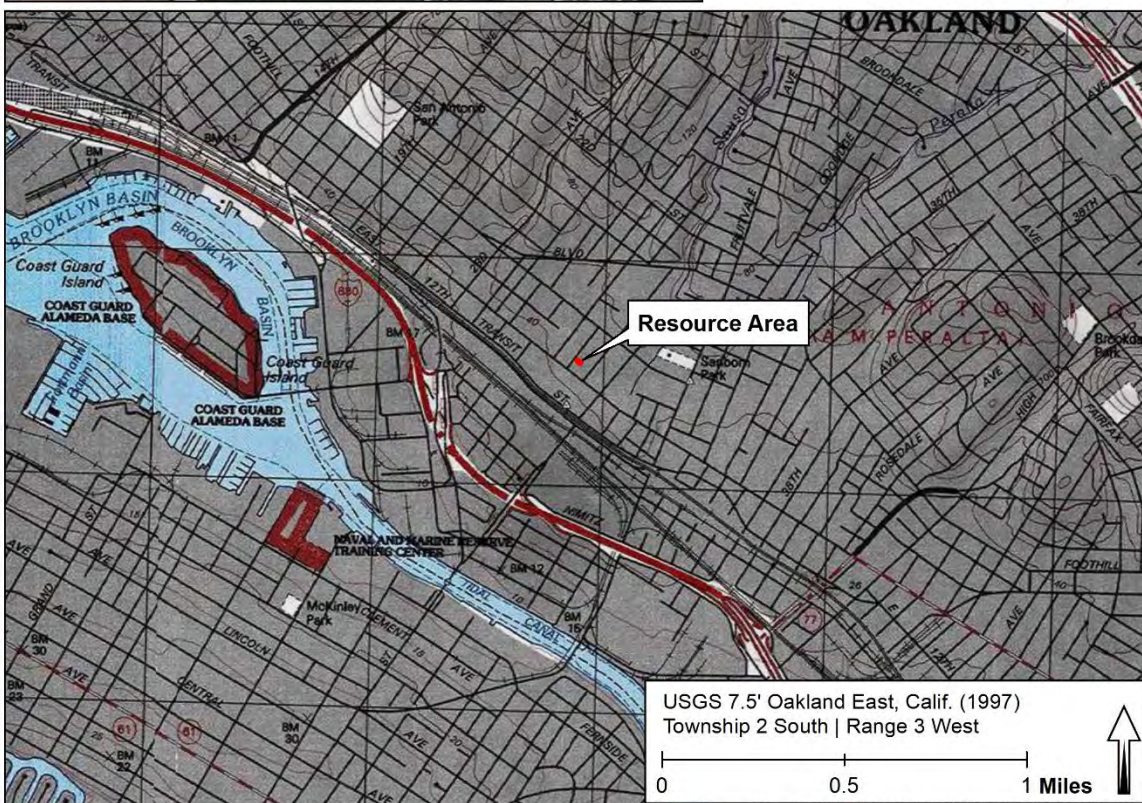


### Resource Location Map

ca. 1920 House  
1422 Mitchell Street  
Oakland, Alameda County, CA  
APN 25-713-15

### Legend

 Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1416 Mitchell Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un ; MD B.M.

c. Address 1416 Mitchell Street City Oakland Zip 94601

d. UTM: Zone 10S , 567779 mE/ 4181754 mN

e. Other Locational Data: The ca. 1920 house, within Assessor Parcel Number (APN) 025-0713-014, is in East Oakland within the City of Oakland. The building is situated on the southeast side of Mitchell Street.

\*P3a. **Description:** The ca. 1920 house is associated with Craftsman Bungalow architecture. The one-story house has a double, front-facing gable form situated on a raised foundation. The two gables have decorative stucco brackets; the full-façade gable has a vent at the peak, while the projecting, partial façade gable does not and is supported by two stucco-finished columns. An exterior chimney on the north elevation is clad with stucco. The roof is clad with asphalt shingles, while the elevations are clad with wood siding. The west elevation is the primary façade and consists of the entryway. (Continued on Continuation Sheet, Page 2)

\*P3b. **Resource Attributes:** HP2.

Single family property (ca. 1920 house)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: ca. 1920 house, facing south.

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

ca. 1920; various sources.

\*P7. **Owner and Address:**

Withheld by owners.  
\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024):

P5a.



Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1416 Mitchell Street

Page 2 of 4

(Continued from Primary Sheet, Page 1)

The main entrance is a single glass door with a metal screen within the partial façade porch, consisting of a concrete finished patio accessed via eight concrete steps. Beneath the full-façade gable is a picture window with two one-over-one, double-hung vinyl windows with a central fixed window. The picture window has wood mullions and is surrounded by wood trim; over the window is a metal, scalloped awning. The remaining elevations were not visible during the survey.

### National Register of Historic Places (NRHP) Evaluation

**(Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property, including the ca. 1920 house, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of the property, including the ca. 1920 house, was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, property is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The ca. 1920 house is associated with Craftsman Bungalow architecture, with a period of significance of ca. 1920, the year the house was constructed. The house has several characteristics of the Craftsman style, with the low-pitched, front facing gable form with decorative brackets and vents at the gables, and the partial façade roof within the gabled porch. While the house demonstrates such characteristics of Craftsman Bungalow style, it is a simple representative of the style, as such an example is commonly employed throughout California. Furthermore, it is not associated with a master architect.

*Therefore, ca. 1920 house is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information

## CONTINUATION SHEET

Property Name: 1416 Mitchell Street

Page 3 of 4

bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.


*The ca. 1920 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. Therefore, the ca. 1920 house does not appear individually eligible for listing in the NRHP under Criterion D.*

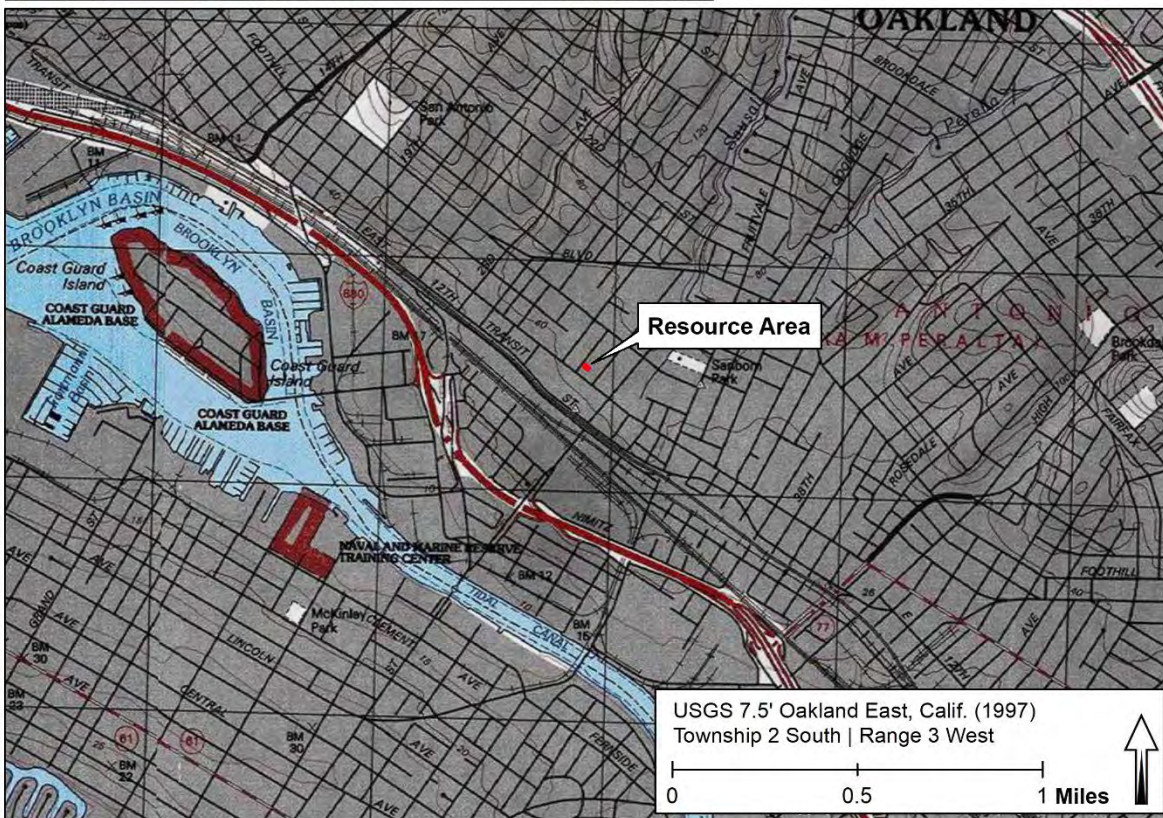


**Resource Location Map**

ca. 1920 House  
1416 Mitchell Street  
Oakland, Alameda County, CA  
APN 25-713-14

**Legend**

 Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 1410 Mitchell Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un ; MD B.M.

c. Address 1410 Mitchell Street City Oakland Zip 94601

d. UTM: Zone 10S , 567771 mE/ 4181744 mN

e. Other Locational Data: The 1922 duplex, within Assessor Parcel Number (APN) 025-0713-013, is in East Oakland within the City of Oakland. The building is situated on the southeast side of Mitchell Street.

\*P3a. **Description:** The 1922 duplex is associated with Minimal Traditional architecture. The one-story house has a raised, continuous concrete foundation with a front-facing H footprint and a cross-hipped roof form. The house is finished with textured stucco, while the roof is clad with composite asphalt shingles. The roof has slight eave overhangs that are boxed with stucco moldings. There are two exterior eave chimneys, finished with stucco with a cylindrical aluminum chimney cap, and one chimney on each of the side wings. (Continued on Continuation Sheet, Page 2)

P5a.



\*P3b. **Resource Attributes:** HP3.

Multiple family property (1922 duplex)

\*P4. **Resources Present:**  Building

Structure  Object  Site  District

Element of District  Other

P5b. Description of Photo: 1922 duplex, facing south.

\*P6. **Date Constructed/Age and**

**Source:**  Historic  Prehistoric

Both

1922; various sources.

\*P7. **Owner and Address:**

Withheld by owners.

\*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. **Date Recorded:** 1/23/2024

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Stacey De Shazo, M.A., and Nicole LaRochelle,

M.S., with Bee Thao, M.A. (2024): Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1410 Mitchell Street

Page 2 of 4

(Continued from Primary Sheet, Page 1)

The west elevation consists of the front-facing hipped wings and the two entrances to the duplex. Each front-facing wing has a ribbon of four fixed eight-light wood windows, separated by wood mullions and surrounded by wood trim and windowsill. Below the window ribbons, there are large vents providing aeration to the crawl space. The wall between the wings has two pairs of six-over-one, double-hung wood windows; the pairs are separated by wood mullions and are surrounded by wood trim and sills. The entrances of the duplex are located on the wings' north and south internal walls. Each entrance consists of a single wood paneled door with a hipped portico roof and painted concrete steps; a wing wall is beside the steps. The north elevation consists of two sliding aluminum windows on either side of the exterior chimney and three one-over-one, double-hung aluminum windows. Between the sliding windows and the double-hung windows, there are two vents. The east elevation was not visible during the survey. The south elevation consists of two sliding aluminum windows on either side of the exterior chimney and three one-over-one, double-hung aluminum windows. There are two vents between the sliding windows and the double-hung windows.

### National Register of Historic Places (NRHP) Evaluation

**A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property, including the 1922 duplex, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, property is not eligible for listing on the NRHP under Criterion A.*

**B. (Person): That are associated with the lives of significant persons in our past.**

The ownership and occupancy history of property was thoroughly researched and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion B.*

**C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The 1922 duplex is associated with Minimal Traditional architecture, with a period of significance of 1922, the date the duplex was constructed. The duplex presents several elements of the style, with the one-story, hipped roof form, and simple details seen in the slight eave overhang with stucco cornice. While the duplex demonstrates several characteristics of the

## CONTINUATION SHEET

Property Name: 1410 Mitchell Street

Page 3 of 4

style, the building remains a modest example and is not representative of the style. Furthermore, it is not associated with a master architect. Therefore, the 1922 duplex does not appear eligible for listing on the NRHP.

*Therefore, the 1922 duplex is not eligible for listing in the NRHP under Criterion C.*

**D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.


*The 1922 duplex does not appear to have the ability to convey information about Minimal Traditional architectural design. Therefore, the 1922 duplex does not appear individually eligible for listing in the NRHP under Criterion D.*

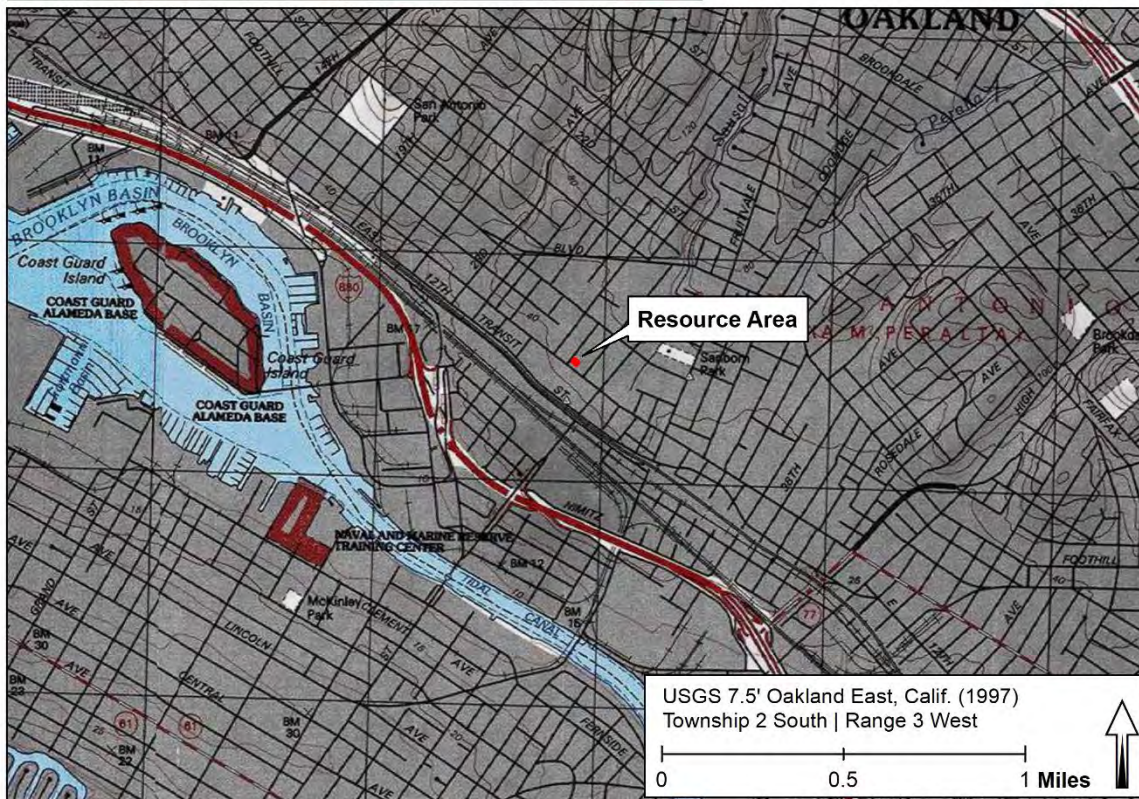


**Resource Location Map**

ca. 1922 Duplex  
 1410 Mitchell Street  
 Oakland, Alameda County, CA  
 APN 25-713-13

**Legend**

 Resource Area





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primar #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: 1404 Mitchell Street and 2750-2758 International Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda and

\*b. USGS 7.5' Quad Oakland East Date 1997 T 2S; R 3W;  of  of Sec un ; MD B.M.

c. Address 1404 Mitchell Street and 2750-2758 International Boulevard City Oakland Zip 94601

d. UTM: Zone 10S , 567756 mE/ 4181731 mN

e. Other Locational Data: The ca. 1920 triplex, within Assessor Parcel Number (APN) 025-0713-012, is in East Oakland within the City of Oakland. The building is situated on the northeast corner of the intersection of Mitchell Street and International Boulevard.

\*P3a. Description: The ca. 1920 triplex is associated with Tudor Revival architecture. The one-story building has a raised foundation with an irregular cross-hipped form with side-facing cross-gables. The triplex consists of three separate living units, two with a primary entrance on International Boulevard and one on Mitchell Street. The roof of the building has a steep slope and is clad with asphalt shingles, while the walls are finished with stucco. The south elevation consists of two side-facing gables set between three eaves. At each gable, there is an exterior, tapered stucco-finished chimney. The fenestration of the elevation consists of a pointed arched doorway, a metal screen door, and two sliding vinyl windows, with one chimney set between these two windows. (Continued on Continuation Sheet, Page 2)

\*P3b. Resource Attributes: HP3.

Multiple family property (ca. 1920 triplex)

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other

P5b. Description of Photo: ca. 1920 triplex, facing southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

ca. 1920; various sources.

\*P7. Owner and Address:  
Withheld by owners.

\*P8. Recorded by: Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

\*P9. Date Recorded: 1/23/2024

\*P10. Survey Type: Intensive

\*P11. Report Citation: Stacey De Shazo, M.A., and Nicole LaRochelle, M.S., with Bee Thao, M.A. (2024):

P5a.



Historic Resource Evaluation for the "2700 International" Project at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: 1404 Mitchell Street and 2750-2758 International Boulevard

Page 2 of 4

(Continued from Primary Sheet, Page 1)

The eave between the two gables has a sliding vinyl window and a one-over-one, double-hung vinyl window. The east gable has two sliding vinyl windows, with the east chimney set between the windows, a small sliding vinyl window and a pointed arched doorway, with a metal screen door on the easternmost eave. The west elevation consists of a pointed arch entryway, a sliding vinyl window, two ribbons of three, one-over-one, double-hung vinyl windows, a sliding vinyl window, and a pointed archway; the doorway has a metal screen door, and the windows and archway have metal grilles. The north elevation consists of the eave and jerkinhead elevation of the duplex, with an exterior stucco chimney set between two sliding vinyl windows, both of which have metal grilles and a pointed archway that has a metal grille set within it (Figure 1). The remaining elevations were not visible during the survey.



Figure 1. North and west elevations, facing southeast.

### National Register of Historic Places (NRHP) Evaluation

- A. (Event): Is associated with events that have made a significant contribution to the broad patterns of our history.**

The property containing the ca. 1920 triplex, was not found to be associated with any event that made a significant contribution to local, state, or National history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion A.*

- B. (Person): That are associated with the lives of significant persons in our past.**

## CONTINUATION SHEET

Property Name: 1404 Mitchell Street and 2750-2758 International Boulevard

Page 3 of 4

The ownership and occupancy history of the property was thoroughly researched, and it does not appear to be associated with a person or organization that is important to local, state, or national history.

*Therefore, the property is not eligible for listing on the NRHP under Criterion B.*

- C. (Construction/Architecture): That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The ca. 1920 triplex is associated with Tudor Revival Architecture, with a period of significance of ca. 1920, which is the estimated date when the building was constructed. The building demonstrates several characteristics of this style, particularly seen in the steep-pitched roof with multiple gables, wood ribbon windows, tapered, stucco-finished chimneys, and pointed archways and arched doorways. While the duplex demonstrates several characteristics of the style, the building remains a simple example and is not representative of the style. Furthermore, it is not associated with a master architect. Therefore, the ca. 1920 triplex does not appear eligible for listing on the NRHP.

*Therefore, the ca. 1920 triplex is not eligible for listing in the NRHP under Criterion C.*

- D. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion D most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion D can also apply to buildings that contain important information. For a building to be eligible under Criterion D, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The ca. 1920 triplex does not appear to have the ability to convey information about Tudor Revival architecture. Therefore, the ca. 1920 triplex does not appear individually eligible for listing in the NRHP under Criterion D.*




Page 4 of 4 \*Resource Name or # 1404 Mitchell Street and 2750-2758 International Boulevard  
 \*Map Name: USGS 7.5' Oakland East Quadrangle \*Scale: 1:24,000 \*Date of map: 1997

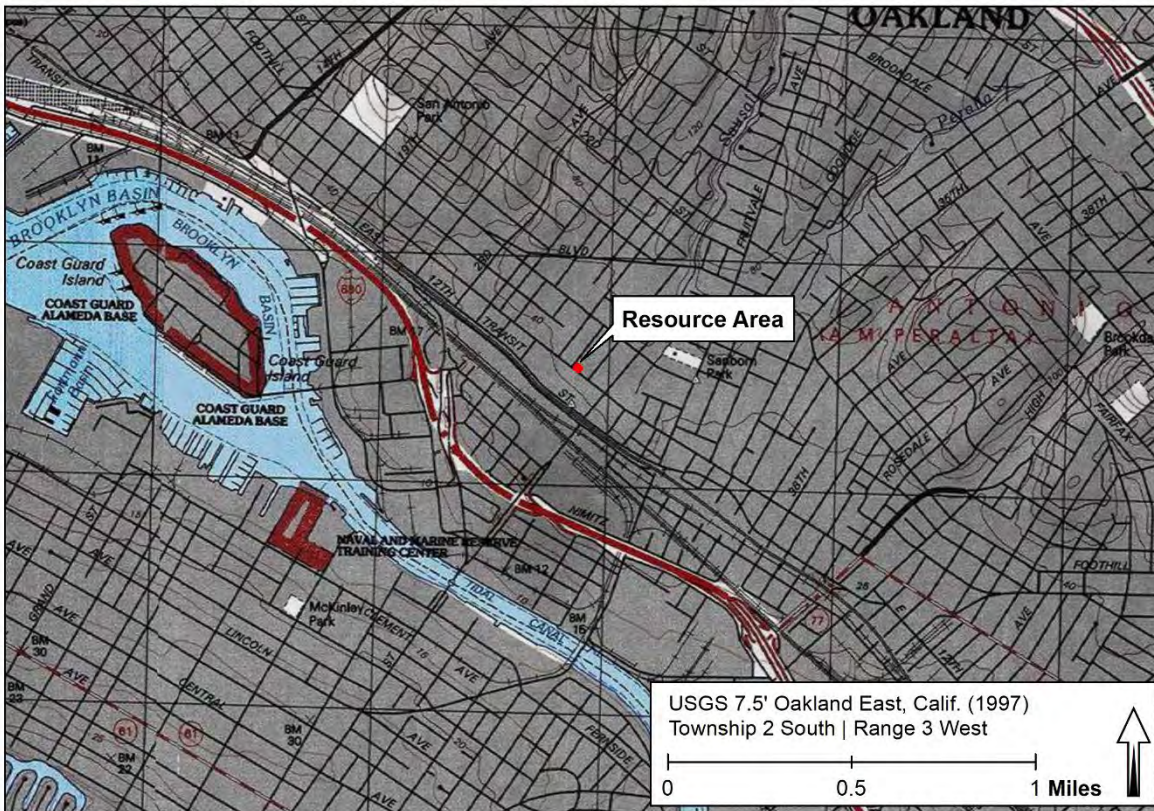
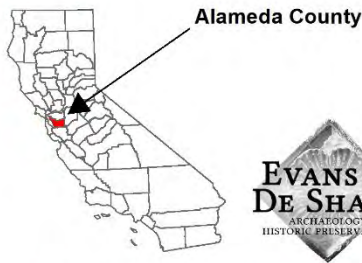


**Resource Location Map**

ca. 1920 Triplex  
 1404 Mitchell Street and  
 2750-2758 International Boulevard  
 Oakland, Alameda County, CA  
 APN 25-713-12

**Legend**

 Resource Area





## **Appendix B: Standards Review**





# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**A SECRETARY OF INTERIOR'S STANDARDS  
FOR THE TREATMENT OF HISTORIC  
PROPERTIES REVIEW FOR THE "2700  
INTERNATIONAL" PROJECT AT 2700, 2712,  
2720 BOULEVARD AND 1409 AND 1415  
MITCHELL STREET, OAKLAND, ALAMEDA  
COUNTY, CALIFORNIA**

**SUBMITTED TO:**

Paul Schroeder  
Project Manager  
pschroeder@unitycouncil.org

**SUBMITTED BY:**

Stacey De Shazo, M.A.  
Principal Architectural Historian  
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**March 8, 2024**

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## INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed an Historic Resource Evaluation (HRE) for the project known as “2700 International Project” at 2700, 2712, 2720 Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, within Assessor Parcel Numbers (APNs) 025-0712-019-02 (EDS-01a; 0.29-acres), 025-0712-017 (EDS-01b; 0.08-acres), 025-0712-016 (EDS-01c; 0.12-acres), 025-0712-015 (EDS-01d; 0.06-acres), and 025-0712-014 (EDS-01e; 0.06-acres), totaling 0.61-acres (Project Area).<sup>1</sup> The project is a 100% affordable housing project that includes demolishing the current built environment resources within the Project Area and constructing 75 affordable apartment units, including 35 one-bedroom, 21 two-bedroom, and 19 three-bedroom units, as well as approximately 3,800 square feet of ground floor commercial space, and on-site resident amenities such as a community room, shared laundry facilities, administrative offices, and supportive services offices. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space, and 50 bicycle parking spaces will also be provided (Project). The Project will receive funding provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC). Due to the use of federal funds, the proposed Project is subject to the HUD environmental review procedures found in 24 CFR Part 58, which require compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800.

The HRE, completed by EDS, identified one National Register-listed property within the Indirect Area of Potential Effect (APE),<sup>2</sup> including the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; National Register #16000864), that could be indirectly affected by the proposed Project. Therefore, in compliance with Section 106 of the NHPA, a Secretary of Interior’s Standards for the Treatment of Historic Properties (Standards) review was completed to assess Indirect effects on the National Register-listed property as a result of the Project. The Standards review follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR Part 67), specifically the Standards for Rehabilitation. The Standards review included reviewing the Project’s architectural plans provided by Pyatok (dated 12/09/22) and assessing them for consistency and compliance with the Standards to identify any potential impacts on the 1913 St. Joseph’s Apartments. The Standards review was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior’s qualification standards in Architectural History and History. The results of the Standards review are presented herein.

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<sup>1</sup> Stacey De Shazo, et al., “Historic Resource Evaluation (HRE) for the “2700 International” Project at 2700, 2712, 2720 Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California” Evans & De Shazo, 2024.

<sup>2</sup> See the EDS HRE report for additional details.



## PROJECT AREA LOCATION

The Project Area (labeled EDS-01a - 01e within the HRE) is located within five adjoining parcels (APNs 025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, and 025-0712-014) at 2700, 2712, and 2720 International Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California. The Project Area is situated on the northeast corner of International Boulevard and 27th Avenue and is approximately 0.45 miles north of Interstate 880 and 1.54 miles south of Interstate 580. The 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; National Register #16000864) is approximately 200 feet west of the Project Area (Figure 1), with the Project's Indirect APE.



Figure 1. Property location map and location of the 1913 St. Joseph's Apartments.





## THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

The Standards (codified as 36 CFR 67) defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The following section addresses the proposed Project within the context of the Secretary of the Interior's Standards for Rehabilitation.

### STANDARDS REVIEW

The Project was reviewed using the architectural plans provided by Pyatok (dated 12/09/22). The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies if the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted.

The following Standards review assesses potential indirect effects on the National Register-listed 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged);<sup>3</sup> as such, only Standard 10 applies.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The Project is not located in the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The Project is not located in the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The Project is not located within the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the

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<sup>3</sup> Identified within the HRE as EDS-02.



Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.’**

The Project is not located within the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

The Project is not located within the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

The Project is not located within the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

The Project is not located within the 1913 St. Joseph’s Apartments (aka St. Joseph’s Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

*Please refer to the EDS Archaeological Study.<sup>4</sup>*

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<sup>4</sup> Sally Evans, “An Archaeological Study for the Proposed “2700 International” Project at 2700, 2712, 2720 Boulevard and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California” Evans & De Shazo, 2024.



- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The Project is not located within the 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02) property.

*EDS Analysis: Not applicable to the Project.*

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed "2700 International" Project includes the demolition of the existing buildings, including a 1969 three-story commercial building, ca. 1925 two-story building, and three associated parking lots, and the construction of a six-story apartment building consisting of five stories of residential units over a first floor (ground-floor) podium with commercial space, parking, and services. According to the architectural drawings by Pyatok (dated 12/09/22),<sup>5</sup> the building consists of vertical "column" elements clad with patterning of brick and stucco, metal framed windows along the storefronts, and divided light metal windows with upper fixed lights, and lower hopper lights (louver) along the exterior, street-facing residential units (Figure 2). The design includes a main residential entry at the corner of International Boulevard and Mitchell Street, with large storefront windows "creating a transparent and welcoming entry for residents and visitors." The new building will be set back at least two feet, providing a wide sidewalk for trees and pedestrians. Commercial spaces along the ground floor will include individual storefront entries with canopies, signage, and lighting, allowing each business to have an individual presence on International Boulevard (Figure 3). On the upper five floors, the residential "blocks" (aka sections of the building) are organized around a shared courtyard space approximately 60 feet wide, flanked by community rooms and common laundry space. The building steps down, lowering the height from six stories at International Boulevard to four and three stories and finally to one story adjacent to neighborhood homes to transition from International Boulevard to the existing houses on Mitchell Street and 27<sup>th</sup> Avenue (Figure 4).

*EDS Analysis: The design is a thoughtfully designed, modern "take" on a classical design, with elements reminiscent of Neoclassical design that reflects the neighborhood setting and feeling and does not introduce a new architectural style to the neighborhood. Neoclassical elements such as strong vertical features, cornice detail, and use of brick and stucco all lend to the feeling and setting of the neighborhood, and the Project does not detract from the integrity of the National Register-listed 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02). As such, the current Project complies with Standard 10.*

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<sup>5</sup> Taken from the Pyatok, "2700 International" architectural plans, Sheet, G0.00 (dated 12/09/22).

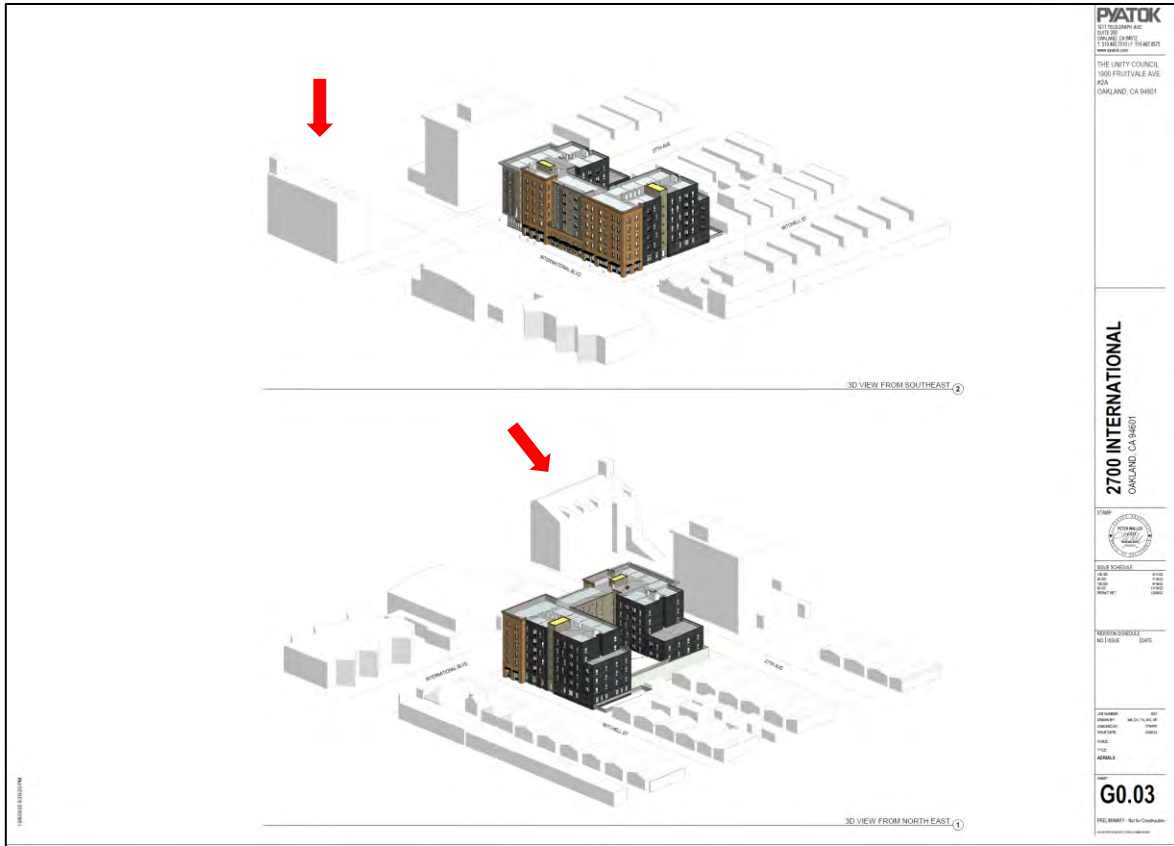


**Figure 2. Rendering of the proposed building showing the corner of International Boulevard and Mitchell Street (Pyatok, dated 12/09/22).**



**Figure 3. Rendering of the proposed building showing the storefronts along International Boulevard (Pyatok, dated 12/09/22).**





**Figure 4. 3D view of the proposed Project, showing the building's setting within the neighborhood and the location of the National Register-listed 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02) in the background (red arrow) (Pyatok, dated 12/09/22).**

## CONCLUSIONS

Due to potential impacts on the National Register-listed 1913 St. Joseph's Apartments (aka St. Joseph's Home for the Aged; EDS-02), a Standards review was completed to determine if the proposed Project would impact its integrity. Based on the Standards review, utilizing Pyatok's architectural drawings (dated 12/09/22), EDS determined that the proposed Project meets the Standards for Rehabilitation (noting only Standard 10 applies). As such, the proposed Project will have **no "indirect" adverse effects on historic properties.**



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# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**AN ARCHAEOLOGICAL STUDY FOR THE  
PROPOSED “2700 INTERNATIONAL”  
PROJECT AT 2700, 2712, 2720  
INTERNATIONAL BOULEVARD AND 1409  
AND 1415 MITCHELL STREET, OAKLAND,  
ALAMEDA COUNTY, CALIFORNIA**

**PREPARED FOR:**

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with  
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**February 29, 2024  
(Revised 4/16/2024)**

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## STATEMENT OF CONFIDENTIALITY

This report identifies the locations of archaeological resources within Alameda County, which is confidential information, as the cultural, scientific, and artistic values associated with these archaeological sites can be damaged or destroyed through uncontrolled public disclosure of information about their locations.

Disclosure of this information to the public may violate both federal and state laws. Information regarding the location, character, or ownership of a historic resource is exempt from the Freedom of Information Act. Applicable United States (U.S.) laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but may not be limited to, Government Code Sections 6250 et seq. and 6254 et seq.

If any information in this document is to be released for public review, all locational information associated with archaeological resources must be redacted before public distribution.





## MANAGEMENT SUMMARY

Evans & De Shazo, Inc. (EDS) completed an Archaeological Study for the proposed “2700 International” project located within the properties at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, totaling 0.61 acres (Project Area). The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure (Project). The Project will be constructed using federal funds provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC); therefore, it is subject to the HUD environmental review procedures found in 24 CFR Part 58, which require compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800, as amended. The Project is exempt from review under the California Environmental Quality Act (CEQA).

In accordance with Section 106 of the NHPA, two Areas of Potential Effect (APEs) were established for the Project, including a Direct APE and an Indirect APE. The Direct APE includes the 0.61-acre Project Area. The depth of the proposed excavation for the Project (i.e., vertical APE) is currently unknown. The Indirect APE includes nine properties located adjacent to and near the Project Area. The Archaeological Study described herein addresses direct effects on historic properties/historical resources within the Direct APE. Direct and indirect effects on built environment resources are addressed in a separate report (De Shazo et al. 2024).

The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590), with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior’s professional qualification standards in Archaeology (36 CFR Part 61). The methods used to complete the Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS); a buried archaeological site sensitivity desktop analysis; and a pedestrian field survey. The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc.

The Archaeological Study did not identify any National Register or California Register-listed or eligible archaeological resources or unique archaeological resources within the Project Area. As such, EDS recommends a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, due to the high potential to encounter buried historic period archaeological resources and a moderate to high potential to encounter buried precontact period archaeological resources during Project-related ground-disturbing activities, EDS recommends Archaeological Monitoring of ground-disturbing activities following the attached Archaeological Monitoring Plan (Appendix A), preparation of an ALERT sheet and preconstruction training by a Secretary of the Interior-qualified archaeologist.



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APPENDIX A: ARCHAEOLOGICAL MONITORING PLAN



## INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed an Archaeological Study for the proposed “2700 International” project (Project) located within five adjacent parcels at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, totaling 0.61 acres (Project Area). The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with commercial space, parking, and services offices, as well as the development of associated infrastructure (Project).

The Project will be constructed using federal funds provided by the United States (U.S.) Housing and Urban Development (HUD) through the Low-Income Housing Tax Credits (LIHTC); therefore, the Project is subject to review under the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966 and its implementing regulations 36 CFR Part 800, as amended. The Project is exempt from review under the California Environmental Quality Act (CEQA).

The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590), with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior’s professional qualification standards in Archaeology (36 CFR Part 61). The methods used to complete the Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS); a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geologic, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey. The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc.

The results of the Archaeological Study are presented herein.

## PROJECT DESCRIPTION

The Project includes the demolition of a 1969 three-story commercial building, ca. 1925 two-story, mixed-use building, and a parking lot and the construction of a six-story building consisting of five residential floors with 75 affordable apartment units over a first-floor podium with approximately 3,800 square feet of ground floor commercial space. Of the 75 affordable apartment units, 35 will be one-bedroom, 21 will be two-bedroom, and 19 will be three-bedroom units. On-site resident amenities include a community room, shared laundry facilities, administrative offices, and a supportive service office. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor behind the commercial space, and 50 bicycle parking spaces will also be provided. Access to parking will be provided from 27<sup>th</sup> Avenue. The Project also includes the development of associated infrastructure. An existing conditions map is provided in Figure 1 and a rendering of the proposed new building is shown in Figure 2.







**Figure 2: Rendering of the proposed new building (prepared by Pyatok, 11/18/2022).**



## PROJECT LOCATION

The Project Area includes five contiguous parcels at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, including Assessor Parcel Numbers (APNs) 25-712-9-02, 25-712-14, -15, -16, -17, totaling 0.61 acres. The Project Area is situated in the Brooklyn Township portion of east Oakland and is bordered by International Boulevard on the southwest, 27<sup>th</sup> Avenue on the northwest, Mitchell Street on the southeast, and single-family homes on the northeast (Figure 3).

On the United States Geographic Survey (USGS) 7.5-minute Oakland East, California quadrangle (1997), the Project Area resides within the unsectioned *San Antonio* land grant in Township 2 South, Range 3 West, Mt. Diablo Base and Meridian (Figure 4). The Universal Transverse Mercator (UTM) grid coordinates at the approximate center of the Project Area are 567729 meters East and 4181769 meters North, Zone 10.

## AREA OF POTENTIAL EFFECT (APE)

The regulations implementing Section 106 of the NHPA review process require that an Area of Potential Effect (APE) be defined for the Project (36 CFR 800.16[d]). An APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties if any such properties exist.” Following Section 106 of the NHPA, two APEs were established for the Project, including a direct APE that considers direct effects on historic properties and an indirect APE that considers indirect effects on historic properties (see Regulator Setting for the definition of a historic property).

The **Direct APE** includes the 0.61-acre Project Area comprised of five contiguous parcels, including:

- EDS-01a: 2700 International Boulevard (APN 25-712-19-2)
- EDS-01b: 2712-2716 International Boulevard (APN 25-712-17)
- EDS-01c: 2720 International Boulevard (APN 25-712-16)
- EDS-01d: 1409 Mitchell Street (APN 25-712-15)
- EDS-01e: 1415 Mitchell Street (APN 25-712-14)

EDS-01a currently consists of a 1969 three-story commercial building and associated parking lot, EDS-01b consists of ca. 1925 two-story building, and EDS-01c, EDS-01d, and EDS-01e consist of a parking lot. The National and California Register-eligibility of the built environment resources in the Direct is addressed in a separate report (De Shazo et al. 2024). The maximum depth of excavation for the Project (i.e., vertical APE) is currently unknown.

The **Indirect APE** includes nine properties adjacent to or near the Project Area that contain approximately nine built-environment resources at least 50 years in age, including:

- EDS-02: 2647 International Boulevard (APN 25-744-10)



- EDS-03: 2634-2648 International Boulevard (APN 25-710-37)
- EDS-04: 1433 27th Avenue (APN 25-710-33)
- EDS-05: 1422 27th Avenue (APN 25-712-21)
- EDS-06: 1421 Mitchell Street (APN 25-712-13)
- EDS-07: 1422 Mitchell Street (APN 25-713-15)
- EDS-08: 1416 Mitchell Street (APN 25-713-14)
- EDS-09: 1410 Mitchell Street (APN 25-713-13)
- EDS-10: 1404 Mitchell Street and 2758 International Boulevard (APN 25-713-12)

The National Register eligibility of the built environment resources in the Indirect APE is addressed in a separate report (De Shazo et al. 2024).

An APE map is provided in Figure 5.



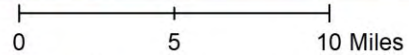


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Map by: S. Evans, 12/18/2023

**2700 International Project**  
**2700, 2712, 2720 International Blvd., &**  
**1409 and 1415 Mitchell Street**  
**Oakland, Alameda County, CA**



**Legend**

 Project Area



1:300,000

**Figure 3: Project vicinity map.**



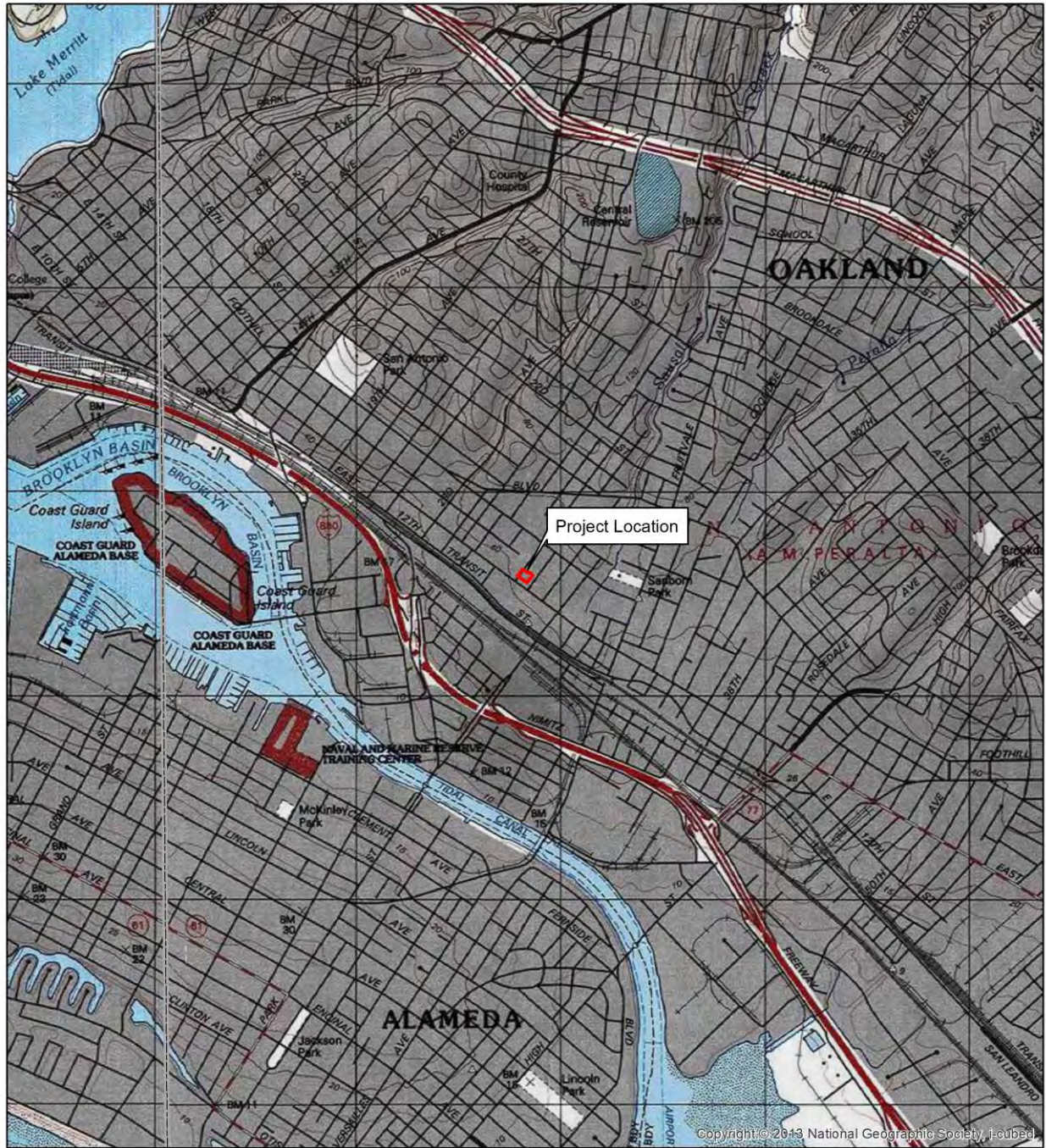
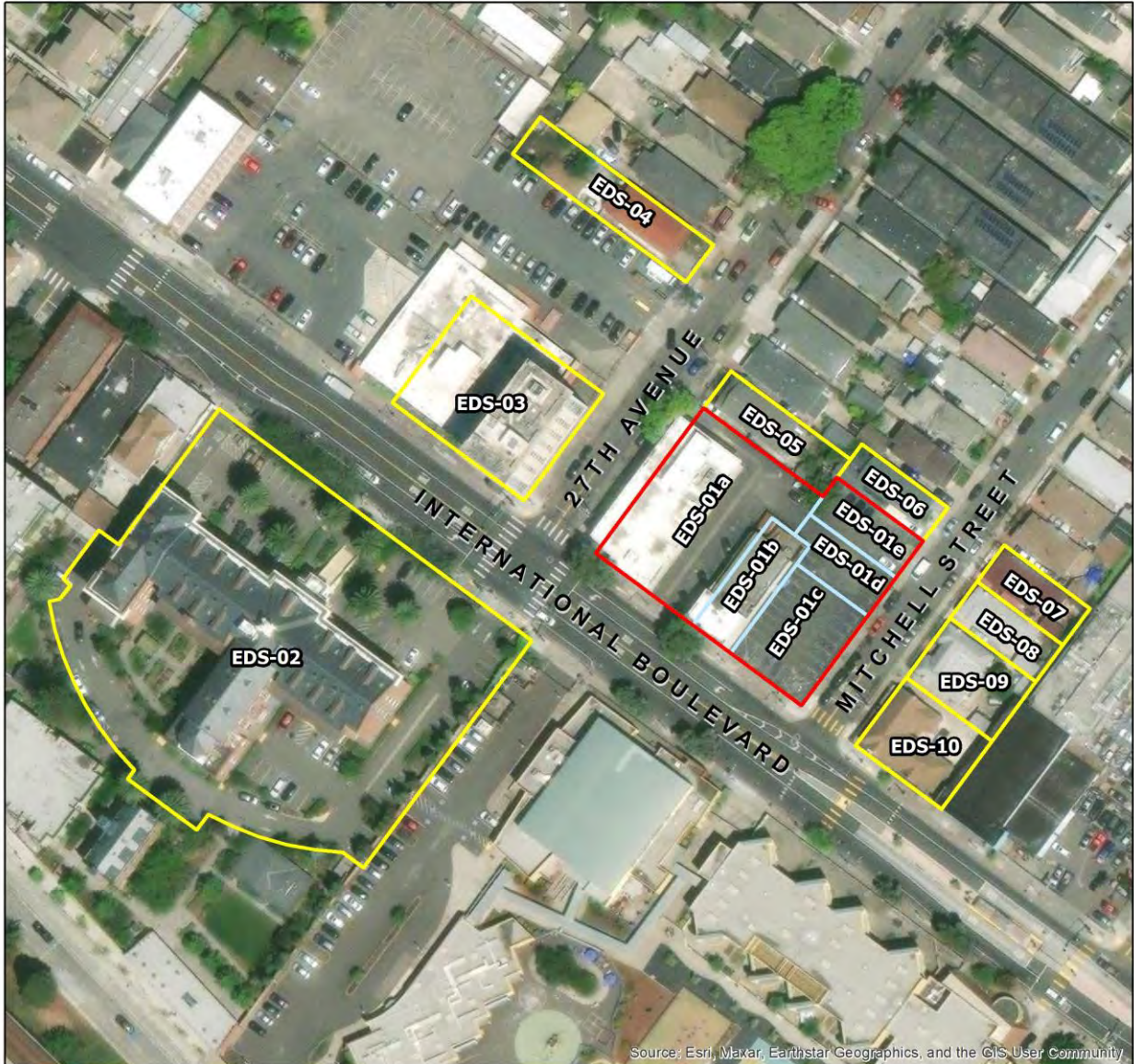


Figure 4: Project Area shown on the USGS 7.5' Oakland East, California.





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**2700 International Project**  
 Oakland, Alameda County, CA

**Direct APE Properties**  
 EDS-01a: 2700 International Blvd. (APN 25-712-19-2)  
 EDS-01b: 2712-2716 International Blvd. (APN 25-712-17)  
 EDS-01c: 2720 International Blvd. (APN 25-712-16)  
 EDS-01d: 1409 Mitchell St. (APN 25-712-15)  
 EDS-01e: 1415 Mitchell St. (APN 25-712-14)

**Indirect APE Properties**  
 EDS-02: 2647 International Blvd. (APN 25-744-10)  
 EDS-03: 2634-2648 International Blvd. (APN 25-710-37)  
 EDS-04: 1433 27th Ave. (APN 25-710-33)  
 EDS-05: 1422 27th Ave (APN 25-712-21)  
 EDS-06: 1421 Mitchell St. (APN 25-712-13)  
 EDS-07: 1422 Mitchell St. (APN 25-713-15)  
 EDS-08: 1416 Mitchell St. (APN 25-713-14)  
 EDS-09: 1410 Mitchell St. (APN 25-713-13)  
 EDS-10: 1404 Mitchell St. & 2758 International Blvd. (APN 25-713-12)

**Legend**  
 [Red Outline] Direct APE  
 [Yellow Outline] Indirect APE  
 [Light Blue Outline] Subject Parcels

Scale: 0, 125, 250 Feet  
 1:1200  
 Map Projection: NAD 83 UTM Zone 10  
 S. Evans, 1/31/2024

Figure 5: Area of Potential Effect (APE) map.



## REGULATORY SETTING

The proposed Project is considered an undertaking subject to NEPA and Section 106 of the NHPA due to financial assistance being provided by HUD for the Project. These regulations, as they pertain to cultural resources, are outlined below.

### NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

NEPA (42 U.S.C. 4321 et seq.) establishes national environmental policies and goals for the protection, maintenance, and enhancement of the environment and provides a process for implementing these goals within the Federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

The term "cultural resources" is not defined in NEPA. NEPA addresses the "human" — social and cultural — aspects of the environment. Culturally valued aspects of the environment generally include historic properties (as defined by the NHPA), sacred sites, archaeological sites not eligible for the NRHP and archaeological collections. The cultural use of natural resources and such "intangible" socio-cultural attributes as social cohesion, social institutions, life ways, religious practices, and other cultural institutions are typically evaluated under the "social impact" category. This Archaeological Study identifies the potential effects to archaeological resources that are listed or potentially eligible for listing on the NRHP (i.e., archaeological Historic Properties) and archaeological sites not eligible for the NRHP that result from implementation of the Project.

### NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

Section 106 of the NHPA pertains to Federal "undertakings". A Federal undertaking is defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency, those carried out with Federal financial assistance, and those requiring a Federal permit, license or approval. The NHPA directs federal agencies to take into account (through identification, recordation and mitigation) the effects of proposed activities on historic properties and give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Historic properties are properties that are included in the NRHP or that meet the criteria for the National Register.

#### National Register of Historic Places (NRHP)

Historic properties are districts, sites, buildings, structures, and objects listed or found eligible for listing in the NRHP. Unlisted properties are evaluated against the National Register criteria to determine eligibility for listing, in consultation with the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) and any Native American Tribe that may attach religious or cultural importance to them.

In order to be included or qualify for the National Register, a building, structure, object, site or district must possess significance in American history, architecture, archaeology, engineering or culture, and must be associated with an important historic context and retain historic integrity of those features necessary to convey its significance. The resource should possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet any of the following criteria:





- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons important in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

## **ENVIRONMENTAL AND CULTURAL SETTING**

The following overview provides an environmental setting of the Project Area and a prehistory, ethnohistory, and history of the Project vicinity. These contexts provide the basis for assessing the potential for archaeological resources to be found within the Project Area, the types of archaeological resources that could be found, and their potential historical significance.

### **ENVIRONMENTAL SETTING**

The Project Area is located in the City of Oakland, a densely populated urban environment in northwestern Alameda County that encompasses approximately 78 square miles of land and water and has an estimated population of approximately 432,897 residents. Located in the East Bay region of the San Francisco Bay Area, Oakland borders the cities of Berkeley, Emeryville, Alameda, and San Leandro and is bordered on the west by San Francisco Bay. The regional topography is variable and includes level terrain along the bay shore and steeper slopes along the Berkeley Hills to the east, which rise to a peak elevation of 1,761 feet above sea level at Round Top, an extinct volcano. The City of Oakland has a mild climate characterized by warm, dry summers, and mild, wet winters. According to the U.S. Weather Bureau, Oakland's average temperature ranges from about 74 degrees Fahrenheit (°F) in the summer to 44 °F in the winter. Annual rainfall averages about 24 inches, with most rainfall occurring between November and March.

The Project Area is situated within a topographically flat area in the Brooklyn Township portion of east Oakland at approximately 42 feet above sea level and is surrounded by a mix of commercial and residential buildings. The Project Area is bordered on the southwest by International Boulevard, on the southeast by Mitchell Street, on the northwest by 27<sup>th</sup> Avenue, and on the northeast by single-family houses. The nearest waterways include Sausal Creek, located 0.18 miles to the east, and an unnamed tributary, located 0.35 miles to the northwest. In addition, the Project Area is 0.6 miles northeast of the Tidal Canal that separates Oakland from Alameda, an informal archipelago in San Francisco Bay consisting of Alameda Island, Bay Farm Island, and Coast Guard Island, along with other smaller islands. The San Francisco Bay is approximately 2.3 miles to the southwest; however, before the filling of marshlands and mudflats, the Bay tidal marsh came within 0.6 miles of the Project Area (Figure 6).





**Figure 6: Project Area environmental setting.**

### **Geology and Soils**

Oakland and the Project Area are within the Southern Coast Range Geomorphic Province, situated within the larger Coast Range Geomorphic Province (Harden 1998). The Coast Range province lies between the Pacific Ocean and Great Valley (Sacramento to San Joaquin valleys) provinces and stretches from the Oregon border to the Santa Ynez Mountains near Santa Barbara. The northern and southern Coast Ranges are separated by a depression containing the San Francisco Bay, where the Sacramento River and the San Joaquin River discharge through the Golden Gate into the Pacific Ocean. The San Francisco Bay lies within a broad depression, bounded by the East Bay Hills, which borders Oakland on the east, and the Santa Cruz Mountains, created from an east-west expansion between the San Andreas and Hayward fault systems.

According to the geologic maps (Graymer 2000; Dibblee and Minch 2005), the Project Area is underlain by Holocene age (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf), consisting of clay with varying sand and gravel interbedded with sand and gravel with varying clay and silt. According to the soil maps available on Google Earth and at the Natural Resources Conservation Service (NRCS) Web Soil Survey website (USDA 2023), the soils within the Project Area consist of Urban land-Clear Lake Complex (0-2% slope) made up of 55% Urban Land, 35% Clear Lake, 5% Omni, and 5% Marvin. Urban Land includes areas covered by asphalt, concrete, buildings, and other built environment features, and the properties and characteristics of Urban Land soils are highly variable because of the



differences in the kind and amount of fill material used. Clear Lake clay consists of very deep, poorly drained soils that formed in fine-textured alluvium derived from mixed rock sources. On average, this series extends 60 inches below the surface and contains the following horizons: Ag, Bssg1, Bssg2, and Bssk. Subordinate horizons include 'g' (indicating the horizon is gray and mottled, the color of reduced non-oxidized iron resulting from saturated conditions) in the A and B horizons; and 'ss' (indicating the presence of slickensides formed by shear movement in clayey soils due to shrinking and swelling) in the B horizon.

The geotechnical investigation completed for the Project revealed about six inches of asphalt concrete and aggregate base, followed by dark brown, very stiff, sandy clay from 0.5 to 2.5 feet; brown, very stiff to hard sandy clay with gravel from 2.5 to 4.5 feet; light brown, very dense clayey sand with coarse gravel from 4.5 to 7.5 feet; brown, hard clay with sand and gravel from 7.5 to about 8.5 feet; brown, dense clayey sand with gravel from 8.5 to about 15 feet; olive-brown, dense clayey sand with gravel from 15 to 18 feet; light brown hard clay with sand and black mottling from 18 to 23.5 feet; brown, dense clayey sand with coarse gravel from 23.5 to 28 feet; and finally, brown, hard, sandy clay with yellow mottling and trace gravel from 28 to at least 41 feet (Samlik and Medeiros 2022).

### **Paleo-Environmental Setting**

The paleo-environmental setting describes changes in California's climate, vegetation, and landscapes that have occurred since the terminal Pleistocene (13,500 - 11,700 cal BP). During this time, there was a dramatic shift in vegetation as the climate became warmer compared to the previous period and temperate taxa such as alder, Douglas fir, oak and tanoak appeared. This was immediately followed by a major cooling trend, known as the Younger Dryas at about ca. 12,800 and 11,500 BP, at which time oak woodland and chaparral began to replace coniferous forest species. Also, during this time, many of the large herbivores, like mammoth, bison, ground sloth, horse, and camel, as well as many large carnivores, went extinct.

The San Francisco Bay formed after the onset of the Holocene (post 11,700 cal BP) due to a global warming trend that led to glacial melt and a global rise in sea level (Walker et al. 2009). During the Pleistocene, when the climate was colder and more water was locked up in ice, the ocean level was lower than current levels and the California shoreline was located much farther to the west than it is today. At the time, the San Francisco Bay did not exist, and the Sacramento and San Joaquin Rivers converged east of the Diablo range before cutting through the Golden Gate and draining into the Pacific Ocean near the Farallones Islands (Milliman and Emery 1968).

In the Early Holocene (11,700 – 8,200 cal BP), cooler and drier conditions continued but as temperatures rapidly increased, redwood and chemise chaparral taxa expanded and pines and other conifers diminished. During this time, the ocean waters reached the Golden Gate and began filling the San Francisco Bay. The rise in the water level was rapid at first but slowed after about 5,000 BP (Parsons 2003). The rising of the bay caused many of the rivers and streams that empty into the Bay to aggrade their valleys by depositing sediment, gradually building up the ground surface and burying former surfaces. This process also buried most evidence of human occupation around the San Francisco Bay shoreline prior to this time (Parsons 2003).



The Middle Holocene (8,200 – 4,200 cal BP) was characterized by lower precipitation and greater temperatures, with warm and dry summers and increased seasonability (Adam and West 1983). As a result, pines, herbs and oak increased while redwood and cedar declined and retreated. Oaks expanded their overall range and moved upslope. The sea level stabilized and rich tidal marshes and extensive mudflats formed around the San Francisco Bay margin (Pestrong 1972).

In the Late Holocene (post 4200 cal BP) climatic conditions were cooler and dryer, but there were frequent shifts from cold to warm and enhanced ENSO<sup>1</sup> cycles that resulted in increased fluvial discharge, lower salinity levels, and the formation of new marshes in the San Francisco Bay ca. 3,800 – 2,450 BP (Goman et al. 2008; Starratt and Barron 2010). Beginning about 4,000 BP there was a rise in conifer-dominated assemblages and a decrease in oaks, which was due to an increase in moisture. However, this trend reversed between about 1,300 to 700 BP due to an onset of warmer, dryer conditions, which characterized the Medieval Climatic Anomaly (MCA), which lasted from about 1,150 - 600 BP. The MCA was marked by two severe drought periods separated by a period of greater precipitation (Schwitalla 2013) and was followed by the Little Ice Age (ca. 650-150 BP) that featured cool wet conditions (Schwitalla 2013), cooler sea surface temperatures (Hendy 2010), and an influx of sediment into the San Francisco Bay (Malamud-Roam and Ingram 2010). The extensive alluvial deposition that occurred during wet periods also buried archaeological sites that existed along the flood plains of creeks and rivers during this time (Lightfoot and Luby 2002).

In historic times (ca. 250 BP to present), the introduction of non-native plant species, the cessation of Native American land-management practices, including fire management, the onset of crop production and animal husbandry, industrialization, filling of the historic tidal marsh, and urban growth and development have all contributed greatly to a changed landscape that no longer reflects the landscape inhabited by human populations that existed in precontact times.

The formation of the San Francisco Bay in the Middle Holocene allowed for dense populations to settle along the Bay Shore and in neighboring areas because the freshwater marshes, salt marshes, mud flats and open waters of the San Francisco Bay were extremely productive in natural resources during precontact times (Lightfoot and Luby 2002). The marshlands and mudflats supported clams, mussels, oysters, crabs, and several fish species, and the open water supported green and white sturgeon, Chinook and Coho salmon, bat rays, thresher and leopard sharks, surf perch, jack smelt, and marine mammals, such as sea otters, harbor seals, and sea lions. Numerous migratory water birds and shorebirds were also present, like ducks, geese, cormorants, loons, and grebes (Lightfoot and Luby 2002). The surrounding terrestrial landscape contained extensive grassland and oak woodland that supported a variety of plant and animal resources. From these areas, Native Americans gathered a variety of nuts, seeds, berries, greens and tubers, and they hunted large terrestrial animals like deer, elk and pronghorn antelope, as well as smaller fauna like jackrabbit, brush rabbit, squirrel, wood rat and

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<sup>1</sup> El Niño-Southern Oscillation (ENSO) is an irregularly periodic variation in winds and sea surface temperatures over the tropical eastern Pacific Ocean. The warming phase of the sea temperature is known as El Niño and the cooling phase as La Niña.



quail (Lightfoot and Luby 2002; Moratto 1984). Historically, the Project Area was approximately 0.7 miles northeast of the historical tidal marsh and bay lands boundary.

## **PRECONTACT/ARCHAEOLOGICAL SETTING**

This section provides information derived from the archaeological record of the San Francisco Bay-Delta region of California regarding settlement strategies, levels of social organization, subsistence economies, and food procurement strategies of precontact Native populations. Cultural patterns that emerged in the San Francisco Bay-Delta region, recognized by specific artifact assemblages that indicate differences in living strategies, are also discussed.

### **Chronology and Cultural Patterns of the San Francisco Bay-Delta Region**

The following sections provide an overview of the prehistory San Francisco Bay-Delta region that is based on a hybrid classification system organized by geologic time segments that include the Terminal Pleistocene (13,500 – 11,700 cal BP), Early Holocene (11,700 – 8,200 cal BP), Middle Holocene (8,200 – 4,200 cal BP), and Late Holocene (post 4,200 cal BP). The Late Holocene is further divided into shorter time periods using the Late Holocene Scheme D chronological sequence for the San Francisco Bay Area that is divided into the following time periods: Early Period (4200 – 2550 cal BP), Early/Middle Transition Period (2550 – 2150 cal BP), Middle Period (2150 – 930 cal BP), Middle/Late Transition Period (930 – 685 cal BP), Late Period (685 – 180 cal BP), and Historic/Mission period (180 – 115 cal BP).

#### **Terminal Pleistocene (13,500 – 11,700 cal BP)**

Solid evidence of human occupation in California during the Terminal Pleistocene (13,500 – 11,700 cal BP) is scarce and poorly understood; however, there have been some discoveries of isolated fluted projectile points in California that are thought to be similar in cultural affiliation and age as the fluted points associated with the Clovis tradition dating to around 11,500 cal BP. While fluted points are rare in California, they have been documented at the Borax Lake site (CA-Lak-36) in Lake County (Meighan and Haynes 1970; Moratto 1984:82–85), at Tracey Lake in the Delta (Heizer 1938), at the Wolfsen mound (CA-MER-215) along the middle San Joaquin River in Merced County (Peak and Weber 1978), and in the Mojave Desert and coastal southern California (Byrd et al. 2017). No fluted points or archaeological deposits dating to the Terminal Pleistocene have been documented in the San Francisco Bay Area (Byrd et al. 2017). The paucity of Terminal Pleistocene archaeological remains is, in part, because populations were small and highly mobile, and left scant evidence of their activities in the landscape. Landscape changes, including sea level rise, erosion, and localized subsidence along the coast. Widespread landscape evolution and floodplain development in the interior has also reduced evidence of occupation during this period (Byrd et al. 2017).

#### **Early Holocene (11,700 - 8200 cal BP)**

During the Early Holocene (11,700 – 8200 cal BP) semi-mobile hunter-gatherers exploited a wide range of plant and animal foods from marine, lacustrine, and terrestrial environments (Erlandson et al. 2007; Jones et al. 2002; Meyer and Rosenthal 1995; Moratto 2002). Populations that emerged in the San Francisco Bay-Delta region, including the interior East Bay during the Early Holocene were mobile foragers, characterized by a “Millingstone culture” that used milling slabs and handstones, crude cores





and core tools, and various types of large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114; Wiberg 2010:31). The settlement pattern is thought to be based on high residential mobility and limited exchange (Wiberg 2010:31).

There are only four Early Holocene-age archaeological deposits documented in the San Francisco Bay-Delta region, including two at Los Vaqueros Reservoir (CA-CCO-696 and CA-CCO-637) in the East Bay (Meyer and Rosenthal 1997, 1998), one in Solano County (P-48-000897) (Hildebrandt et al. 2012), and one in Fremont (P-01-011556) (Meyer 2015), all of which were found in a buried context. Occupation at the site in the interior East Bay area (CA-CCO-696) was found to be associated with a culture whose specific economy was focused on harvesting acorns and wild cucumbers (Meyer and Rosenthal 1997; Wohlgemuth 1997).

### **Middle Holocene (8200 – 4200 cal BP)**

There is more direct evidence of occupation in the San Francisco Bay-Delta region during the Middle Holocene than there is in the Early Holocene, as indicated by the more than 60 sites that have been documented in the San Francisco Bay-Delta region dating to this period (Byrd et al. 2017). Artifacts found in sites dating to this period include a variety of ground stone tools (mortars/pestles and metates/manos), side-notched dart points, cobble tools, and a variety of shell beads and ornaments (Fitzgerald 1993; Meyer and Rosenthal 1998). The presence of an extensive trade network by at least 5200 cal BP is indicated by the “Type N” grooved rectangular *Olivella* shell beads that are found in sites across a large region, and obsidian from sources located in the Napa Valley and eastern Sierra Nevada (Casa Diablo and Bodie Hills sources) that are present within sites located in the San Francisco Bay-Delta region (Byrd et al. 2017). The first evidence for use of the San Francisco Bay’s estuarine resources is also indicated during this period by the presence of shell midden deposits in Marin County (CA-MRN-17), Contra Costa County (CA-CCO-474/H), and in San Mateo County (CA-SMA-40) that date between 6300 and 5000 cal BP, and at a site in Alameda County (CA-ALA-307) that dates to 4900 cal BP (Byrd et al. 2017). Faunal remains indicate reliance on seasonal waterfowl and anadromous and freshwater fish. “Archaeobotanical assemblages from Middle Holocene contexts are varied; for example, CCO-18/H features produced a varied assemblage of nutshell, small seeds, and fruit pits, including acorn, gray pine, bay, buckeye, red maids, goosefoot, farewell-to-spring, juniper, and manzanita berry pits (Wohlgemuth 2010). These remains suggest that a wide range of habitats was exploited throughout the year, consistent with either semi-permanent occupation or multi-season visits” (Byrd et al. 2017).

### **Late Holocene (4200 – 180 cal BP)**

Due to the greater number of archaeological sites that have produced stylistic artifacts and radiocarbon dates, the Late Holocene is generally divided into the Early Period (4200–2550 cal BP), Early/Middle Transition Period (2550–2150 cal BP), Middle Period (2150–930 cal BP), Middle/Late Transition Period (930–685 cal BP), and Late Period (685–180 cal BP). “The Late Holocene is very well-documented in the Bay-Delta Area, with more than 240 radiocarbon-dated sites reflecting widespread occupation (Milliken et al. 2007).”



#### Early Period (4200 – 2550 cal BP)

The Early Period (4200–2550 cal BP) marks a shift from a mobile foraging pattern to a sedentary and semi-sedentary land use pattern along the Bay Shore and interior valleys (Milliken et al. 2007:114-115). This more sedentary way of life seems to have been in response to the availability of new resources as the San Francisco Bay estuary matured, and an increased dietary reliance on acorns rather than hard seeds. As a result, populations in the San Francisco Bay region increased and the social organization became more complex, evidenced by mortuary practices and an increase in ornamental grave associations, regional symbolic integration, and the establishment of trade networks. “Bay margin sites reveal a strong emphasis on marine shellfish, marine fishes, and marine mammals...In contrast, interior sites emphasized freshwater fish and shellfish along with terrestrial mammals. Nuts, berries, and small seeds appear to have been particularly important plant foods” (Byrd et al. 2017). Cultural patterns that emerged in the San Francisco Bay region during this period include Windmill in the Delta Region and Lower Berkeley along the Bay Shore. Artifacts that typify the Early Period include a corner-notched, concave-based, lanceolate, and side-notched style projectile points, cut marine shell (*Olivella* sp.) beads that are often found in a mortuary context, mortars and pestles, and a greater amount of obsidian from Napa Valley sources than Annadel obsidian available in Sonoma County (Milliken et al. 2007). The Early Period was also marked by significant climatic changes during which warmer and drier conditions led to the desiccation of lake basins in southern California (Schwitalla 2013).

#### Middle Period (2150–930 cal BP)

The Middle Period (2150–930 cal BP) is marked by a population increase and a greater level of sedentism (Milliken et al. 2007:115-116). Fixed permanent villages used most of the year became dominant along the Bay Shore. This indicates the establishment of fixed group territories as well (Lightfoot and Luby 2002:276; Wiberg 2010:31). During this period, population growth led to restricted mobility, which in turn led to resource intensification, increased cooperation, and a greater level of social complexity (Milliken et al. 2007:99). In the latter half of the Middle Period and the Middle/Late Period Transition (930–685 cal BP), a dramatic cultural disruption occurred, marked by changes in shell bead types, settlement patterns and food resources (Milliken et al. 2007:116). The Berkeley Pattern, which developed from the preceding Lower Berkeley Pattern, was well established by the Middle Period (Moratto 1984:277). Berkeley Pattern traits typically include tightly flexed burials, with fewer grave offerings and no preference toward orientation. Cremations are occasionally encountered and are associated with more grave goods than flexed burials, a mortuary treatment suggesting differentiation in wealth or status. Burial artifacts typically include *Olivella* saddle and saucer beads and *Haliotis* pendants. Berkeley Pattern sites are also characterized by utilitarian objects that include numerous mortars and pestles, which imply greater reliance on nuts and seeds, as well as a sophisticated bone tool industry. New types of bone tools such as the single-barbed bone fish spear indicate a greater reliance on fish and marine mammals like sea otter, seal, and sea lion (Elsasser 1978:39; Hildebrandt and Jones 1992:382). Shellfish collecting was also especially important. This is indicated by the deposition of large quantities of shell, mostly mussel, which make up a good portion of shellmound constituents. Hunting is implied by spear and dart-sized projectile points, which were propelled using an atlatl, as well as high frequencies of deer and elk remains (Beardsley 1954; Hildebrandt and Jones 1991:382).



#### Middle/Late Transition Period (930–685 cal BP)

Starting at the end of the Middle Period and continuing in the Middle/Late Period Transition, many of the Bay Shore sites were abandoned as residential places and then later reused as special-purpose sites in the Late Period (685–180 cal BP) (Lightfoot and Luby 2002:277). The reasons postulated for the abandonment of shellmound sites along the Bay include population decline, environmental degradation resulting from drought conditions of the MCA that affected the availability of marine resources, a shift towards greater reliance on acorns rather than shellfish, the migration of Patwin-speaking people into the North Bay, or the return to a semisedentary settlement system whereby year-round occupation of shellmounds gave way to seasonal use of interior localities (Ingram 1998; Lightfoot and Luby 2002:279; Schwitalla 2013). Zooarchaeological data suggest that the abandonment of shellmounds as residential places does not coincide with a population decline, as some sites evince continued resource intensification due to overhunting in the Late Period (Broughton 1994).

#### Late Period (685–180 cal BP)

Occupation during the Late Period (685–180 cal BP) is well-documented in the San Francisco Bay-Delta region and is thought to be associated with a new level of sedentism, status ascription, an increase in ceremonialism, and regional trade. It appears that an economic relationship was maintained among the many small autonomous socio-political groups called *tribelets*, and trade was frequent between coastal groups, valley groups and Bay Shore groups (Hylkema 2002). Sites from this time period are associated with the Augustine Pattern and artifacts typically include large, well-formed mortars, pestles and hopper mortars that indicate a continued reliance on acorns, flanged steatite smoking pipes, toggle harpoons, baked clay figurines, clamshell disk beads, small projectile points such as the Rattlesnake corner-notched and Desert side-notched points that suggest the use of the bow-and-arrow (use of the bow and arrow is first documented in the region circa 700 cal BP) in oppose to the atlatl that was used previously in conjunction with spear points, steatite and magnesite beads and tubes, *Olivella* callus cup beads, and *Haliotis* banjo shaped pendants. The manufacture of clamshell disk beads, which were used as exchange currency with a standardized value, seems to have centered primarily on the Santa Rosa Plain in Sonoma County and within the Napa Valley in Napa County. The burial practice of cremation was also introduced in the North Bay during this time (Milliken et al. 2007). These shifts in technology, artifact types and mortuary practices, which, for the most part, spread throughout the San Francisco Bay Area from north to south, appears to be indicate that another upward cycle of regional integration took place during this period. However, this cycle was stopped short by Spanish colonization and missionization of Native populations.

### **ETHNOHISTORIC SETTING**

The Project Area is situated within the ethnohistoric territory of the Costanoan (also known as Ohlone) who inhabited the west, south, and eastern shores of the San Francisco Bay and much of the interior South Bay and East Bay. The word *Costanoan* is from the Spanish word *Costaños*, which means “coast people,” and refers to a language family, not a political entity. The term Costanoan refers to a family of eight languages, four of which were spoken by people occupying the San Francisco Bay area. Each language group was subdivided into smaller village communities that were independent political entities occupying specific territories defined by physiographic features (Milliken 1995). Each community



controlled access to the natural resources within their territory, which typically required one or more primary villages and numerous smaller villages used seasonally for resource procurement (Heizer and Elsasser 1980). The largest village in a community area was occupied by a chief (Heizer and Elsasser 1980).

*Chochenyo*, or East Bay Costanoan, was spoken among communities occupying the east shore of San Francisco Bay between Richmond and San Jose, including where the Project Area is located (Levy 1978). The *Chochenyo* were comprised of tribal communities that were united by language but separated into independent communities that occupied defined territories, including the *Huchiun*, who occupied the vicinity of the Project Area (Figure 7).



Figure 7: Tribal groups in the San Francisco Bay-Delta Area at the time of Spanish settlement in 1776 (based on a map provided by the East Bay Regional Park District).

### Costanoan Subsistence and Material Cultural

Communities living along the Bay Shore relied heavily on marine resources, supplemented by terrestrial mammals and plant resources available from the surrounding landscape (Milliken 1995). Mollusks, including mussels, clams, cockles, and oysters were important food resources (Levy 1978). Steelhead, salmon, sturgeon, and lampreys were some of the more important fish species caught. Fish were caught using dip nets with stone net sinkers, basketry fish traps, poisons, and hook and line (Levy 1978). Sea otters, seals, and sea lions were also hunted (Kroeber 1925:467). Birds such as the mourning dove, robin, and California quail were caught using bone and cord bolas or traps, but waterfowl were the most important birds in the Costanoan diet (Levy 1978). The Costanoan ate at least nine species of duck and geese, which they captured in nets using decoys of tules or stuffed bird skin. Although most animals





were hunted for food, some birds, including eagle, hawk, and condor, were valued for their bones, which could be modified into tools or ceremonial objects (Winter 1978). Various terrestrial mammals, including deer, elk, antelope, bear, rabbit, squirrel, woodrat, mouse, and mole were also hunted.

Economically important plant foods included the fruit of coast live oak, valley oak, California black oak, tanbark oak, buckeye, California laurel, and hazelnuts. Acorns were the most important plant food and were collected in large quantities and stored. Acorns and buckeye were processed by removing the hard exterior, pulverizing the inner nut in a mortar bowl using a pestle (basketry, wood, and stone mortars of various types were used), and then leached with water to remove the tannins. Hazelnuts and California laurel nuts were also eaten, as well as a variety of seeds, such as dock, tarweed, chia, and digger pine. Many types of berries, including blackberries, elderberries, strawberries, Manzanita berries, gooseberries, madrone berries, grapes, and toyon, were also collected and eaten, as well as several varieties of tubers and roots, such as wild onion, cattail, amole, and hog fennel (Levy 1978).

The Costanoan used several types of baskets for the collection, preparation and storage of food and for other purposes. Baskets included mush bowls, cooking baskets, parching trays, storage baskets, sifters, small animal and fish traps, trinket containers, canteens, and burden baskets (Levy 1978). Manufacturing techniques included twining and sometimes coiling to produce baskets that could be multicolored or decorated with feathers and shells.

The bow-and-arrow constituted an important part of hunting technology. Both unbacked and sinew-backed bows, ranging from 3 to 4½ feet long, were used to launch arrows fitted with lithic or bone points. Bowstrings were manufactured from animal sinew or vegetal fibers. The typical arrow was a compound arrow consisting of a cane shaft fletched with three feathers and a hardwood foreshaft to which a projectile point was usually, but not necessarily, attached. Hunting arrows seem to have been rather long in comparison to war arrows. Asphaltum, a natural tar-like substance, was used as an adhesive for fletching (Levy 1978; Switzer 1974). Bifaces, knives, and scrapers were fashioned from locally available chert and obsidian obtained in trade.

Tule balsa boats were used to navigate the Bay, and during hunting and gathering forays. Balsa boats were made with about twenty bundles of tule reeds, also called bulrushes, tied together with cordage made from milkweed, Indian hemp, or nettle, and were stabilized with Willow poles. They were propelled using double-bladed wooded paddles and anchored with stones tied to a rope (Font 1930; Levy 1978). The presence of habitation sites on islands within the San Francisco Bay indicate that balsa boats were used to navigate the Bay as early as 3,400 cal BP (Morgan and Dexter 2008).

The clothes were simple and minimal. Men tended to wear no clothes at all when weather permitted, while the women wore small aprons of grass or tule netting or twine to cover the pubic area and a larger apron of deer or otter skin in the back. Both wore robes of rabbit, sea otter or deerskin, or duck feathers to protect them from the cold and sometimes covered their bodies with mud (Levy 1978). Feathers were used as hair adornments and were also woven into jackets. Shell decorated "hairnets" and necklaces made of strung shells were also worn. Tattooing, piercing of the nasal septum, and the use of body paint was also a known practice of the Costanoan people (Galvan 1971; Levy 1978).



The Costanoan built two main types of dwellings, one for summer and one for winter. Houses were simply constructed domes or cones of thatch over a frame of poles. Thatching materials included tule, grass, alfalfa, and ferns, all of which can be identified through phytolith and/or pollen analysis. The structures had a rectangular doorway and a firepit in the center (Levy 1978). Small sweathouses, assembly houses and dance enclosures were also constructed within larger villages. Levy (1978) states that the assembly house or dance enclosure was usually located in the center of the village with residential buildings situated around the periphery and the sweathouse located along (and partially built into) a nearby stream bank.

## **HISTORIC PERIOD SETTING**

The historic period setting presents a brief history of the area during the Spanish Colonial period (1769-1821), Mexican period (1821-1848), and American period (post-1848), as well as a brief history of the City of Oakland.

### **Spanish Colonial Period (1769 - 1821)**

Due to the determination of King Carlos III of Spain to occupy and colonize Alta (Upper) California several Spanish expeditions through the San Francisco Bay region occurred between 1769 and 1776, including those led by Portola, Ortega, Fages, Fages and Crespi, de Anza (two expeditions), Rivera, and Moraga. These expeditions resulted in the establishment of several Franciscan missions throughout the San Francisco Bay Area, including Mission San Francisco de Asís (1776) in present-day San Francisco, Mission Santa Clara de Asís (1777) in present-day Santa Clara, and the Mission San Jose de Guadalupe (1797) located in present-day City of Fremont. Altogether, 21 missions were established between San Diego and Sonoma between 1769 and 1823, as well as a military outpost in present-day San Francisco, and three civilian settlements in present-day Los Angeles, San Jose, and Santa Cruz. A few Spanish land grants were also issued during this time.

The Spanish annexation and colonization of the area caused profound changes in the cultures of the indigenous people, as the missions resettled and concentrated them into agricultural communities. The colonizers also introduced new diseases for which the Native people had no immunity and sought to incorporate indigenous people into the Spanish colonial empire to further the Spanish goals of political, economic, and religious expansion in the Americas (Milliken 1995). Spanish mission records indicate that local Native Americans from settlements throughout the San Francisco Bay Area were taken to Mission San Francisco de Asís (aka Mission Delores) between 1795 and 1806 (Milliken 1995). The *Huchiun*, who were *Chochenyo*, or East Bay Costanoan, and the neighboring group to the south – the *Jalquin* Bay Miwok – went to Mission Delores between 1801 and 1803 (Milliken 1995:244-245).

During this time, the Project Area was located within the former 44,800-acre land grant known as Rancho San Antonio that was granted in 1820 by Governor Pablo Vicente de Sola – the last Spanish Governor of California – to Don Luis Maria Peralta. Peralta was seventeen when he joined his father, Corporal Gabriel Peralta, on the de Anza into the San Francisco Bay area in 1775-1776. In 1776, Don Luis, along with his father, mother and two siblings, settled in El Pueblo de San Jose de Guadalupe, which was the first pueblo-town established in upper Alta California that was not associated with a mission or a military presidio. The Peralta's were one of the first 15 families to move to the new town. Following in



his father's footsteps, Don Luis enlisted in the Spanish military at the age of 21, and by 1807, he had become the Comisionado (Military Governor) of El Pueblo de San Jose de Guadalupe (Friends of Peralta Hacienda Historical Park 2020). In 1784, Don Luis married Maria Loreto Alviso at Mission Santa Clara and they had seventeen children, of which four sons and five daughters survived to adulthood. In 1820, after forty years of service in the Spanish military, Don Luis was granted Rancho San Antonio, one of the largest land grants given during the Spanish period. The rancho included the present-day cities of Albany, Berkeley, Oakland, Alameda, Emeryville, Piedmont, and part of San Leandro. Don Luis never lived on the rancho, but to establish ownership, he sent his third son, Antonio Marie Peralta (1801-1879), to build the first adobe within the rancho in 1821.

### **The Mexican Period (1821 - 1846)**

In 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish period and the beginning of the Mexican period in Alta California. Many changes occurred throughout Alta California under the new Mexican government. Under Mexican rule, missions were secularized, which resulted in Mission land and property being dissolved, and new opportunities arose for trade when foreign ships, which had previously been held off by Spanish guarded military ports, could dock and provide a variety of provisions to local settlers. Thus, tea, coffee, sugars, spices, spirits of all kinds, as well as a variety of manufactured goods made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California could now be exported, which bolstered the hide and tallow trade, which was the primary business activity in Alta California during this time.

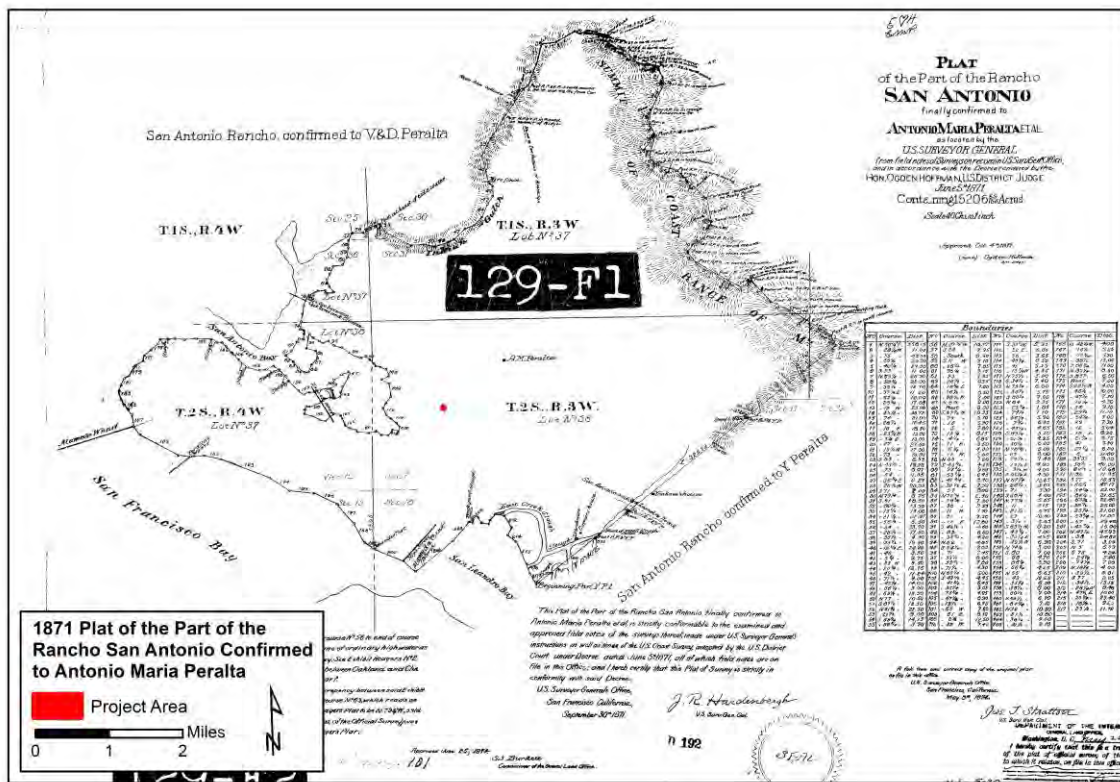
In order to encourage settlement in sparsely settled Alta California, the new government in Mexico City began to permit and encourage foreigners to relocate and settle in Alta California and as a result, the population of Euro-Americans increased. They also began awarding large land grants to Mexican army officers and foreigners who were permitted to relocate and settle. As a result, the 20 or so ranchos that were issued during the Spanish period, including Rancho San Antonio, increased to over 800 ranchos, each measuring between 10,000 and 20,000 acres in size. Since a rancho owner's income was dependent on the amount of hide and tallow produced on the rancho; the wealth of a rancho owner was often determined by the size of the rancho, the number of cattle they owned, and the availability of a labor force, which mostly consisted of Native people who had been released from the missions and poor Mexicans who depended on the rancho owners for their basic needs during this time (Silliman 2004).

The new Mexican government confirmed Don Luis Maria Peralta's claim to Rancho San Antonio following Mexican Independence from Spain in 1821. Although Don Luis did not live on the rancho, to secure his claim, his son Antonio and his wife, Maria Dolores Galindo moved onto the rancho, and they were soon followed by the other three sons of Don Luis Maria Peralta - José Domingo, Hermenegildo Ignacio, and José Vicente. Eventually, they all constructed houses in various parts of the rancho to better manage the land.



*“José Domingo Peralta (1795-1865), who had his own rancho in present-day Santa Clara-San Mateo counties, was convinced to move to Rancho San Antonio in the 1830s and eventually built an adobe in 1841 in the northernmost part of the rancho in what is now the city of Berkeley. The oldest son, Hermenegildo Ignacio (1791-1874), after retiring as alcalde in San José, came to the rancho in 1835 and established a residence in the southernmost area in present-day northern San Leandro. The youngest son, José Vicente (1812-1871), lived with his brother Antonio until he married and built his own adobe in 1836 in what is now the northern Temescal district of Oakland” (Hacienda Peralta Historical Park 2024).*

In 1842, at the age of 83, Don Luis Maria Peralta decided it was time to divide up the rancho land between his four sons, as he had already given cattle to his three married daughters and planned to leave his adobe and land in San Jose to his two unmarried daughters who still lived with him. Don Luis split the rancho into four, with Antonio receiving a 16,067-acre portion that extended from present-day 68th Avenue to Lake Merritt and up the eastern side of Lake Merritt to Indian Gulch, now known as Trestle Glen, and all of present-day Alameda. The Project Area is located within the portion given to Antonio (Figure 8). Ignacio received an approximate 9,416-acre portion that extended from southeastern San Leandro Creek to approximately 68th Avenue in Oakland. Vicente received the acreage that included the entire original town of Oakland, from Lake Merritt to the present Temescal district. Domingo received all of what is present-day Albany and Berkeley and a small portion of northern Oakland (Hacienda Peralta Historical Park 2024). When Don Luis died in 1842, his estate was valued at \$1,383,500.00 (about \$46 million in today’s value).



**Figure 8: General location of the Project Area within Antonio Maria Peralta’s portion of Rancho San Antonio.**





### **Early American Period (1848 - 1880)**

The American Period in California is marked by the end of the Mexican American War, when Mexico ceded 55 percent of its territory, including California, to the U.S. with the signing of the Treaty of Guadalupe Hidalgo (1848). The treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted during the Mexican period. However, on January 24, 1848, two weeks before the treaty signing, James W. Marshall discovered gold along the American River in the Sierra Nevada foothills in California. News of the discovery spread quickly and soon thousands of emigrants – often referred to as “49ers” – came to California from all over the U.S., as well as Scotland, Ireland, England, Germany, France, and other countries in search of gold and wealth. This large influx of “49ers” caused California's population to increase dramatically, from less than 20,000 non-native people to over 100,000 by 1849.

For the first few years of the California Gold Rush (1848-1850), Rancho San Antonio remained prosperous, as the Peralta's made a significant amount of money supplying beef and flour to the miners. However, the massive influx of new settlers soon led to land disputes as “squatters” began to move onto vacant rancho land that they perceived to be available for settlement. To settle at least some of the issues relating to land ownership, and to investigate and confirm land titles of grants issued in the Mexican Period, officials acquired the provincial records of the Spanish and Mexican governments in Monterey and transferred them to the U.S. Surveyor General's Office in San Francisco, including land deeds, sketch maps (*disenos*), and various other documents. In 1851, the U.S. passed the California Land Act that established a three-member Public Land Commission to review these records and determine the validity of the land grants. The Surveyor General was also put in charge of surveying the confirmed land grants. Of the 813 grants ultimately claimed, the Public Land Commission approved 553 of them; although, most of the confirmed grants were reduced in size, as the cost of litigation forced many rancho owners to sell their land and cattle to pay for legal fees (California Secretary of State 2020; Olmsted 1986).

As required by the California Land Act of 1851, the Peralta brothers filed a claim for Rancho San Antonio with the Public Lands Commission in 1852 (Wollenberg 2008). However, by this time, a large portion of their land was already occupied by squatters or had been sold to raise money to prove their land claim in court. In the 1850s, Antonio sold much of his portion of the rancho, including approximately 600 acres to the Patten brothers and a large tract of his land to James Larue, which became the San Antonio Subdivision in 1854. In the San Antonio Subdivision, James constructed a wharf and store to service the local lumberman and expanded the town of San Antonio (Friends of Peralta Hacienda Historical Park 2020). Antonio remained in possession of the largest tract of land that stretched from 68<sup>th</sup> Avenue in Oakland to present-day Lake Merritt and up to the eastern side of Lake Merritt to Trestle Glen. Antonio's portion also included the Alameda peninsula. In 1856, the U.S. Supreme Court confirmed the Peralta title; however, the Peralta sisters (Luis' three daughters) contested their brothers' claim to Rancho San Antonio in a court case known as the “Sisters Title Case,” which was resolved by the California Supreme Court in 1859 in the brothers' favor. However, it was not until June 17, 1874, that the U.S. issued a patent to Antonio for his 16,067-acre portion of the original San Antonio grant that his father had deeded him in 1842. By 1879, when Antonio Peralta died, only 23 acres of the original 44,800-



acre rancho remained (Friends of Peralta Hacienda Historical Park 2020). After he died in 1879, the 1870 Italianate house that he had built adjacent to his adobe house and much of the land were deeded to Francisco Galindo (the husband of Antonio's daughter Inez Peralta de Galindo) in a trust. Between 1879 and 1897, much of Antonio Peralta's 16,067-acre portion of the rancho was fought over between Antonio's children and subsequently sold off for financial reasons. In 1897, Antonio's daughter, Inez Peralta de Galindo, sold the 1870 house and the last 18 acres to developer Henry Z. Jones, who moved the 1870 house to its present location at 34<sup>th</sup> and Paxton avenues and subdivided the 18 acres, calling it the Galindo tract (*Oakland Tribune* 1963).

### **Early History of Oakland (1848-1910s)**

Early European American settlement in Oakland began in the late 1840s within a relatively flat land near the San Antonio Slough (aka Lake Merritt), providing easy access to the San Francisco Bay via a navigable tidal channel (Environmental Science Associates [ESA] 2007). During this time, the channel was used for shipping lumber, mainly redwood from the Oakland Hills and cattle hides, primarily from Peralta's cattle ranch. The shipments were loaded into small boats at the foot of what is now 14<sup>th</sup> Avenue, where they traveled along the slough to San Antonio Creek and onto other destinations.

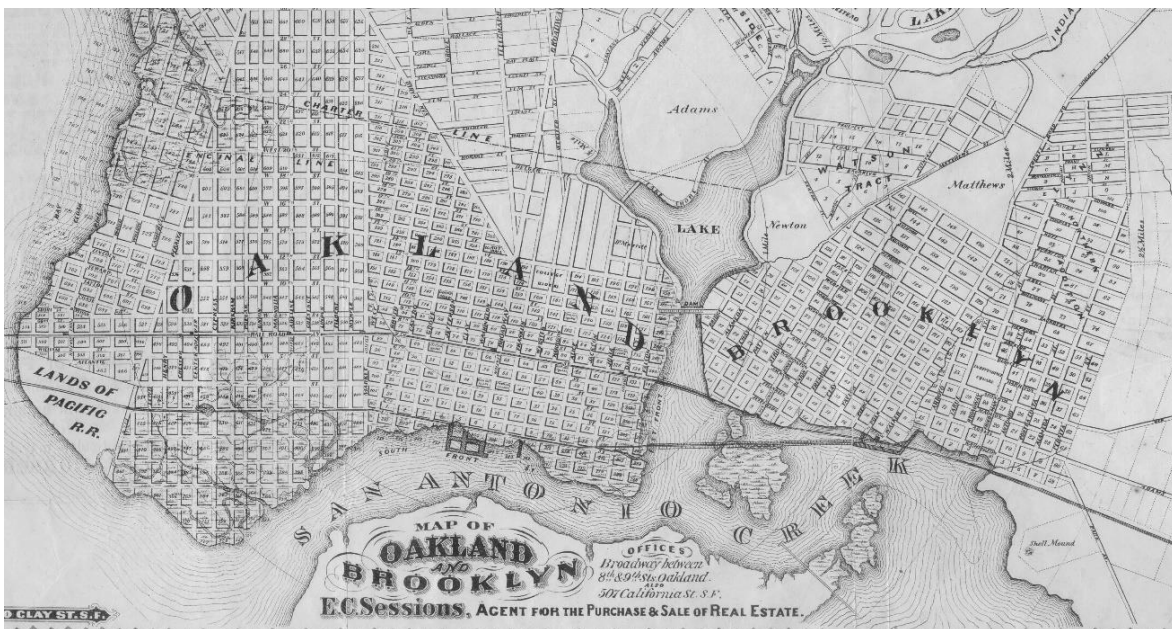
In 1850, prior to the establishment of the Public Lands Commission in 1852, a group of squatters, including Horace Carpentier, Edson Adams, and Andrew Moon, laid claim to a portion of Rancho San Antonio that included the land adjacent to the San Antonio Slough, including the land where an early settlement had developed. Backed by a small group of 200 men hired from San Francisco, Carpentier was able to lay claim to the land. He then hired a surveyor and laid out the town plat near present-day Lake Merritt and Broadway Street, encompassing the area west of Market Street and north to 14<sup>th</sup> Street. Carpentier initially called the new town "Contra Costa" (meaning "opposite shore" in Spanish), and the first U.S. post office within Oakland was named Contra Costa. In 1852, Carpentier was elected to the California state legislature and he incorporated the town of Oakland, which extended west from Lake Merritt to the San Francisco Bay and north to approximately 22<sup>nd</sup> Street. At this time, Oakland had 75-100 residents, two hotels, a wharf, and two warehouses, but no roads, only cattle trails (ESA 2007).

In 1853, the first dredging of San Antonio Creek took place, enabling ferry service from Oakland to San Francisco. Two years later, on March 25, 1854, the Town of Oakland was re-incorporated as the City of Oakland. By 1860, Oakland's population was just over 1,500, but it did not develop in isolation, as southeast of the City of Oakland and east of the San Antonio Slough was the "Brooklyn Township" (Figure 9). In 1861, the Transcontinental Railway opened its western terminus in Oakland, on 3<sup>rd</sup> Street near Broadway. The San Francisco and Oakland Railroad Company (SF&O) operated the local Oakland line, which ran the rail to ferry service from the Oakland wharf. In 1864, to compete with a rival ferry line on the Oakland Estuary Creek route, the SF&O built a bridge across San Antonio Creek, extending its service to the town of San Antonio (now known as East Oakland), marking the beginning of the move of the City's central district away from the waterfront and northward along Broadway. The prosperity brought by the railway began a cycle of growth in Oakland that resulted in the City's commercial hub being firmly established at 9<sup>th</sup> Street and Broadway by 1877. During the late 19<sup>th</sup> century, development in Oakland continued, including the wharf expansions, new railroad service lines, and shipbuilding. By 1880, Oakland had annexed the Brooklyn Township, and the city's population had grown to 35,000.



Many new homes were built during this time to accommodate the growing population.

From the 1870s through the early 1900s, reconstruction of the estuary and wharves was ongoing (Figure 10). In 1913, the Oakland Estuary was dredged by the Army Corps of Engineers, creating the island of Alameda, known initially as Government Island and later Coast Guard Island. By 1900, Oakland's population was approximately 67,000, and the downtown was developing into a significant area of architectural growth as new and taller buildings were constructed (Figure 11). In 1905, the new mayor of Oakland, Frank Mott, hired Charles Mulford Robinson to produce a plan for the city's beautification. After the 1906 San Francisco Earthquake, the plan was adopted, which reflected Oakland's leadership in making Oakland a more metropolitan city, with streetlights and businesses that reflected a large city. By 1910, Oakland experienced its fastest growth in population, with the population doubling to 150,000.



**Figure 9: 1869 Map showing the city of Oakland and the Brooklyn Township (aka the Town of Brooklyn), where the Project Area is located (courtesy of the UC Berkeley Library collections).**





**Figure 10: 1893 lithograph of a bird's eye view of the City of Oakland and a portion of the Brooklyn Township (courtesy of the Oakland Public Library, Oakland History Center).**



**Figure 11: 1888 photograph taken along Washington Street, towards City Hall (middle background of the photograph no longer extant; courtesy of the Oakland Public Library, Oakland History Center).**





## History of the Brooklyn Township, Fruitvale, and East Oakland

In 1856, the Project Area was located within an area known as the Brooklyn Township (see Figure 9 and Figure 12), a town that developed east of Lake Merritt within present-day East Oakland. The township was formed by an action taken by the Alameda County Board of Supervisors in 1856, which joined two earlier settlements, Clinton and San Antonio (Wood 1883:207). In 1849, failed gold miner Moses Chase built a wood-frame house — one the earliest in the area — at the corner of East 8<sup>th</sup> Street and 4<sup>th</sup> Avenue, where present-day Laney College is located (Vigil 2016). Chase was soon joined by three brothers, Robert, William, and Edward Patten, who arrived in the East Bay on a whaling boat in 1850. They then leased 640 acres of Peralta's Rancho San Antonio, where they constructed cabins and farmed wheat and barley (Kelley & VerPlanck Historical Resources Consulting, LLC 2010).

In 1854, the brothers and Chase founded the town of Clinton, named for Chase's late fiancée, Mary Ellen Clinton. This same year, the Pattens and San Francisco Attorney William Strode created the Clinton Park subdivision out of their lands. Meanwhile, the town of San Antonio was developing at the foot of 13<sup>th</sup> Avenue, at the location of the former Peralta dock. In 1851, James B. Larue, an early settler, established a wharf and the first store to accommodate local loggers. He then started a ferry service, the Oakland and San Antonio Steam Navigation Company, which ran between the wharf and San Francisco. Larue soon purchased a large tract of land from Peralta and subdivided it in 1854, calling it the San Antonio Subdivision. In 1856, a few years after the towns of San Antonio and Clinton were founded, the two settlements joined to create the town of Brooklyn. Brooklyn was named for the ship *Brooklyn*, which brought more than two hundred Mormon settlers from New York to California in 1846. One of those settlers was Thomas Eagar, who became a member of the Alameda County Board of Supervisors and supported the consolidation of Clinton and San Antonio and the new town's name. A board of trustees governed the new town of Brooklyn, and the town's first and only mayor was Harrison Allen Mayhew, who was elected three times.

In the 1850s, Watson Augustus Bray, a prosperous grain merchant, purchased over 200 acres of land from the Peralta family, and in 1858, Bray built an estate he called Oak Tree Farm. The farm was located within the Brooklynn Township. During the estate's construction, the Bray family lived in San Francisco, and upon completion in 1859, the family moved to Oak Tree Farm. Watson Bray and his brother John Bray were grain merchants, operating a successful grain business, first in Marysville and then in Sacramento during the early 1850s, then moving their business to San Francisco in 1855. By 1863, ferry boats ran five times daily between Brooklyn and San Francisco, and boats filled the bustling Oakland harbor. Businesses, houses, and churches quickly sprang up in Brooklyn during this time. Between the 1860s and 1870s, areas within Brooklyn developed as affluent neighborhoods with large estates. In 1871, Brooklyn's first luxury hotel, known as the Tubbs Hotel (no longer extant), was constructed by Hiram Tubbs. The Tubbs Hotel was a 200-room hotel, and it occupied an entire city block between what is now 4<sup>th</sup> and 5<sup>th</sup> avenues on East 12<sup>th</sup> Street (Figure 13). Tubbs was a wealthy businessman who sought to establish the hotel as a destination for the affluent. Many guests stayed at the hotel while on vacation, but it was also used by the wealthy as a temporary residence as they waited for their estates to be constructed in Brooklyn. The hotel had many famous temporary residents, including Gertrude Stein (Growth 1994), author Robert Louis Stevenson, and entrepreneur Francis Marion "Borax" Smith. In



1871, the Oakland, Brooklyn, and Fruitvale Railroad, a horsedrawn car line that ran between downtown Oakland and Brooklyn, was constructed. The line was known locally as the "Tubbs Line", named for Hiram Tubbs, one of the financial backers of the railroad, who also ensured the Tubbs Hotel was well served by the line.

In 1870, the Brooklyn Township absorbed the adjacent village known as Lynn (now the neighborhood of Lynn) and, in doing so, acquired a shoe and boot factory. Although the Brooklyn Township was informally identified as a town since the 1850s, it was not officially incorporated as a town until April 4, 1870, when the State Legislature approved its incorporation with the Governor signing Assembly Bill 568 incorporating the Town of Brooklyn within the limits of the "villages" of Clinton, Lynn, and Brooklyn. However, the official standing of the town of Brooklyn was short-lived when, two years later in 1872, it was annexed by the City of Oakland. The decision to annex Brooklyn was made by the approximately 1,800 residents of Brooklyn, who voted for the town to be annexed to Oakland under the condition that the Alameda County seat would be moved from Alvarado (present-day Union City) to Brooklyn. Although the county seat was moved from Alvarado, it was moved to downtown Oakland instead of Brooklyn. The annexation also resulted in the renaming of most of Brooklyn's streets. Before the annexation, the east-west streets were named for U.S. presidents and the north-south streets for local founders; however, after the annexation in 1872, this conflicted with Oakland Street names, resulting in Brooklyn being given numbered avenues and streets with an "east" prefix.

During the 1870s, an industrial area developed along Brooklyn's waterfront, with tanneries, breweries, potteries, lumberyards, a planning mill, and cotton and jute mills. There was also a brewery constructed in 1872, called the Brooklyn Brewery (Figure 14), located at the southwest corner of East 14<sup>th</sup> Street (now International Boulevard) and 18<sup>th</sup> Avenue in East Oakland. The town of Brooklyn also included a park, known originally as Independence Square, which was renamed San Antonio Park in 1910 (*Oakland Tribune* 1911). While Oakland had annexed the town of Brooklyn, it retained its own identity, including retaining the street name Brooklyn Avenue, the Central Pacific Railroad Brooklyn Station name (retained until 1883 when Southern Pacific Railroad took over the line and renamed the station East Oakland), and the Brooklyn Volunteer Fire Department, which remained separate from the Oakland Fire Department until 1877 (Hunter 2005).

In the mid-1880s, grain prices fell, and the Bray Grain company fell into significant debt. By this time, John Bray had died and Watson Bray faced several lawsuits for money he owed to lenders. At this time, Watson Bray was forced to sell his land holdings at auction, which included a significant amount of land, including Oak Tree Farm, where the Project Area is located. Watson Bray transferred land holdings to his wife and subdivided Oak Tree Farm, which was marketed to the wealthy for residential development. During this time, several prominent families moved to the area, building large estates with expansive lawns, tree-lined entrance roads, gardens, and fruit orchards (Figure 15).

In 1890, a petition was filed by Edward O. Webb, William Roberts, A. Jones, Franklin Moss, J.P. Dieves, and S. Huff with the Alameda County Board of Supervisors for the construction of an electric railroad extending from Oakland, along East 14<sup>th</sup> Street, to Hayward. The cost of the railroad was estimated at \$250,000, and in 1891, the board raised funds to start construction; and by 1882, construction was



complete (Figure 16).<sup>2</sup> By the turn of the century, the City of Oakland was thriving with businesses and a busy harbor (Figure 17). During this time, the neighborhood where the Project Area is located benefited greatly from the electric railroad line's location on East 14<sup>th</sup> Street, resulting land being further subdivided to make way for new businesses and housing (Figure 18, Figure 19, and Figure 20).

In 1906, the Great San Francisco Earthquake struck; and after the earthquake, the area of East Oakland, like the rest of Oakland, experienced a population boom as former San Francisco residents moved to Oakland and the other regions of the East Bay to escape San Francisco. The building boom in Oakland lasted into the 1920s, with areas closest to Lake Merritt developing into fashionable areas within new apartment buildings. Meanwhile, East Oakland and the Fruitvale neighborhood evolved into working-class areas, with the middle class moving to the developing suburbs such as Elmhurst, Dimond Park, and the Oakland Hills, and the former estate houses of Brooklyn were converted to boarding houses and new multi-family flats and smaller houses were constructed on now vacant lots. New businesses also arrived in the area, including Montgomery Wards (Figure 21). By the end of the 1920s, East Oakland had developed into a thoroughly urban and commercial area and was one of Oakland's most densely populated urban neighborhoods.

In 1941, the U.S. entered World War II (WWII; 1939-1945), and Oakland quickly saw a significant increase in population, with migrants moving from the southern part of the U.S. to the west in search of work created by the war effort. This influx in population, many of whom were Black Americans, created a housing shortage, prompting the conversion of many former single-family houses to multi-family units. After WWII ended, East Oakland became predominantly occupied by Black Americans, as many war workers remained in the area. During the 1940s, East Oakland had a thriving, middle-class community; however, the influx of Black Americans and other minorities led to the flight of white residents, who moved to nearby suburbs or other areas of Oakland. During this time, businesses also moved out of the area and discriminatory housing policies such as redlining were practiced, identifying "undesirable" areas within cities, including Oakland (Figure 22).<sup>3</sup> As Oakland's Black American population grew, discriminatory practices increased, making it nearly impossible for people of color to buy houses. This inequality, combined with years of social injustices, gave rise to several organizations such as the Black Panther Party. The discriminatory practices continued throughout the 1950s and 1960s, leading to decades of disinvestment and disenfranchisement in East Oakland.

In 1955, the "Clinton Park" neighborhood within East Oakland was the location of one of the first federal urban renewal rehabilitation projects. Between 1956 and 1962, over 100 buildings were demolished, and 57 new apartment buildings were constructed in their place, adding a total of 1,108 new housing units to the area (Kelley & Verplanck Historical Resources Consulting, LLC 2010). In addition, many other neighborhoods occupied by Black Americans in East Oakland were destroyed due to the construction of

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<sup>2</sup> In 1906, the Oakland Transit Company and the Oakland, San Leandro, and Haywards Electric Railway consolidated under the Oakland Traction Company, and in 1908, the line was absorbed by Francis Marian "Borax" Smith's transportation empire (who also resided in the Tubbs Hotel for a time) and became an important link in his efforts to consolidate East Bay Transit, later known as the Key System.

<sup>3</sup> Redlining was used throughout the U.S. during this time, and excluded Blacks, as well as Chinese, from securing mortgages for homes in "higher-grade" areas.



Highway 17 (now I-880 or Nimitz Freeway) and other freeways, which predominantly disrupted the communities, cutting-off neighborhood connections and cohesion and access to economic opportunities in downtown Oakland (City of Oakland 2024). Although a good deal of this destruction occurred west of Lake Merrit during redevelopment, including during the construction of the Bay Area Rapid Transit (BART) system, the destruction in west Oakland pushed Black Americans and other minorities from West Oakland to areas of East Oakland, including Elmhurst and Fruitvale neighborhoods (City of Oakland 2024).

In the late 1970s, neighborhood concerns over the increase in high-density housing resulted in a change in the zoning grade, known as downzoning under which the permitted density of housing and development is reduced. By the 1980s, housing development had slowed, partly due to the efforts of the City of Oakland to slow growth and preserve local heritage, including within areas in East Oakland; however, the pressure for high-density development in areas of East Oakland continued. In 1992, in response to development pressures in neighborhoods of East Oakland, the Oakland City Council enacted a moratorium on the construction of high-density residential projects and recommended several additional areas for downzoning. In 2003, the U.S. Census showed that approximately 87,943 residents, mainly Black, Hispanic, and Latino residents, lived in East Oakland, including the neighborhoods of Elmhurst, Fruitvale, Brookfield Village, Lower Hills District, and Central/East Oakland (Alameda County Public Health Department 2005).

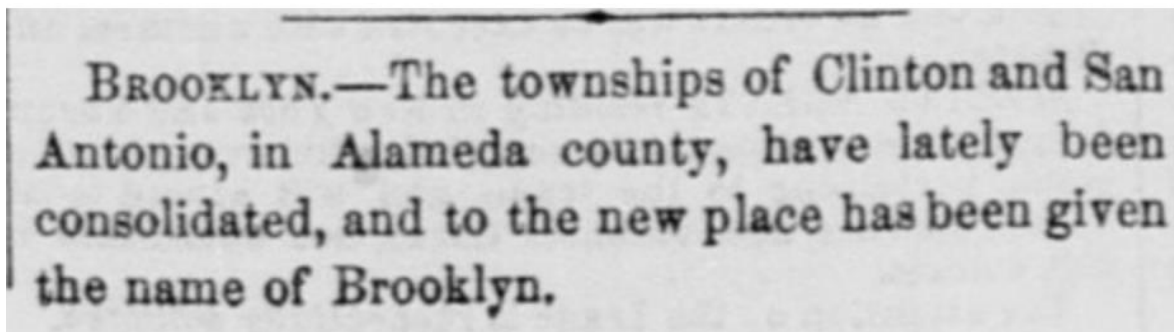


Figure 12: Notice in the *Sacramento Daily Union*, March 26, 1856 (courtesy of California Digital Newspaper Collection).





Figure 13: 1890 photograph of the Tubbs Hotel in the Brooklyn Township ( California State Library).



Figure 14: The Brooklyn Brewery, also housing the DeLuxe French Laundry (U.C. Berkeley, Bancroft Library).

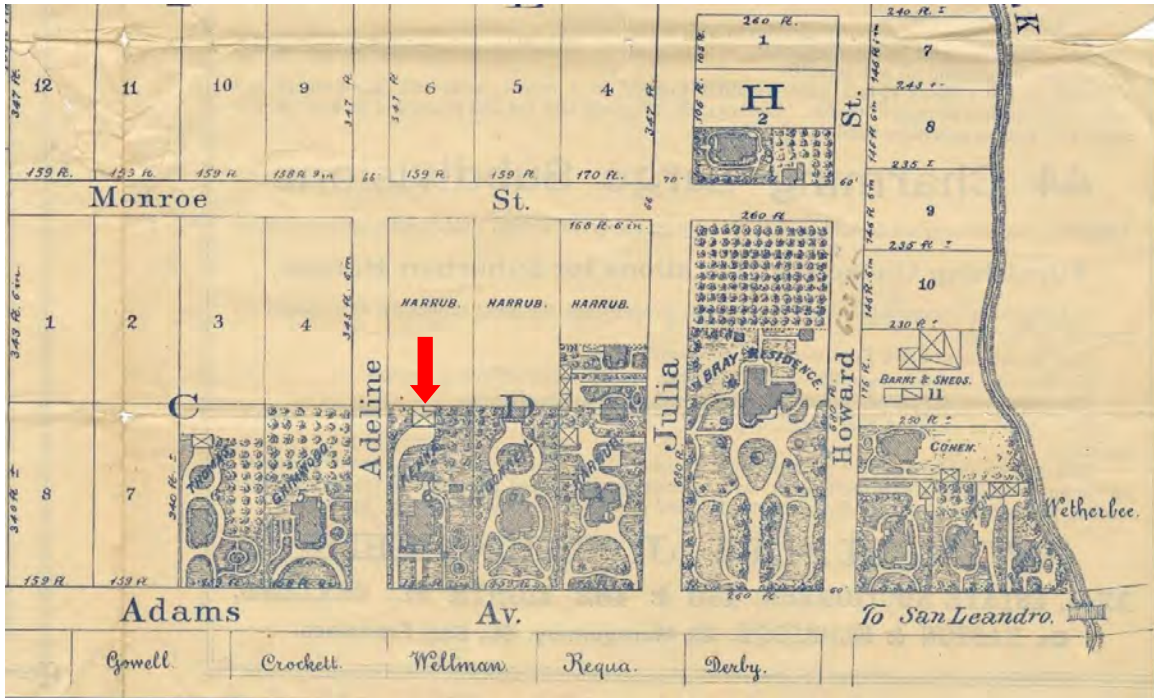


Figure 15: An illustration of a portion of a Watson A. Bray real estate advertisement from May 16, 1885, prior to the renaming of the street, with the red arrow pointing to the location of the Project Area (courtesy of Oakland Museum of California).

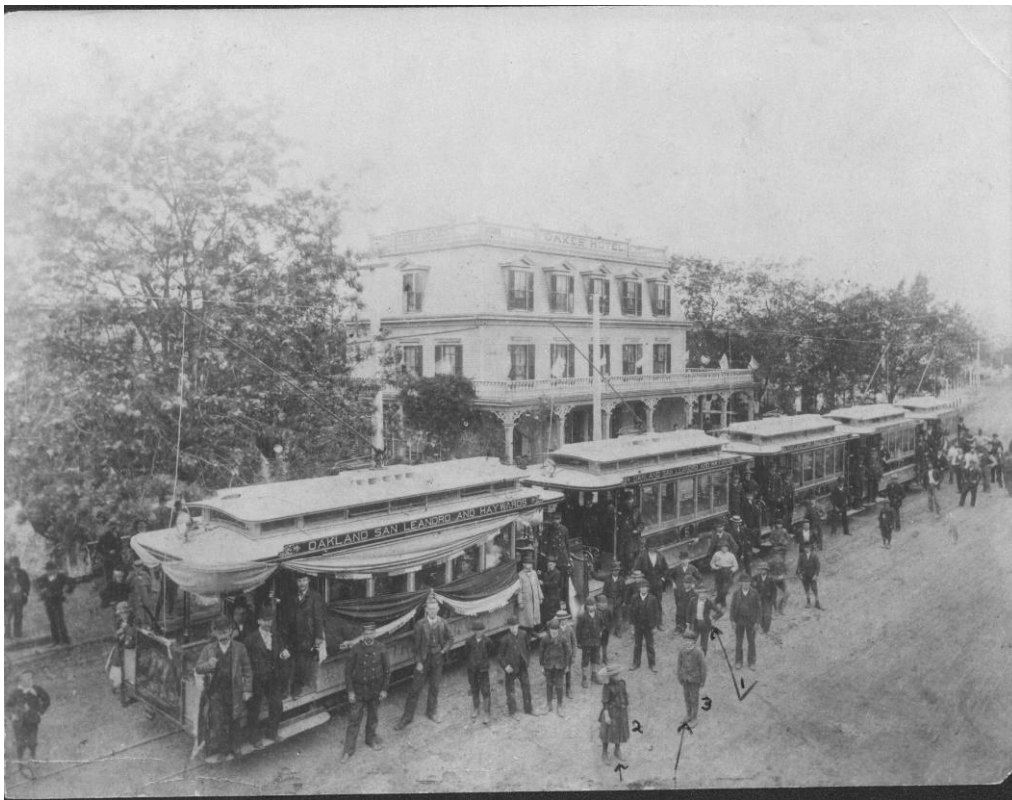


Figure 16: Opening day of the Oakland, San Leandro, and Haywards Electric Railway at the Oakes Hotels on May 7, 1892 (courtesy of Hayward Area Historical Society).





Figure 17: Ca. 1911 photograph of the Brooklyn Basin, known today as the Oakland Estuary (courtesy of the Oakland Public Library).



Figure 18: Ca. 1900 photograph of streetcar #342 heading west on E. 14th Street (now International Boulevard) at 23rd Avenue in Oakland (courtesy of Oakland Public Library, Oakland History Room and Maps Division).



Figure 19: 1908 photograph of the rail line on E. 14<sup>th</sup> Street in Fruitvale, East Oakland (courtesy of Oakland Public Library, Oakland History Center).



Figure 20: ca. 1910 photograph of Fruitvale Avenue and East 14th Street (courtesy of Oakland Public Library, Oakland History Room, and Maps Division).





Figure 21: 1920s photograph of the Montgomery Wards building (no longer extant) located at 2825 East 14th Street near the Project Area (courtesy of the Oakland Public Library, Oakland History Center).

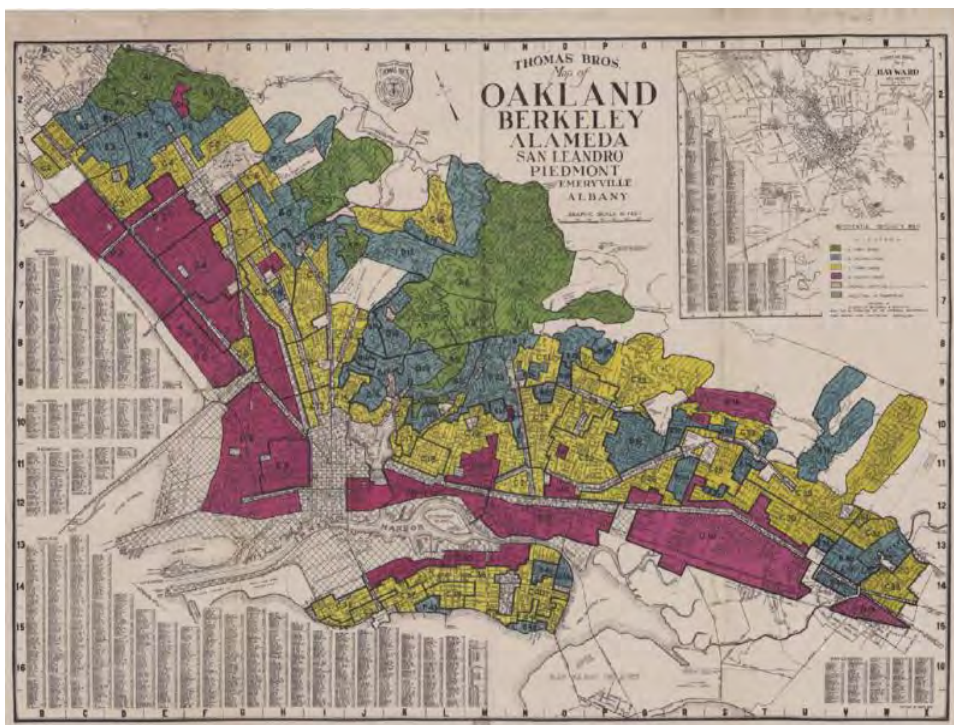


Figure 22: A 1937 Homeowner's Loan Corporation (HOLC) map showing the divide in North Oakland between "Fourth Grade" land and higher-grade land (courtesy of the Oakland Public Library, Oakland History Center).



## RECORD SEARCH AND LITERATURE REVIEW

EDS completed a record search and literature review that included a review of information on file at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS), a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for historic period archaeological resources within the Project Area, and a review of geologic, soils, and geoarchaeological information to assess the potential/sensitivity for precontact period archaeological resources within the Project Area. The results of the record search and literature review are presented below.

### NWIC RECORD SEARCH

#### Methods

EDS completed a record search at the NWIC on October 4, 2023 (NWIC File No. 23-463). The record search included a review of previous cultural resource studies and primary resource records pertaining to the Project Area and within 0.5-miles of the Project Area, as well as additional documentation of listed or eligible cultural resources located in the vicinity, including the following list of documents:

- Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Alameda County, California (OHP 2022)<sup>4</sup>
- OHP Archaeological Resources Directory for Alameda County, California (OHP 2012)<sup>5</sup>
- National Register of Historic Places (NRHP) (OHP 2022)
- California Register of Historical Resources (CRHR) (OHP 2022)
- California Inventory of Historic Resources (CIHR) (California Department of Parks and Recreation 1976)
- California Historical Landmarks (CHL) (OHP 2023)
- California Points of Historical Interest (CPHI) (OHP 1992)
- *Five Views: An Ethnic Sites Survey for California* (California Department of Parks and Recreation 1988)
- Caltrans Bridge Inventory (local and state agency bridges)
- City of Oakland's Planning and Zoning GIS map  
(<https://www.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224>)

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<sup>4</sup> The BERD contains information previously found within the Historic Properties Directory (HPD). The BERD contains information regarding built environment cultural resources submitted to the OHP through one of its programs (Registration, Review and Compliance, Local Government Surveys, Architectural Review, etc.), as well as cultural resources listed on the CRHR, NRHP, CHL, and CPHI.

<sup>5</sup> Previously known as the Archaeological Determination of Eligibility (ADOE).



## Results – Previous Cultural Resource Studies

According to information on file at the NWIC, the Project Area has not been subject to any archaeological survey but there have been 21 other cultural resource studies completed within 0.5 miles of the Project Area. The previous studies of within 0.5 miles of the Project Area are detailed below in Table 1.

**Table 1: Previous cultural resource studies within 0.5 miles of the Project Area.**

REPORT	YEAR	TITLE	AUTHOR(S)
927	1978	An Archaeological Investigation of Sausal Creek, between East 15th and Logan Streets, Oakland, Alameda County, California.	Peter Banks and David A. Fredrickson
5629	1982	An Archaeological Reconnaissance of Sausal Creek between Leimert and Hyde Streets in the City of Oakland.	Bertrand T. Young and George R. Miller
14381	1992	Archaeological Survey Report, removal of underground fuel tanks at the Caltrans South Oakland Maintenance Station, 04-ALA-880 P.M. 28.7, EA 571000.	Angela M. Banet
16825	1994	Archaeological Resources Archival Review - DJP Job 94-39, Del Monte Cannery Redevelopment, City of Oakland, Alameda County, California (letter report).	Colin I. Busby
16825a	1994	Oakland Cultural Heritage Survey, Evaluation Tally Sheet, 1100 29th Avenue, Del Monte Manufacturing Plant.	Betty Marvin
18760	1996	Archaeological Resources Investigations for the Fruitvale BART Transit Village Project, Oakland, California.	Jan M. Hupman and David Chavez
22820	2000	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WS07: Oakland to San Jose.	Wendy J. Nelson, Tammara Norton, Larry Chiea, and Eugenia Mitsanis
23401	2000	Historic Property Survey Report, East 12th Street/Fruitvale/San Leandro Street Realignment and Signal Interconnect (Fruitvale Transit Village), Project No. H87910, 04-ALA-Fruitvale Avenue, EA 04-ALA-0-OAK-STPL-5012(039).	Colin I. Busby
26045	2000	Cultural Resources Reconnaissance Survey and Inventory Report for the Metromedia Fiberoptic Cable Project, San Francisco Bay Area and Los Angeles Basin Networks.	Richard Carrico, Theodore Cooley, and William Eckhardt
29542	2000	Evaluation of Existing Telecommunication Facilities at 1091 Calcot Place, Oakland, Alameda County, California.	Lorna Billat
33061	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California.	Nancy Sikes, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruet, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson



REPORT	YEAR	TITLE	AUTHOR(S)
33061a	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California.	unknown
33061b	2007	Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report).	Nancy E. Sikes
33504	2007	Historic Property Survey Report, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, Alameda, Contra Costa, and San Mateo Counties, STPLZ-6000 (25).	Cameron Bauer and Heather Price
33504a	2007	Historical Resources Evaluation Report, Exhibit I of HPSR, Seismic Retrofit of BART Aerial Structures and Stations Along Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000.	Heather Price
33504b	2007	Archaeological Survey Report Exhibit II of HPSR, Seismic Retrofit of BART Aerial Structures and Stations along the Concord, Richmond, Daly City and Fremont Lines, District 4, Alameda, Contra Costa, San Francisco, and San Mateo Counties, STPLZ-6000 (25).	Heather Price
33504c	2007	FHWA 070321A Determinations of Eligibility for the Proposed Seismic Retrofit of BART Aerial Stations and Structures along the Concord, Richmond, Daly City, and Fremont Lines.	Jennifer Darcangelo and Milford Wayne Donaldson
34080	2007	Collocation ("CO") Submission Packet, FCC Form 621, Church of God, SF-18910A.	Dana E. Supernowicz
34514	2007	Collocation ("CO") Submission Packet, FCC Form 621, Foodvale, SF-19610A.	Dana E. Supernowicz
34514a	2007	Cultural Resources Study of the Foodvale Project, Metro PCS Site No. SF19610A, 3401 International Boulevard, Oakland, Alameda County, California 94601.	Dana E. Supernowicz
36875	2009	Finding of Effect Report, Interstate 880 Operation and Safety Improvements at the 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue Overcrossings, Oakland, Alameda County, California.	Carson Anderson
36875a	2009	Historic Property Survey Report 04-ALA-880, I-880 interchanges with 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue in the City of Oakland, Alameda County, California.	Carson Anderson
38249	2010	Historic Property Survey Report, the Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker
38249a	2010	Addendum to Positive Archaeological Survey Report for the Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro, California.	Suzanne Baker
38249b	2010	Addendum Historic Property Survey Report, the Alameda County Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker





REPORT	YEAR	TITLE	AUTHOR(S)
38249c	2010	Second Addendum to Positive Archaeological Survey Report for Alameda County Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro, California.	Suzanne Baker
38249d	2005	Positive Archaeological Survey Report for the Alameda-Contra Costa Transit District's East Bay Bus Rapid Transit Project in Berkeley, Oakland, and San Leandro.	Suzanne Baker
38249e	2006	FTA051227A; National Register of Historic Places Determination of Eligibility for Properties within the Area of Potential Effects for the Proposed AC Transit Bus Rapid Transit Project, Alameda County, California.	Milford Wayne Donaldson and Leslie T. Rogers
38249f	2005	Finding of Effect for AC Transit East Bay Bus Rapid Transit Project.	JRP Historical Consulting
39002	2011	Archaeological Survey Report Foothill Boulevard Streetscape – Phase II, City of Oakland, Alameda County, California.	Colin I. Busby
39332	2011	Executive Summary of Findings for the Program of Archaeological Monitoring of Ground-Disturbing Activities related to Phase I of the St. Joseph's Senior and Family Housing Project, City of Oakland, Alameda County, California	Allen G. Pastron
39659	2012	Cultural Resources Records Search and Site Visit Results for Spirit Nextel Candidate FN03XC085-A (Indoor Mall), 2648 International Boulevard, Oakland, Alameda County, California.	Carrie D. Wills, Kathleen A. Crawford
39659a	2012	Direct APE Historic Architectural Assessment for Spirit Nextel Candidate FN03XC085-A (Indoor Mall) 2648 International Boulevard, Oakland, Alameda County, California.	Wayne H. Bonner, Kathleen A. Crawford
41177	2013	Letter Report for the Archaeological Investigations Undertaken at St. Joseph's Senior and Family Housing Project, City of Oakland, Alameda County, California.	Allen G. Pastron
48344	2016	Historic Property Survey Report: International Boulevard.	Daniel Shoup
48344a	2016	Archaeological Survey Report: International Boulevard Pedestrian Lighting and Sidewalk Repair Project, Oakland, Alameda County, California 04-ALA ATPL 5012 (132).	Daniel Shoup
52721	2018	Finding of No Adverse Effect, East Bay Greenway Project, Alameda County, 4-ALA, Oakland, Hayward, and San Leandro, Alameda County, California, ATPL-6480 (010), Alameda CTC Project #1457.001, Contract #A15-0030.	J. Tait Elder
52721a	2018	Environmentally Sensitive Area Action Plan and Archaeological Monitoring Plan for the Proposed East Bay Greenway Trail Project, Cities of Oakland, San Leandro, and Hayward, Alameda County, California; Federal Aid No. ATPL-6480 (010).	J. Tait Elder
52721b	2018	[FHWA_2018_0615_001] Finding of No Adverse Effect for the Proposed East Bay Greenway Trail Project in the Cities of Oakland, Hayward, ad San Leandro, Alameda County, California.	Julianne Polanco and Alexandra Bevk Neeb



**Results – Previously Recorded Cultural Resources**

According to the NWIC, there are no previously recorded cultural resources within the Project Area; however, there are 20 cultural resources that have been assigned a primary number within 0.5-miles of the Project Area. These include one precontact period archaeological site (P-01-012300), one historic period archaeological feature (P-01-011757), three historic districts (P-01-009850, P-01-009852, and P-01-011005), one historic structure (P-01-001783), and 14 historic buildings, including one historic building within the Indirect APE (P-01-011373; EDS-03). These resources are listed below in Table 2 and shown on the map in Figure 23.

**Table 2. Previously Recorded Cultural Resources located within 0.5-miles of the Project Area.**

PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
P-01-000376	BERD OTIS #489229	Building	The resource is a one-story commercial building at 1091 Calcot Place, within the California Cotton Mills district. The building was constructed in 1883-1885 and remodeled in 1953.	Status Code: 5B – Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. Local Listing - The building is listed as a Local Landmark (#24).
P-01-000842	BERD OTIS #489874	Building	The resource is a two-story industrial building (PG&E substation) at 1128-34 Miller Avenue, constructed in 1910 (no longer extant).	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-000843	BERD OTIS #489890 / NPS-96000106	Building	The resource is the Oakland Free Library 23 <sup>rd</sup> Avenue Branch at 1449 Miller Avenue, constructed in 1917.	Status Code: 1S – Individual property listed in NR by the Keeper. Listed in the CR.
P-01-001469	BERD OTIS #490585	Building	The resource is a ca. 1900 duplex at 2327-29 Foothill Boulevard.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-001783	CA-ALA-623H	Structure	The resource is the Southern Pacific (now Union Pacific) Railroad, consisting of the grade and associated features. The rail line is a successor to a series of railroads generally following the same alignment, beginning in 1864.	Unknown
P-01-007986	OTIS ID	Building	The resource is a multi-use	Status Code 6Z - Found



PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
	#484584		building at 1450 Fruitvale Avenue, known as the Thomas (Curtis) building, constructed in 1978.	ineligible for NR, CR or Local designation through survey evaluation.
P-01-009850	OTIS ID #500453	Historic District	The resource is the 33 <sup>rd</sup> Avenue historic district along the E 17 <sup>th</sup> corridor, consisting of approximately 33 buildings in the Fruitvale neighborhood constructed in 1890s and 1900s.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-009852	OTIS ID #500455	Historic District	The resource is the South Kennedy Tract District along the 34 <sup>th</sup> Avenue/35 <sup>th</sup> Avenue corridor, consisting of 23 buildings constructed from in the 1890s and 1900s.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-010888	OTIS ID #499180	Building	The resource is the Twenty-Third Avenue Church of God building, located at 1940 23 <sup>rd</sup> Avenue, constructed in 1912.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
P-01-010889	OTIS ID #48440	Building	The resource is the multi-use building at 3401 International Boulevard, constructed in 1921/1928.	Status Code: 5B – Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
P-01-011005	OTIS ID #500416	Historic District	The resource is the Kennedy Tract/“Jingletown” District, consisting of 161 properties located between 29 <sup>th</sup> Avenue and 23 <sup>rd</sup> Avenue, constructed between approximately 1880 and 1929.	Status Code: 7R – Identified in Reconnaissance Level Survey: Not evaluated.
P-01-011043	OTIS ID# 519719	Building	The resource is the Eandi Metal Works commercial building at 948-976 23 <sup>rd</sup> Avenue, constructed in 1956.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
P-01-011044	OTIS ID #489703	Building	The resource is the commercial building (Barrow Pringle Corporation Building) at 646	Status Code: 5S2 - Individual property that is eligible for local listing or designation



PRIMARY NUMBER	OTHER ID	RESOURCE TYPE	RESOURCE DESCRIPTION	NRHP/CRHR STATUS/LOCAL LISTING
			Kennedy Street, constructed in 1924.	
P-01-011123	-	Building	The resource is a commercial building at 2301 E 12 <sup>th</sup> Street, constructed in 1948.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011124	-	Building	The resource is a commercial building (Dreisbach Box & Lumber) at 1080 23 <sup>rd</sup> Avenue, constructed in 1945.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011125	-	Building	The resource includes two commercial buildings at 1092 Calcot Place, constructed in 1918.	Status Code 6Z - Found ineligible for NR, CR or Local designation through survey evaluation.
P-01-011126	OTIS ID #489228	Building	The resource includes the California Cotton Mills Co. Factory at 1091 Calcot Place, consisting of four-story industrial building constructed in 1917.	Status Code: 1S – Individual property listed in NR by the Keeper. Listed in the CR. Local Listing - The building is also listed as a Local Landmark (#24).
P-01-011373	OTIS ID #542946	Building	The resource is a 1928 commercial building (Fruitvale Gateway Building) at 2634-2648 International Boulevard.	Status Code: 6Y - Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing. Local Listing - The building is listed as a Potential Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey (OCHS) rating of Dc3.
P-01-011757	-	Other	The resource is a historic period brick feature located at 1050 22 <sup>nd</sup> Avenue consisting of a burned soil deposit containing small fragments of melted glass, charcoal, and small unidentifiable metal fragments capped by burned red brick and mortar fragments.	Unknown
P-01-012300	-	Site	The resource is a precontact period shell mound and burial site.	Unknown



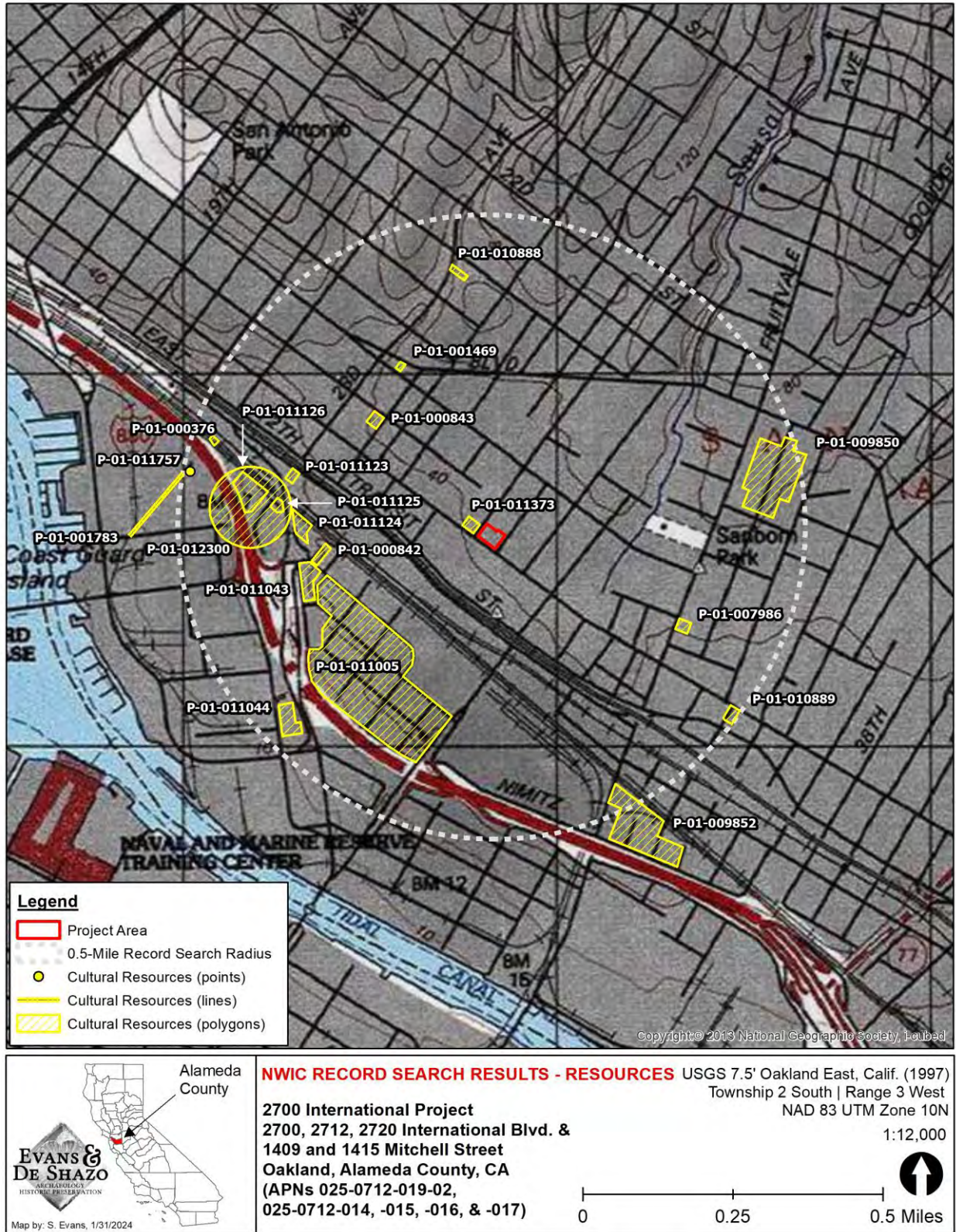


Figure 23: Map showing cultural resources with Primary numbers within 0.5 miles of the Project Area.



In addition to the 20 resources listed above in Table 2, EDS also reviewed the OHP's BERD lists to identify additional built environment resources located near the Project Area. The BERD lists 12 additional resources near the Project Area, one of which is within the Indirect APE, including St. Joseph's Apartments (**EDS-02**). The 12 resources are listed below:

- The 1912 St. Joseph's Apartments (St. Joseph's Home for the Aged) at 2647 International Boulevard, within the Indirect APE (**EDS-02**) is listed with a National Register Status Code of 1D, meaning the resources are contributors to a district or multiple resource property listed in NRHP (NPS-16000864) by the Keeper; and is also listed in the CRHR. The multiple resource property is also listed as a Local Landmark (#87). The resource consists of the Main Building (OTIS ID #672110), Laundry Building (OTIS ID #673132), Men's Smokehouse (OTIS ID #673133), Garage (OTIS ID #673134), Guardhouse/Mortuary Chapel (OTIS ID #673135), a New Apartment Building (OTIS ID #673136), Fence and Gates (OTIS ID #673137), and Brick Wall (OTIS ID #673138).
- The 1927 building (Playa Azul) at 2600 International Boulevard (OTIS ID #685029), approximately 350 feet northwest of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1926 building at 2818-2820 International Boulevard (OTIS ID #544033), approximately 445 feet southeast of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1945 building (Cousins Furniture Company Store) at 2920 International Boulevard (OTIS ID #5256224), approximately 750 feet southeast of the Project Area, is listed with a National Register Status Code of 6Y, meaning it was determined ineligible for the NRHP by consensus through Section 106 process but has not evaluated for CRHR or local listing.
- The 1884 building (Alfred H. Cohen House) at 1440 29<sup>th</sup> Avenue (OTIS ID#413552), approximately 750 feet east/southeast of the Project Area, is listed with a National Register Status Code of 1S, meaning that it is an individual property listed in the NRHP (NPS-73000394) by the Keeper, and is also listed in the CRHR.

Additional built environment resources located within or adjacent to the Project Area that are identified in the OCHS but not listed on the OHP's BERD or recorded on DPR 523 forms include:

- The ca. 1925 building at 2712-2716 International Boulevard within the Project Area (**EDS-01b**) is listed as a Potential Designated Historic Property (PDHP) with an OCHS rating of Ec3.
- The 1923-26 building at 2825 International Boulevard, adjacent to the Project Area (not within the Indirect APE), is listed as a PDHP with an OCHS rating of B+a3.





## **HISTORICAL RESEARCH AND HISTORIC PERIOD ARCHAEOLOGICAL SITE SENSITIVITY**

EDS reviewed the following historical maps, aerial photographs, and other information to identify past land use activities within the Project Area that could indicate the likelihood of encountering historic period archaeological resources during Project-related ground-disturbing activities.

### **Resources Consulted**

The maps and aerial photographs listed below were georeferenced using ArcGIS to show the approximate location of the Project Area on these maps and aerials; however, it is important to keep in mind that the georeferenced maps and aerials may have slight errors in the alignment.

#### **Maps:**

- 1870 General Land Office (GLO) map of Township 2 South, Range 3 West (GLO 1907)
- 1871 Plat of San Antonio Rancho
- 1874 Official Map of Alameda County California, by G.G. Allardt
- 1876 Map of Oakland, Alameda and Vicinity, Published by M.G. King
- 1878 Official and Historical Atlas Map of Alameda County, Published by Thompson & West, Oakland, California.
- 1884 Map of Oakland, Berkeley and Alameda, by William J. Dingee
- 1885 Revised Map of the Oak Tree Farm Tract, Brooklyn Township, Alameda County, California, by William J. Dingee
- 1888 Map of City of Oakland and Surroundings Compiled from Official and Private Surveys by J.C. Henkenius, Published by Woodward and Gamble
- 1911 Sanborn Fire Insurance Map, Volume 2, Sheet 196
- 1950 Sanborn Fire Insurance Map, Volume 2, Sheet 196

#### **Aerial Photographs:**

- 1939 aerial photograph, Flight C-5750, Frame 289-48; Scale 1:20,000
- 1958 aerial photograph, Flight BUT-1958; Frame 4V-38; Scale 1:20,000
- 1959 aerial photograph (<https://www.historicaerials.com/viewer>)
- 1965 aerial photograph, Flight ID: CAS-65-130; Frame 6-218; scale 1:12,000
- 1968 aerial photograph (<https://www.historicaerials.com/viewer>)
- 1980 aerial photograph (<https://www.historicaerials.com/viewer>)

### **Results**

During the Mexican Period (1821-1848), the Project Area was located within the 44,800-acre land grant known as Rancho San Antonio, granted to Don Luis Maria Peralta. In 1842, Don Luis Maria Peralta



divided the rancho between his four sons, with his son Antonio Marie Peralta receiving a 16,067-acre portion that extended from present-day 68<sup>th</sup> Avenue to Lake Merritt and up the eastern side of Lake Merritt to Indian Gulch, now known as Trestle Glen, and all of present-day Alameda. The Project Area is located within the portion of the land grant given to Antonio (see previous Figure 8 and Figure 24). As required by the California Land Act of 1851, the Peralta brothers filed a claim for Rancho San Antonio with the Public Lands Commission in 1852 (Wollenberg 2008), which was eventually confirmed in 1874; however, by this time, much of the ranch had been sold to new settlers.

According to the 1874, 1876, 1878, and 1884 maps, by 1874, the Project Area was within Block D, Lot 6 of the Oak Tree Farm Tract and was part of a larger parcel owned by N.P. Perine (Figure 25, Figure 26, and Figure 27). During this time, International Boulevard was known as Adams Avenue but was also referred to as 14<sup>th</sup> Street, 27<sup>th</sup> Avenue was called Adeline Street, 28<sup>th</sup> Avenue was called Julia Street, and Mitchell Street did not exist. There was also a horse car line, known as the Oakland Fruit Vale & Mills Seminary Railroad, along 14<sup>th</sup> Avenue. The horse car line eventually became part of the “Key System” integrated electric rail system.

Nicholas Patterson Perine was born in 1824 in New York and moved to California in the early 1860s with his wife, Margaret Mairs, whom he married in 1851, and their three children, George Mairs (1852 – 1933), John Hilton (1855 - 1936), and Flora Elizabeth (1863 – 1942) (Ancestry.com 2019). According to the 1870 U.S. Federal Census, at this time, the family lived within the property that included the Project Area and had at least two domestic servants, including Bridget Finneren and David Chisem (Ancestry.com 2009; Langley 1872). Nicholas appears to have worked in the mastic roofing industry until he retired sometime before 1898 (Ancestry.com 2009, 2011a). According to the 1900 U.S. Federal Census, by this time, Nicholas and Margaret were living in New Jersey with their daughter Florence, her husband Frank Gladhill, and two servants, Mary Flynn and Mary Malone (Ancestry.com 2004); although Nicholas and son George are also listed as living at the Occidental Hotel in San Francisco at the time (Ancestry.com 2017). Margaret died in 1907 in New York (Ancestry.com 2012) and Nicholas died in 1910 in San Francisco (*The San Francisco Call* 1910).

On the 1885 Oak Tree Farm Tract auction map, the Project Area is shown as part of a large estate belonging to Patrick James Graves Kenna (Figure 28). The estate contained orchards and a stable to the north, a house and two sheds in the center, walkways and a fountain on the south, and a long driveway along the west side. Patrick was born in 1848 in Arkansas, but his family moved to Marysville, California in 1850. In 1876, Patrick and Ellen Nellien Murray married and had three children, James, Ada, and Isabel (Ancestry.com 2010). Prior to her marriage to Patrick, Ellen was married to Fred Smith and had two children, Thomas “Fred” and Esther (Ancestry.com 2011b). Her husband Fred died in 1875 (*Nevada State Journal* 1875). By 1879, Patrick, Ellen and the children moved to Oakland and into the Kenna estate on Adams Avenue (Figure 29; Ancestry.com 2011c), which included the Project Area. In Oakland, Patrick worked as a stockbroker, a job he would hold until his death in 1910 (Ancestry.com 2013).

According to the 1911 Sanborn map, the Project Area was still part of a larger property that contained a two-story stable and three sheds, formerly part of the Kenna estate. None of the remaining buildings





from the Kenna estate appear to have been located within the Project Area (Figure 31). It is possible that the house was damaged in the 1906 earthquake and subsequently demolished.

According to the 1939 aerial photograph, by this time, the Project Area contained several buildings, including the ca. 1925 building within EDS-01a (Figure 32). Mitchell Street was also developed by this time.

The 1950 Sanborn map shows the Project Area containing seven commercial/residential buildings and seven garages (Figure 33). The seven commercial/residential included a two-story building with four flats and doctors' offices that sat within the location of the current 1969 three-story building (EDS-01a); a single story dwelling and store; a two-story storefront building with residences on the second story (extant; EDS-01b); a single story, three-unit medical office building at the corner of Mitchell and E. 14<sup>th</sup> Street, which is now a paved parking lot; and three single story dwellings located within EDS-01d, EDS-01e, and a portion of EDS-01a). These buildings are also shown on the 1958 aerial photograph (Figure 34).

The 1965 aerial photograph shows that a few more buildings may have been constructed within the eastern portion of the Project Area by this time (Figure 35). Based on a 1968 aerial photograph, by this time, the two-story building containing four flats and doctors' offices had been demolished and replaced by the existing two-story commercial building within EDS-01a. Between ca. 1981 and 1993, the remaining buildings within the Project Area were demolished and replaced by a parking lot.

In summary, the review of historical maps, aerial photographs, and other information indicates that the Project Area was part of a large estate by 1885 that was owned by Patrick and Ellen Kenna, who were prominent residents of Oakland at the time. The Kenna estate within the Project Area was no longer present by 1911, having likely been destroyed in the 1906 earthquake, and by 1939, the Project Area contained multiple commercial and residential buildings, including the existing ca. 1925 building within EDS-01b. Due to presence of multiple buildings within the Project Area during the historic period, the potential/sensitivity for the Project Area to contain buried historic-period archaeological resources appears to be high.

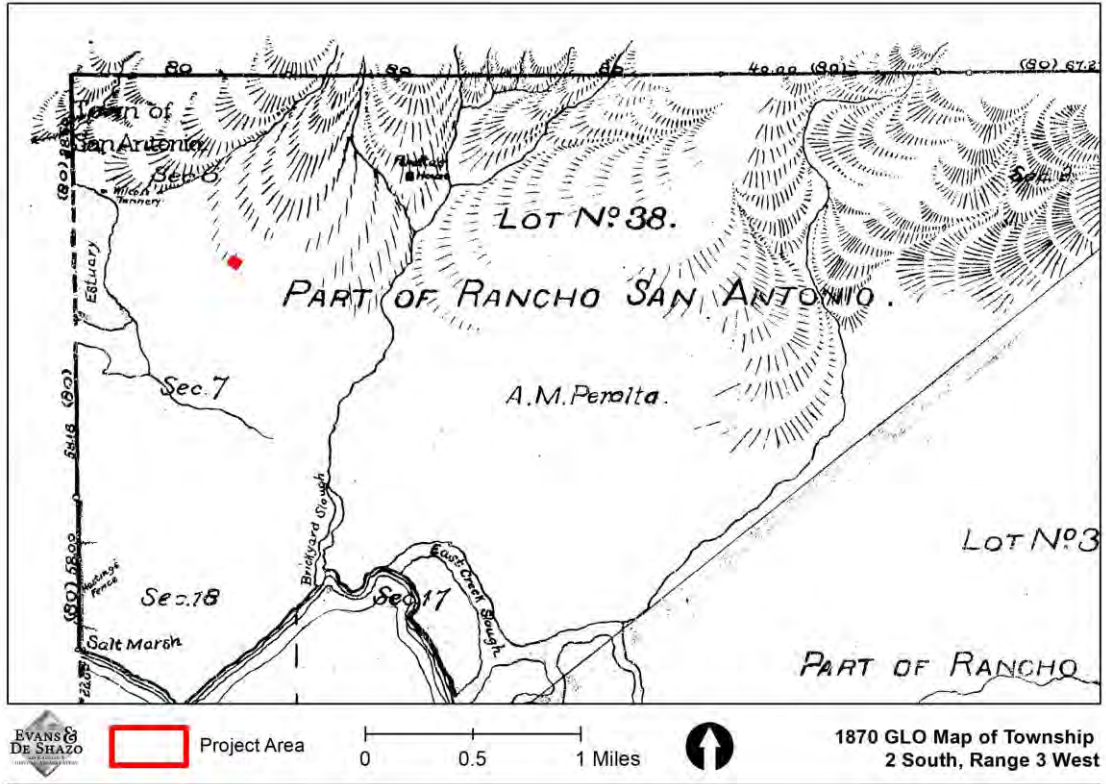


Figure 24: Project Area shown on the 1870 GLO map.

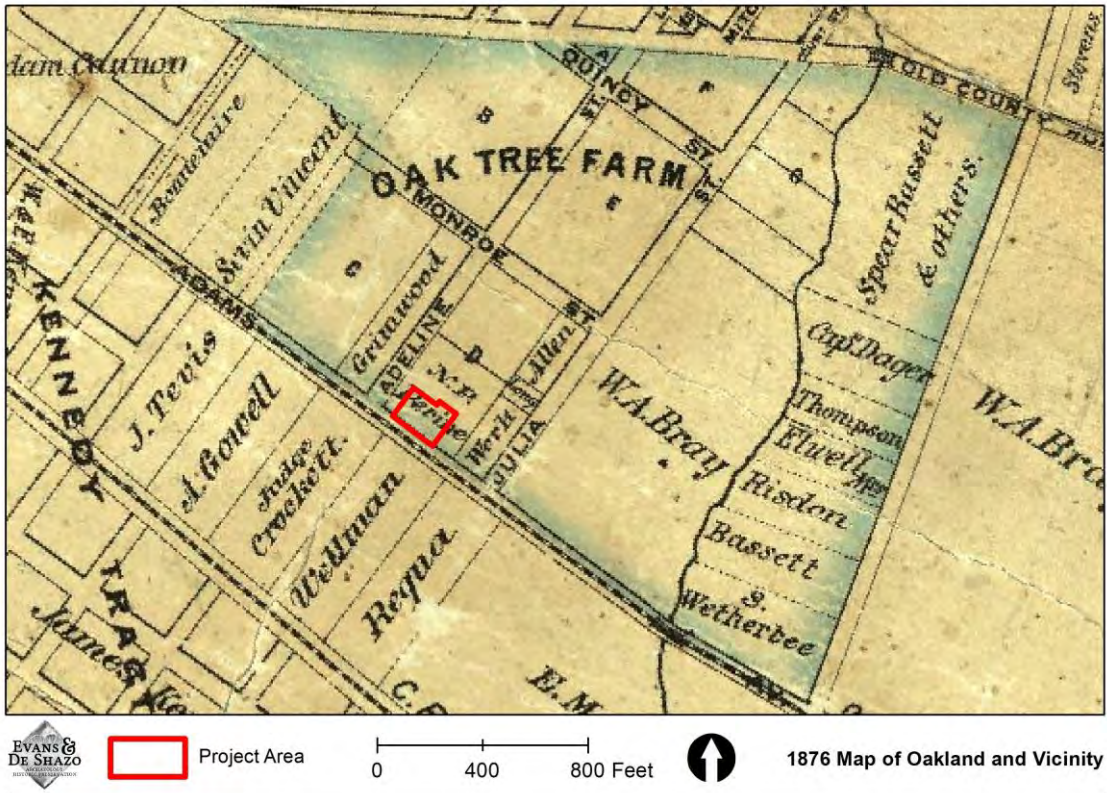


Figure 25: Project Area shown on the 1876 map.



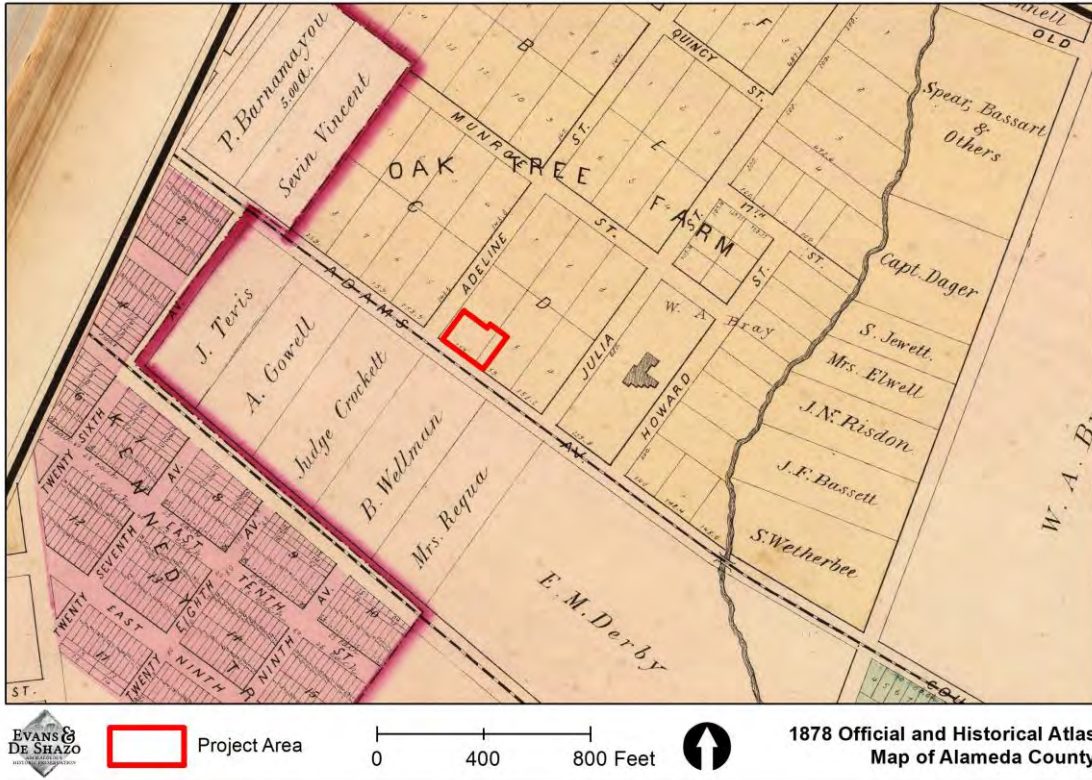


Figure 26: Project Area shown on the 1878 map.

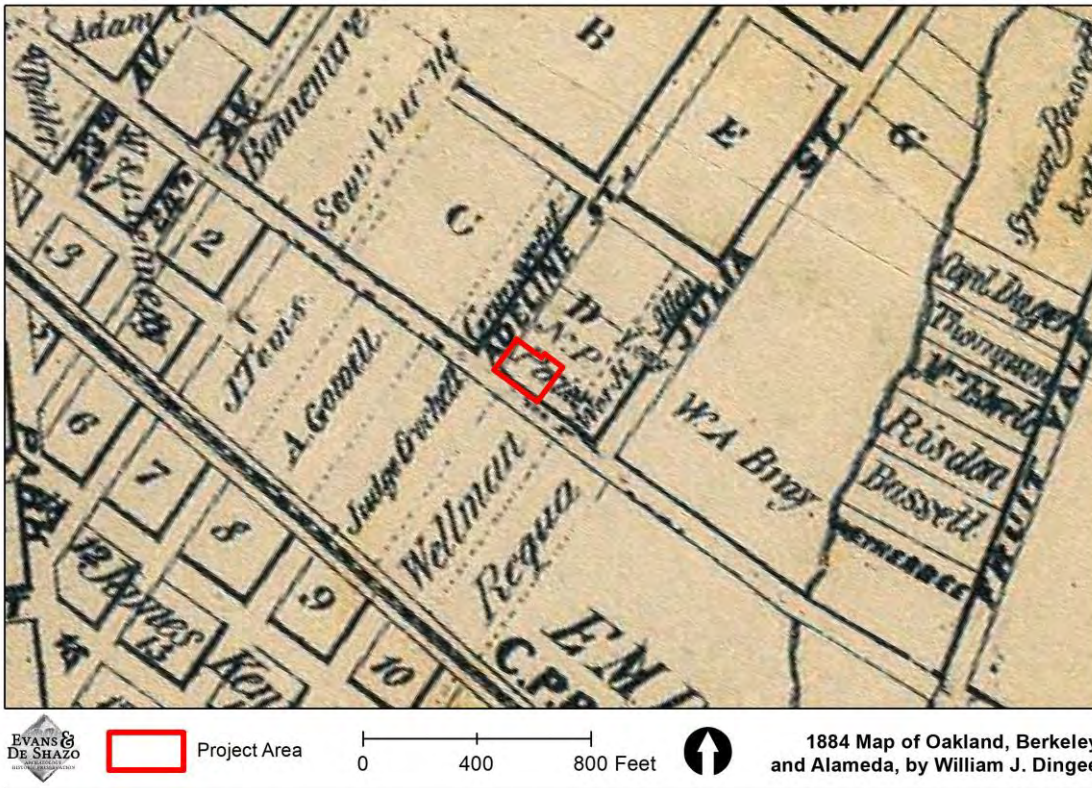


Figure 27: Project Area shown on the 1884 map.



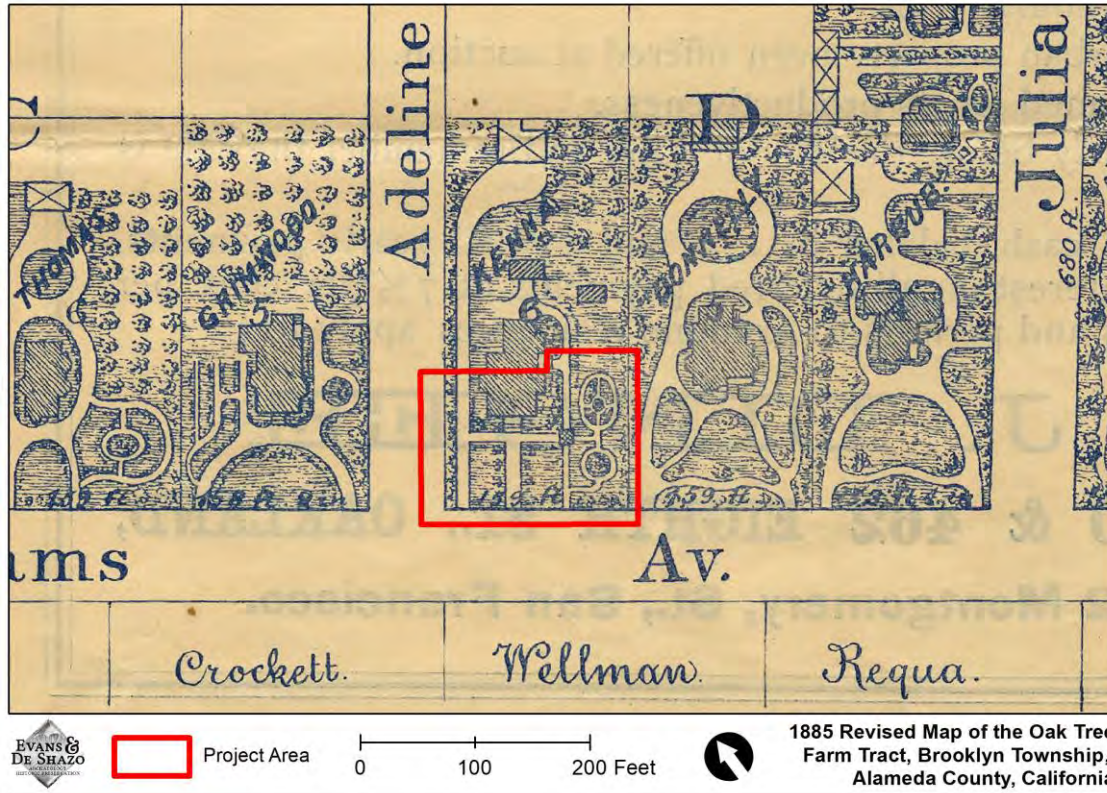


Figure 28: Project Area shown on a portion of a Watson A. Bray real estate advertisement from 1885.

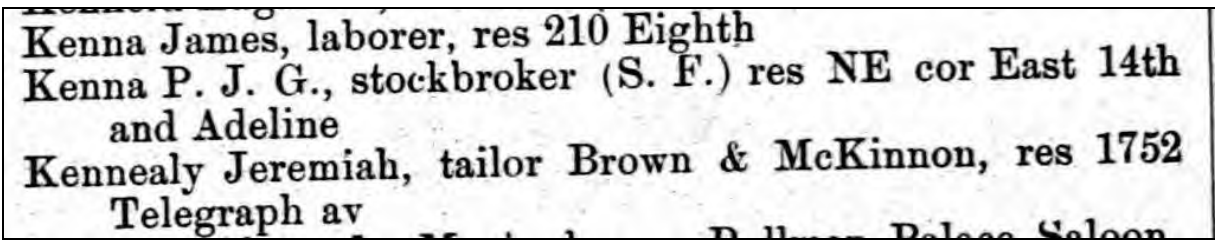


Figure 29: 1879 Oakland City Directory listing Patrick Kenna residing on the northeast corner of East 14<sup>th</sup> Street and Adeline (courtesy of Ancestry.com).



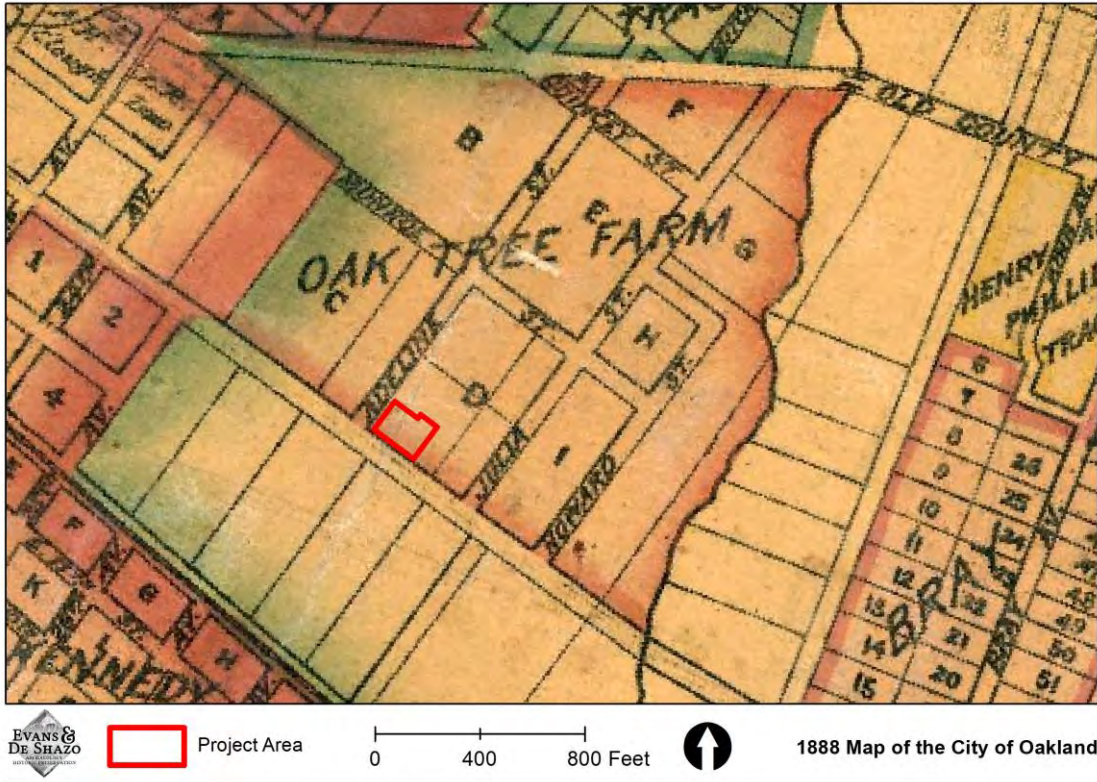


Figure 30: Project Area shown on the 1888 map.

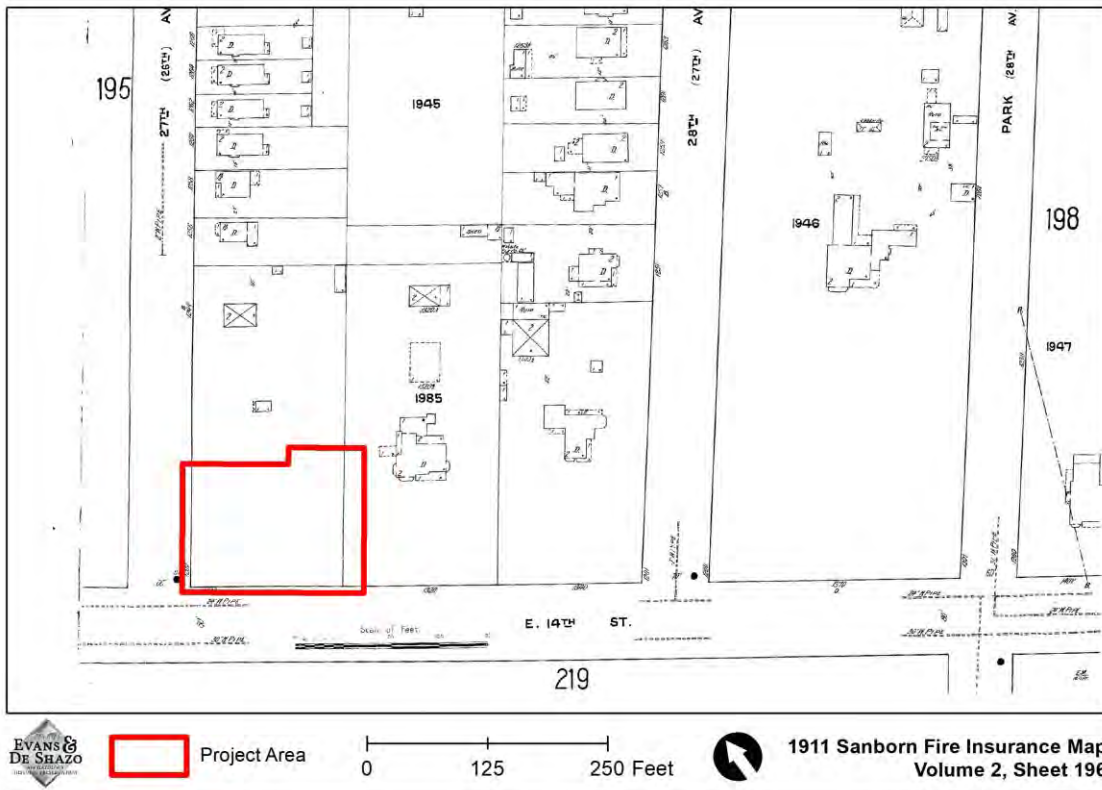
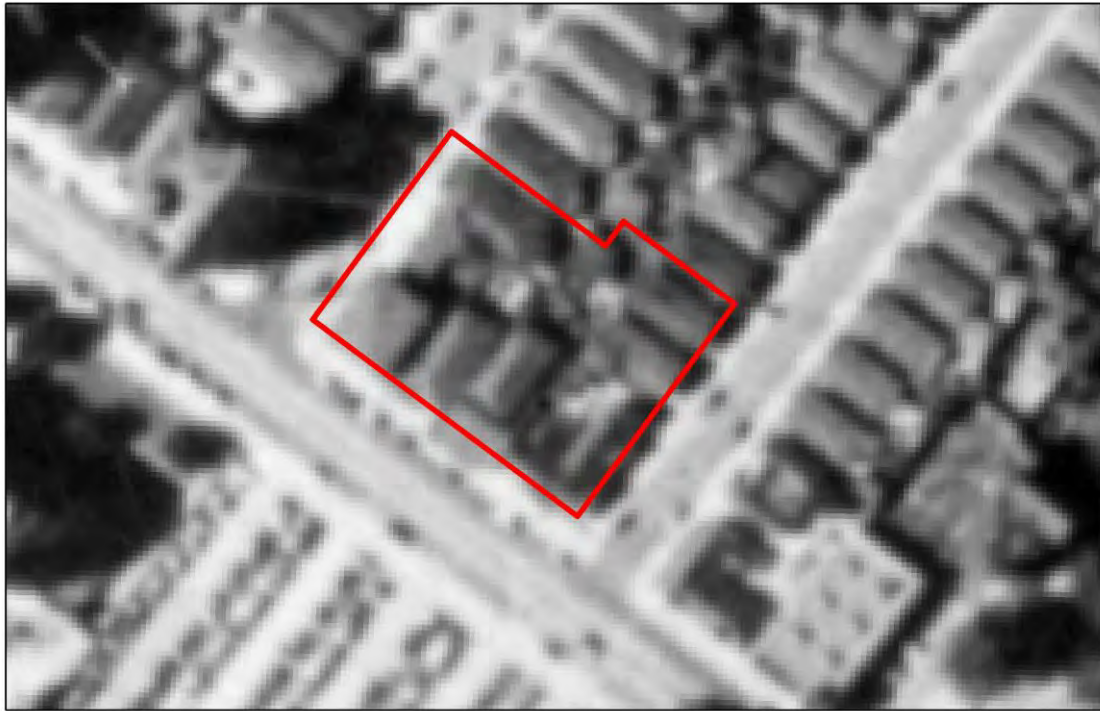


Figure 31: Project Area shown on the 1911 Sanborn map.



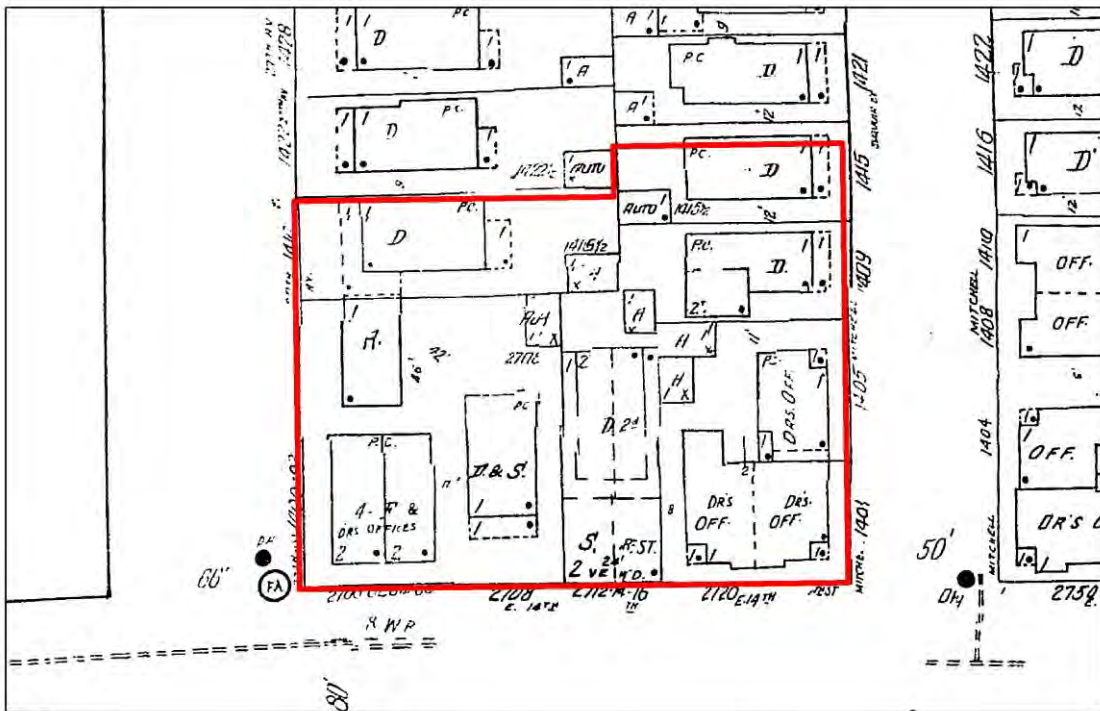
Project Area

0 50 100 Feet



1939 Aerial Photograph  
(Flight C-5750, Frame 289-48)

Figure 32: Project Area shown on the 1939 aerial photograph.



Project Area

0 50 100 Feet



1950 Sanborn Fire Insurance Map  
Volume 2, Sheet 196

Figure 33: Project Area shown on the 1950 Sanborn map.





  Project Area 0 50 100 Feet  1958 Aerial Photograph  
(Flight BUT-1958; Frame 4V-38)

Figure 34: Project Area shown on the 1958 aerial photograph.






  Project Area 0 50 100 Feet  1965 Aerial Photograph  
(Flight ID: CAS-65-130; Frame 6-218)

Figure 35: Project Area shown on the 1965 aerial photograph.



## **BURIED PRECONTACT PERIOD ARCHAEOLOGICAL SITE SENSITIVITY**

Understanding soil development and the processes responsible for the burial of archaeological sites is essential for the successful discovery of buried sites and evaluating their integrity and significance (Monaghan et al. 2006). The potential for buried archaeological sites is very much dependent on the age of the landform. Basically, landforms that developed before the end of the Pleistocene (i.e., before about 15,000 years ago) were formed prior to the period for which there is scientific consensus relating to the earliest human occupation of North America. As such, these landforms have limited potential to contain buried archaeological resources. Conversely, Pleistocene-to-Holocene transition (around 15,000 to around 12,000 years ago) and Holocene (post 11,700 years ago) age landforms were formed after people began to occupy the region, and so there is a general “geological potential” for these landforms to form over archaeological deposits or contain archaeological resources if the conditions in which they formed are conducive to human occupation (Meyer and Rosenthal 2007). Other environmental factors can also increase or decrease the potential for buried precontact period archaeological resources, including slope, proximity to a water source,<sup>6</sup> and nature of the water source (perennial and/or primary drainage of a watershed versus minor and/or first-order drainages)<sup>7</sup> (Byrd et al. 2012).

### **Methods**

Several documents were reviewed to assess the Project Area’s potential/sensitivity for precontact period archaeological resources that could be impacted by future development, including information about the environmental setting, geology, and soils associated with the Project Area and two previous regional geoarchaeological studies that focus on landform evolution and the potential/sensitivity for encountering archaeological resources using a predictive model that incorporates soil/sediment deposits, geologic and geomorphic formations, and other attributes (i.e., slope, proximity to water, etc.) (Meyer and Kaijankoski 2017; Meyer and Rosenthal 2007).

### **Results**

The Project Area is situated on relatively flat land at approximately 42 feet above sea level. The nearest waterways include Sausal Creek, located 0.18 miles to the east, and an unnamed tributary, located 0.35 miles to the northwest. In addition, the Project Area is 0.6 miles northeast of the Tidal Canal that separates Oakland from Alameda. The San Francisco Bay is approximately 2.3 miles to the southwest; however, before the filling of marshlands and mudflats, the tidal marsh came within 0.6 miles of the Project Area. A review of geologic and soils data and the previous geotechnical study indicates that the Project Area includes Urban land-Clear Lake Complex (0-2% slope) soils, consisting of areas covered by asphalt, concrete, buildings, and other built environment features, with disturbance extending to about 8-inches below the surface, and is underlain by Holocene (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf) consisting of predominately clay with varying sand and gravel content

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<sup>6</sup> A water source within a distance of 200 meters (650 feet) increases the potential for buried precontact period archaeological resources to be present (Byrd et al. 2012).

<sup>7</sup> Precontact period occupation sites tend to be on level or nearly level landforms near streams and stream confluences, especially where at least one stream is perennial (Pilgram 1987:44-47); as such, many buried sites are in areas subject to periodic flooding and sediment deposition due to the combination of low-lying topography and active water sources (Byrd et al. 2012).





interbedded with sand and gravel with varying clay and silt content extending to at least 41 feet below the surface (Graymer 2000; Dibblee and Minch 2005; Samlik and Medeiros 2022; USDA 2023).

The environmental setting of the Project Area and the presence of Holocene age alluvium suggests that the Project Area has an elevated potential for buried precontact period archaeological resources, as the landform on which the Project Area is located has the capability of burying former land surfaces during alluvial and fluvial events (e.g., episodic flooding activities) and the age of the landform within the Holocene epoch (>11,700 years) represents a critical time when humans are known to have lived and occupied California. The Project Area is also in a location that would have been ideal for hunting and extracting natural resources, and possible seasonal habitation. Furthermore, the geoarchaeological study completed by Meyer and Kaijankoski (2017) indicates a moderate to high potential/sensitivity for buried precontact period archaeological resources, and a high potential/sensitivity for surficial precontact period archaeological resources for the Project location, which appears to be accurate for the Project Area based on the environmental and geologic setting.

## **ARCHAEOLOGICAL FIELD SURVEY**

### **DESCRIPTION AND METHODS**

A field survey of the Project Area was conducted by EDS Principal Archaeologist Sally Evans, M.A., RPA (#29300590) and Archaeologist Kelsey Wilson, B.A. on October 24, 2023. The Project Area is currently developed with a three-story commercial building (EDS-01a), a two-story commercial building (EDS-01b), and a parking lot (EDS-01c, EDS-01d, and EDS-01e). Due to the presence of two buildings and a parking lot, no soil was visible within the Project Area; however, soil was visible in seven areas along the sidewalks west and south of the Project Area, three of which contain trees, one contains a tree stump, and one contains a utility pole. Soil was also exposed within a raised planter bed located at the southwestern corner of the three-story commercial building in the southwest corner of the Project Area. Photographs of the Project Area are provided in Figure 36 through Figure 39.

The methods used to complete the field survey included a focused inspection of all exposed soil along the sidewalk. Where exposed, the soil visibility was great (~75%). The soil observed consisted of dark greyish brown, gravelly, sandy loam (10YR 4/2 dry, 10YR 3/2 wet), that was dry when compacted and loose when wet, with fine roots and subangular pebbles less than three centimeters in diameter.

### **SURVEY RESULTS**

No precontact period or historic period archaeological resources were observed within or adjacent to the Project Area; however, very little soil was available for observation.



Figure 36: Overview of western exterior boundary of the Project Area where soil is exposed.

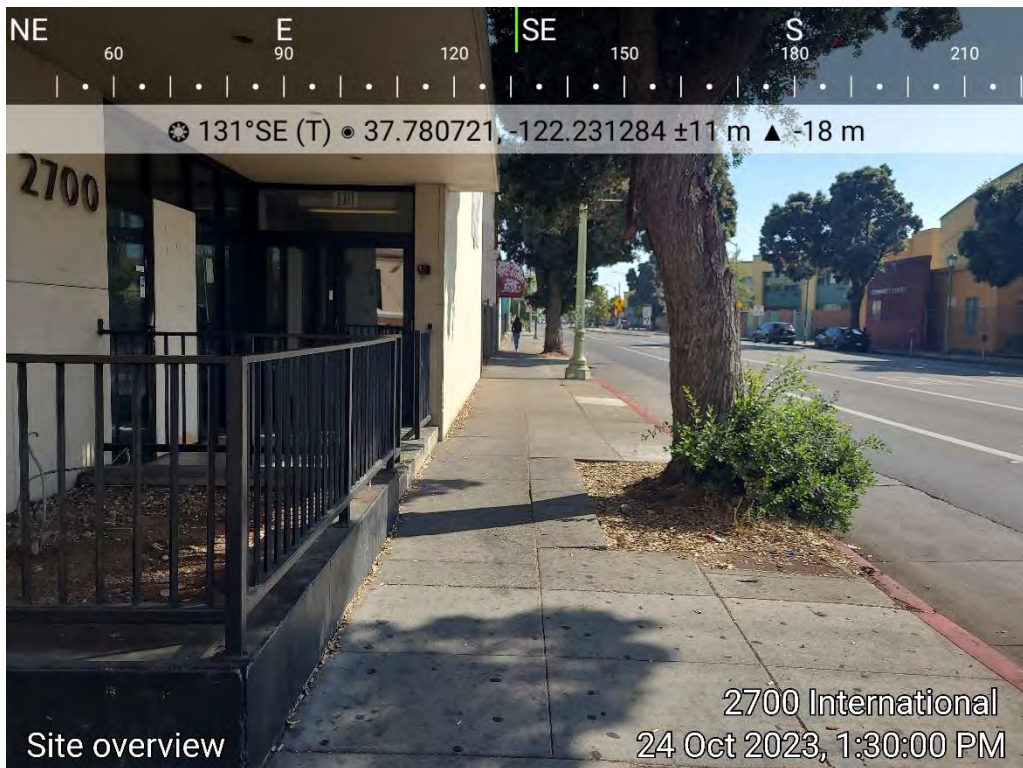


Figure 37: Overview of southern exterior boundary of the Project Area where soil is exposed.





Figure 38: Overview of asphalt parking lot between the two buildings within the Project Area.



Figure 39: Overview of eastern portion of the Project Area consisting of parking lot.



## CONCLUSIONS

EDS completed an Archaeological Study for the proposed Project in accordance with Section 106 of the NHPA of 1966 and its implementing regulations 36 CFR Part 800, as amended, to identify archaeological resources that could be affected by the proposed Project and provide recommendations as needed. The methods used to complete the Archaeological Study included a NWIC/CHRIS records search; a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geologic, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey of 0.62-acre Project Area. The Archaeological Study was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590) with the assistance of Archaeologist Bee Thao, M.A., RPA (#70669155), who both exceed the Secretary of Interior's professional qualification standards in Archaeology (36 CFR Part 61). The Native American Sacred Lands inventory and Tribal consultation was completed by the City of Oakland (responsible entity) with the assistance of Bay Desert, Inc.

The Archaeological Study did not identify any National Register-listed or eligible archaeological resources within or adjacent to the Project Area. As such, EDS recommends a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, EDS has provided the following recommendations due to the high potential to encounter buried historic-period archaeological resources and the moderate to high potential to encountered buried precontact period archaeological resources during Project-related ground-disturbing activities.

## RECOMMENDATIONS

Based on the findings of the Archaeological Study, EDS recommends the following measures are taken to ensure the identification and appropriate treatment of archaeological resources that may be encountered during Project-related ground-disturbing activities. The recommendations are provided pursuant to 36 CFR 800.4(d)(1) concerning the identification of historic properties/historical resources and the potential inadvertent discovery of buried archaeological resources.

**Archaeological Monitoring.** Due to the high potential for historic period archaeological resources and the moderate to high potential for precontact period archaeological resources to be encountered within the Project Area, Archaeological monitoring of all Project-related ground-disturbing activities is recommended following the procedures outlined in the attached Archaeological Monitoring Plan (see Appendix A). The treatment of any post-review archaeological discoveries, including the discovery of human remains within the Project Area during Project-related ground-disturbing activities shall follow the procedures outlined in the attached Archaeological Monitoring Plan (Appendix A).

**Discovery During Construction.** In in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance





is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

**Construction ALERT Sheet.** The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.

The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.



**Human Remains – Discovery During Construction.** In the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and a timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.



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## **APPENDIX A:**

### **Archaeological Monitoring Plan**



# EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**ARCHAEOLOGICAL MONITORING PLAN FOR  
THE PROPOSED “2700 INTERNATIONAL”  
PROJECT AT 2700, 2712, 2720 INTERNATIONAL  
BOULEVARD AND 1409 AND 1415 MITCHELL  
STREET, OAKLAND, ALAMEDA COUNTY,  
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## 1.0 INTRODUCTION

Evans & De Shazo, Inc. (EDS) prepared the following Archaeological Monitoring Plan (Monitoring Plan) for the “2700 International” project (Project) located within five adjacent properties at 2700, 2712, 2720 International Boulevard, and 1409 and 1415 Mitchell Street, Oakland, Alameda County, California, including Assessor Parcel Numbers (APNs) 25-712-9-02, 25-712-14, -15, -16, -17, totaling 0.61 acres (Project Area). The Monitoring Plan was prepared as part of the Archaeological Study completed to satisfy compliance with the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), and its implementing regulations found at 36 CFR Part 800. The purpose of the Monitoring Plan is to provide procedures for the identification, evaluation, treatment, and protection of significant archaeological resources that may be unearthed during Project-related ground-disturbing activities.

In February 2024, EDS Principal Archaeologist, Sally Evans, M.A, RPA (#29300590) completed an Archaeological Study of the Project Area to identify archaeological historic properties within the Project Area per NEPA and Section 106 of the NHPA and provide Project-specific recommendations as needed (Evans with Thao 2024). The Archaeological Study included a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) (File No. 23-463); a review of historical maps, aerial photographs, and other information to assess the potential/sensitivity for buried historic period archaeological resources; a review of environmental, geology, soils, and geoarchaeological information to assess the potential/sensitivity for buried precontact period archaeological resources; and a pedestrian field survey.

The Archaeological Study did not identify any National Register-listed or eligible archaeological resources within the Project Area; therefore, EDS recommended a finding of no archaeological historic properties affected pursuant to 36 CFR 800.4(d)(1). However, based on the findings of the buried archaeological site sensitivity desktop analysis, it was determined that there is a high potential to encounter buried historic period archaeological resources and a moderate to high potential to encounter buried precontact period archaeological within the Project Area. As such, to ensure the identification and appropriate treatment of archaeological resources that may be encountered during the Project, EDS recommended Cultural Resources Awareness Training and Archaeological Monitoring during Project-related ground-disturbing activities (see Archaeological report for details).

The Monitoring Plan herein outlines the monitoring protocols and procedures to follow if archaeological resources are unearthed during Project-related ground-disturbing activities. The Monitoring Plan includes procedures for communication, documentation, reporting, curation, a discovery plan, and a treatment plan for the discovery of human remains in accordance with the Secretary of the Interior’s Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation’s (ACHP) publication *Treatment of Archaeological Properties: A Handbook*.



## 2.0 ARCHAEOLOGICAL SENSITIVITY AND ANTICIPATED RESOURCE TYPES

The results of the Archaeological Study completed by EDS indicate that the Project Area may contain buried archaeological resources or archaeological resources obscured by the existing built environment. Based on the potential to encounter archaeological resources, the following monitoring recommendations are presented in this Monitoring Plan:

- Cultural Resource Awareness Training before commencement of ground-disturbing activities and for the duration of ground-disturbing activities.
- Archaeological monitoring.

### 2.1 PRECONTACT PERIOD SENSITIVITY AND MONITORING

Based on a detailed review of the Project Area's environmental setting, geology, soils, and regional geoarchaeological information, EDS determined that the Project Area has a moderate to high potential/sensitivity for buried and surficial precontact period archaeological resources. The Project Area is situated on relatively flat land at approximately 42 feet above sea level. The nearest waterways include Sausal Creek 0.18 miles to the east, an unnamed tributary 0.35 miles to the northwest, and the historic San Francisco Bay tidal marsh is within 0.6 miles of the Project Area. Soils and geologic data and the previous geotechnical study shows that the Project Area contains Urban land-Clear Lake Complex (0-2% slope) soils, consisting of areas covered by asphalt, concrete, buildings, and other built environment features, with disturbance extending to about 8-inches below the surface, and is underlain by Holocene (<11,700 years) alluvial fan and fluvial deposits (geologic units: Qa and Qhaf) consisting of predominately clay with varying sand and gravel content interbedded with sand and gravel with varying clay and silt content extending to at least 41 feet below the surface (Graymer 2000; Dibblee and Minch 2005; Samlik and Medeiros 2022; USDA 2023).

Based on the environmental setting of the Project Area and the presence of Holocene age alluvium, EDS determined that the Project Area has an elevated potential for buried precontact period archaeological resources, as the landform on which the Project Area is located has the capability of burying former land surfaces during alluvial and fluvial events (e.g., episodic flooding activities) and the age of the landform within the Holocene epoch (>11,700 years) represents a critical time when humans are known to have lived and occupied California. The Project Area is also in a location that would have been ideal for hunting and extracting natural resources, and possible seasonal habitation. Furthermore, the geoarchaeological study completed by Meyer and Kaijankoski (2017) indicates a moderate to high potential/sensitivity for buried precontact period archaeological resources, and a high potential/sensitivity for surficial precontact period archaeological resources for the Project location, which appears to be accurate for the Project Area based on the environmental and geologic setting. As such, the table below provides archaeological property types associated with precontact period archaeological resources that could be encountered during Project-related ground-disturbing activities.



**Table 1: Precontact Period Resource Types**

Property Types	Expected Characteristics
Residential, Midden Sites and Features	Midden soils (dark, friable, or greasy soil with cultural constituents), ash, shell, faunal bone, groundstone artifacts, fire-affected rock (FAR), baked clay, worked bone, house floors, cooking pits, and human remains.
Lithic Scatters	Flaked stone debitage, projectile points, groundstone artifacts, and flaked-stone tools.
Burial Sites	Deliberately interred burials, cremations, or human bone, beads, and other artifacts may be interred with burials.
Isolates	Artifacts found without any association with other artifacts or features (e.g., groundstone artifacts, flaked stone tools, FAR, baked clay, worked bone, and human remains).
Contact Sites	A contact site is an example of any of the above property types utilized by Native Americans after contact with European peoples. Native American artifacts and historic-period artifacts will be identified in the same context (i.e., dating to the Mission Period).

## 2.2 HISTORIC SENSITIVITY AND MONITORING

The review of historical maps, aerial photographs, and other information shows that the Project Area was part of a large estate as early as 1885 that was owned by Patrick and Ellen Kenna, who were prominent residents of Oakland at the time. The Kenna estate contained orchards and a stable to the north, a house and two sheds in the center, walkways and a fountain on the south, and a long driveway along the west side; part of the house and landscape was within the Project Area. The house was no longer present by 1911, having possibly been destroyed in the 1906 earthquake, and by 1939, the Project Area contained multiple residential and commercial buildings, including the ca. 1925 building that will be demolished as part of the Project. Due to the presence of multiple buildings within the Project Area during the historic period, the potential/sensitivity for the Project Area to contain buried historic period archaeological resources was determined to be high. The table below provides an overview of the types of historic-period archaeological resources that may be encountered.

**Table 2: Historic Period Resource Types**

Property Types	Expected Characteristics
Domestic Refuse	Domestic refuse features/deposits (e.g., fragments of ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.).
Historic-Period Structures/Features	Discrete, stratified trash features/deposits, structural remnants, and possible features associated with previous buildings or open





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Property Types	Expected Characteristics
	workspaces/yard spaces (e.g., stone/brick foundations; basements; chimney remains; ceramics; buttons; insignia; bullets; tools; and fragments of ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.).
Privies, Trash dumps	Subsurface deposit(s) potentially containing domestic refuse such as ceramics, glass, metal, wood, faunal, brick, concrete, coal, botanical remains, etc.
1906 Earthquake-related debris	Structural remnants and artifacts related to the 1906 earthquake (e.g., brick, concrete, wood, ash, charcoal, domestic refuse).

---

### **3.0 ARCHAEOLOGICAL MONITORING PLAN**

This Monitoring Plan defines specific procedures to identify, evaluate, and treat archaeological discoveries and details the methodology and protocols employed during archaeological monitoring. Included are the monitoring protocols and procedures for addressing specific contingencies, such as the discovery of human remains, project personnel qualifications, data collection protocols, site safety considerations, and post-field actions.

#### **3.1 MONITORING PERSONNEL**

##### **3.1.1 Principal Investigator**

A Principal Investigator (PI) shall be assigned to the Project. The PI shall be a Registered Professional Archaeologist (RPA) who meets the Secretary of Interior professional qualification standards for Archaeology (36 CFR Part 61). The PI will oversee the archaeological monitoring program and ensure high standards for monitoring, communication, field sampling, and laboratory analysis. The PI will conduct field visits, supervise project personnel, review the daily monitoring records, and prepare, or oversee the preparation of, the archaeological monitoring report.

##### **3.1.2 Archaeological Monitor**

An Archaeological Monitor (AM) shall be assigned to the Project. The role of the AM will be to monitor Project-related ground-disturbing activities under the direction of the PI. The AM shall have a minimum of a B.A./B.S. in Anthropology or higher with completion of an accredited archaeological field school and have at least two years of full-time experience performing archaeological monitoring in the San Francisco Bay Area. Other qualified archaeologists may assist with the Project mitigation and monitoring if warranted by the discovery of potentially significant cultural resources.

The archaeological monitor shall have access to supplies that include a GPS unit, hand trowel, pin flags, caution tape, shaker screen, shovel, cell phone with a digital camera, maps, and all other supplies necessary to effectively complete the construction monitoring task. Hard hats, boots, high-visibility reflective vests, earplugs, gloves, and safety glasses will be part of the monitor's attire.



### **3.2 PRE-CONSTRUCTION MEETING**

Before the start of construction, a pre-construction meeting shall be held to discuss the contents of this Monitoring Plan with the client/applicant and the general contractor to ensure that all parties understand the regulatory requirements described in this Monitoring Plan. All parties must understand the Archaeological Monitoring methods and goals and the protocols to be followed if archaeological materials and/or human remains are found during construction. The PI shall be present at the meeting.

### **3.3 CULTURAL RESOURCES AWARENESS TRAINING**

The Project applicant/contractor shall ensure that cultural resource sensitivity and awareness training is provided to Project supervisors, contractors, subcontractors, and equipment operators prior to construction and for the duration of ground-disturbing activities as part of the Worker Environmental Awareness Program (WEAP). The cultural resources WEAP training materials will be provided by the PI. The training shall be conducted before any Project-related construction activities begin, including demolition, and for the duration of the Project, to ensure that all workers involved in ground-disturbing activities have received training. The training will include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The training will also describe appropriate avoidance and impact minimization measures for archaeological resources that could be located at the Project Area and will outline the protocols to be followed if archaeological resources are encountered. The training will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions that are consistent with Native American tribal values. Attendance rosters will be submitted to verify training, and hard-hat stickers will be issued to allow for quick visual assessment of which construction personnel have been trained and which need to be trained.

### **3.4 MONITORING COMMUNICATION AND PROCEDURES**

Archaeological Monitoring will be implemented to identify potentially significant archaeological resources that may be within the Project Area. Monitoring is defined as the active observation of excavation activities that could cause substantial adverse changes to cultural resources within or adjacent to the Project Area.

#### **3.4.1 Archaeological Monitoring**

The AM will conduct monitoring during construction. This will entail monitoring all ground disturbances within the Project Area and Project-related off-site improvements.

- If the PI and/or AM determines that monitoring is no longer required in specific locations, an e-mail detailing the reasons for changing the approach to monitoring shall be provided to the Project applicant and/or Construction Supervisor for review and approval at least 24 hours before any change.



- The PI or AM shall consult regularly with the Construction Supervisor to confirm area(s) where ground-disturbing activities will occur each week until the ground disturbance is completed. The Construction Supervisor shall notify the PI or AM of any changes to the construction schedule.
- The Construction Supervisor shall notify the PI of any significant cultural resource discoveries and/or anticipated project delays.
- The AM shall have the authority to temporarily stop construction to inspect excavation spoils or the excavated areas, as needed.
- If multiple ground-disturbing activities are occurring simultaneously, a second AM may be assigned, as needed.
- If cultural resources are identified during construction and the AM is not on site, employees shall halt all excavation work within 50 feet of the discovery and immediately contact the Construction Supervisor, who shall immediately contact the PI. The Construction Supervisor and the PI will determine where work can occur and when work within the area of the discovery can restart.

### **3.4.2 Procedures for the Discovery of Archaeological Resources**

Only authorized personnel may handle archaeological resources. Construction personnel are not authorized to touch, move, or photograph archaeological resources. The discovery protocols and procedures outlined below shall be followed.

1. **TEMPORARILY STOP WORK:** The AM and PI will have the authority to halt construction in the area of a discovery to ensure that an archaeological resource is protected from further impact. If necessary, the instruction to suspend an activity can be given directly to a heavy equipment operator or to a crew member.
2. If a potentially significant archaeological resource is identified, the PI is responsible for notifying the Project applicant/contractor, and the applicant/contractor shall notify the Responsible Entity (i.e., City of Oakland).
3. If a potentially significant archaeological resource is identified, an exclusion zone will be established around the resource at a distance to be determined by the AM in consultation with the PI based on the nature of the discovery. The halting of work within the exclusion zone will remain in effect until the PI and the Responsible Entity have conferred and determined the most appropriate treatment of the resource (e.g., avoidance, evaluation, data recovery, etc.). This decision shall be made no more than five business days after the discovery. Ground-disturbing activities shall continue to be suspended within the exclusion area until any further data recovery and mitigation has been completed. Work shall be allowed to continue outside of the exclusion zone. Isolated artifacts will not be subject to this provision (see Section 3.4.3 for treatment of isolated artifacts).



4. If an employee, contractor, or subcontractor uncovers an archaeological resource (including human remains) at any point in the Project and the AM is not present, all work within 50 feet of the discovery must stop and the PI or AM must be notified immediately.
5. If the discovery includes human remains, follow the procedures outlined below in Section 3.4.4.
6. If the resource is determined by the AM or PI to not be an archaeological resource and it is established that there are no potentially significant archaeological resources present, work may proceed with no further delay.
7. If it is determined that the archaeological resource is not potentially significant then the AM will record the resource on DPR 523 forms, if warranted, and make recommendations for avoiding or collecting and documenting the resource accordingly.
8. If the Project results in the identification of a potentially significant archaeological resource that cannot be avoided by construction, then an evaluation of the resource's eligibility for listing on the NRHP shall be conducted (see Section 4.2). The AM shall continue to monitor construction activities outside of the protected area/exclusion zone while the evaluation and mitigation is performed.
9. Project construction outside the exclusion zone may continue while documentation and assessment are underway. Construction may continue at the discovery location only after the process outlined in this Monitoring Plan is followed and compliance with state and federal laws is complete

### **3.4.3 Discovery of Isolated Artifacts**

If isolated artifacts (i.e., artifacts that after further inspection and/or testing are not found in association with other artifacts) are encountered, they will be photographed, documented on a daily monitoring record, recorded with a GPS capable of sub-meter accuracy, collected, returned to the archaeological consultant's laboratory for further processing. Upon completion of Project-related ground-disturbing activities, isolated artifacts will be documented within the Archaeological Monitoring Closure report.

### **3.4.4 Inadvertent Discovery of Human Remains**

If potential human remains are identified within the Project Area by the AM or other personnel, all work within 50 feet of the discovery must stop and the PI shall be notified immediately. If necessary, the PI will arrange for the remains to be immediately inspected by a qualified osteologist/bioarcheologist to verify that the remains are human. If determined to be human, the PI will immediately notify the contractor/applicant, the Responsible Entity, and the Alameda County Coroner. Notification to the Alameda County Coroner is required by law

➤ **Alameda County Coroner's Office → (510) 382-3000**

The human remains and associated spoils will be secured immediately, and all efforts necessary shall be made to ensure the remains and associated spoils are not disturbed. The Coroner will have two working





days to inspect the remains after receiving notification from the PI. If the remains are determined to be Native American and not under the Coroner's jurisdiction, then the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will notify a Most Likely Descendant (MLD), who has 48 hours to make recommendations to the property owner or authorized representative. Work will be suspended within 100 feet of the human remains until the MLD's written recommendations are agreed upon and implemented.

Any identified human remains should not be subject to any future disturbances and appropriate measures will be taken to record this information and keep it confidential. No photographs of the human remains by any Project personnel other than the PI or AM will be permitted. If Native American human remains or burials are encountered at any time during the Project, all reasonable efforts shall be made to avoid the remains or burials. Avoidance and preservation in place is the preferred option for treating Native American human remains. If at all possible, the Project shall be redesigned to avoid or protect the burial(s).

Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Section 5097.98(a) and (b) and will be determined after consultation with the PI/AM, the Responsible Entity, the MLD, and the contractor/applicant. The exact reburial location will be recorded in a manner that protects it from future disturbance and notifies future users of its location, per the California Public Resources Code.

In addition, the PI or AM will record the discovery and reburial locations using a GPS capable of recording locations with sub-meter accuracy, or better, and document their location on DPR 523 forms that will be submitted to Planning, the MLD, and the NWIC/CHRIS.

### **3.5 REPORTING PROCEDURES**

#### **3.5.1 Daily Monitoring Records**

During archaeological monitoring, the AM will prepare a daily log for each day that monitoring occurs (daily monitoring record). The daily log will describe the ground-disturbing activities that occurred during that day, detail any archaeological discoveries, and any actions taken, including non-compliance issues. Photographs of the monitored activities and any archaeological discoveries will also be taken. For issues concerning non-compliance with this Monitoring Plan, the PI will notify the Construction Supervisor and/or contractor/applicant within 24 hours (via telephone or email). If non-compliance actions persist, the PI will notify the Responsible Entity.

All materials less than 50 years of age, including those listed below, unless of exceptional significance, will not be considered potentially significant cultural resources and will not be recorded:

- Plastic products limited to Styrofoam® and other foamed polystyrene products, Velcro®, Teflon® coated cookware, polyvinylchloride (PVC) pipe, high-density polyethylene, polypropylene, polyimide, thermoplastic polyester, linear low-density polyethylene, liquid crystal polymers, and products marked with resin codes.



- Cans made from aluminum or bi-metal, or those with pull-tab, push-tab or stay-tab (metal or plastic) openings.
- Aluminum foil containers.
- Synthetic tires, car parts.
- Modern electronics (CD players, VCRs, electronic appliances, personal electronics, computers, printers, and associated parts).
- Compact disks, floppy computer disks, magnetic tape media.
- Unidentifiable metal fragments.
- Rubber and rubberized metal.
- Clothing or shoes made of plastic or synthetic materials.
- Modern bottles and other similar containers

### **3.5.2 Archaeological Monitoring Closure Report**

After the completion of archaeological monitoring, an archaeological monitoring closure report shall be produced by or under the direction of the PI. The report will be provided to the contractor/applicant for review and comment. The final report will be submitted electronically to the contractor/applicant and the NWIC/CHRIS.

## **4.0 EVALUATION AND TREATMENT OF ARCHAEOLOGICAL RESOURCE DISCOVERIES**

Archaeological resources discovered during construction will be assumed eligible for inclusion in the NRHP under Criterion D/4 until a formal determination of eligibility is made except for those categories of resources described in Section 3.5.1 and 4.1. All archaeological features discovered during the Project, whether eligible or not, will be documented within the Archaeological Monitoring Closure Report and recorded on DPR 523 forms, if warranted. Stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures, as necessary. Discovery locations will be documented on site location maps with the use of GPS capable of recording locations with sub-meter accuracy.

### **4.1 NRHP INELIGIBLE RESOURCES IDENTIFIED**

If historic-period features/deposits and/or isolated historic-period materials are identified and are fragmentary, have no clear association, or exhibit no diagnostic attributes, they will be considered ineligible deposits for the purposes of making initial decisions in the field during construction. Disturbed deposits or isolated artifacts will be noted in the daily monitoring record and photographs will be taken. This assessment will be made by a qualified AM or PI, and DPR 523 forms may be prepared as necessary for documentation purposes.



#### 4.2 NRHP ELIGIBLE RESOURCES IDENTIFIED

This section outlines the basic procedures for evaluating potentially significant archaeological resources that may be discovered; however, a resource-specific plan that includes a research design and testing plan shall be prepared for any evaluative testing that takes place. Any eligibility determination shall be made in consultation with the Responsible Entity and the SHPO; and if the resource is a Native American resource, the formal determination regarding the NRHP-eligibility will be made in consultation with interested Tribes. During this process, it is important to keep in mind that not every archaeological site is eligible for the NRHP because not all archaeological sites possess both significance and sufficient integrity to be considered eligible. It is also important to note that archaeological sites may be deemed *important* to a group or community or possess a *value* that should be recognized; however, this does not automatically translate or equate to significance for NRHP eligibility purposes. If there is disagreement about the eligibility of the resource, the Responsible Entity shall seek the option of the Keeper of the National Register in accordance with 36 CFR § 800.4(c)(2).

Cultural features, strata, and/or human burials detected subsurface may require evaluation through mechanical trenching, shovel test probes (STPs), or control units. Mechanical trenching may be used to define site limits, locate archaeological features, assess soil integrity and stratigraphy, document the density and horizontal distribution of artifacts, and determine the depth of a deposit. STPs may be used to determine the presence/absence of cultural materials, identify resource boundaries, document the density and horizontal distribution of artifacts, and determine the depth of a resource. Control units typically measure 1 x 1 meter and are excavated in 10 centimeter levels but multiple control units can be used to form a large horizontal area when a broad exposure is needed or when cultural deposits are over 1 meter deep. Control units are typically used to expose features, collect samples from undisturbed contexts, or interpret complex stratigraphy.

The appropriate level of archaeological testing shall be completed to gather information on the nature, extent, and integrity of subsurface archaeological resource to evaluate the resource's significance. Excavations will be conducted using techniques for controlling provenience. Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, or bedrock will be recorded, at a minimum. Sediments excavated for purposes of cultural resources investigations shall be screened through ¼-inch screen, with the use of 1/8-inch screen as needed. Site overviews, features, and artifacts shall be photographed, and stratigraphic profiles and soil/sediment descriptions shall be prepared for subsurface exposures, as necessary.

All cultural materials collected from the surface and subsurface shall be analyzed pursuant to specific research issues or questions, catalogued, and temporarily stored at the archaeological consultant's laboratory. If any human remains are encountered during archaeological testing, the procedures stated in Section 3.4.4 shall be implemented.

#### 4.3 ASSESSMENT OF EFFECTS TO NRHP ELIGIBLE RESOURCES

If the resource is determined eligible for the NRHP, the PI shall assess Project-related impacts to the resource unless the Project can be redesigned to avoid it. All efforts should be made to avoid impacts to



significant archaeological and tribal cultural resources. If the significant resource cannot be avoided, and if the Project will damage or disruption the resource in any way, then it will be necessary to resolve the adverse effects, which may require mitigation such as data recovery to recover the significant data or information prior to disturbance or destruction. Any data recovery efforts shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation's (ACHP) publication *Treatment of Archaeological Properties: A Handbook*, and in consultation with the Responsible Entity, and interested Tribes if the resource is a Native American resource.

#### **4.4 TECHNICAL REPORTING**

The results of any NRHP evaluation and/or data recovery effort will be documented in a technical report completed following the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation and the Advisory Council on Historic Preservation's (ACHP) publication *Treatment of Archaeological Properties: A Handbook*. A draft report will be provided to the contractor/applicant for one round of comments. The final report will be submitted to the contractor/applicant and the NWIC/CHRIS. The report will include DPR 523 forms for any newly discovered sites within the Project Area.

#### **4.5 CURATION**

The Secretary of the Interior's Guidelines for Archaeological Documentation offer the following guidelines for curation:

*Archeological specimens and records that should be curated are those that embody the information important to history and prehistory. They include artifacts and their associated documents, photographs, maps, and field notes; materials of an environmental nature such as bones, shells, soil and sediment samples, wood, seeds, pollen, and their associated records; and the products and associated records of laboratory procedures such as thin sections, and sediment fractions that result from the analysis of archeological data. Satisfactory curation occurs when:*

- 1. Curation facilities have adequate space, facilities, professional personnel;*
- 2. Archeological specimens are maintained so that their information values are not lost through deterioration, and records are maintained to a professional archival standard;*
- 3. Curated collections are accessible to qualified researchers within a reasonable time of having been requested; and*
- 4. Collections are available for interpretive purposes, subject to reasonable security precautions.*

The contractor/applicant will assume responsibility for any funding requirements related to the curation of archaeological materials from NRHP-eligible resources at a curation facility. Artifacts will be cataloged





using protocols acceptable to the David A. Fredrickson Archaeological Collections Facility at Sonoma State University, which is the curation facility recommended for any archaeological discoveries that result from this Project. Another curation facility meeting the California OHP's guidelines for the curation of archaeological collections may also be used.

## **5.0 REFERENCES CITED**

Dibblee, T.W., and J.A. Minch

- 2005 Geologic map of the Oakland East quadrangle, Contra Costa and Alameda Counties, California. Dibblee Geological Foundation. Electronic document, [https://ngmdb.usgs.gov/Prodesc/proddesc\\_73798.htm](https://ngmdb.usgs.gov/Prodesc/proddesc_73798.htm). Accessed January 2024.

Evans, Sally, with Bee Thao

- 2024 An Archaeological Study for the "2700 International" Proposed Project at 2700 International Boulevard, Oakland, Alameda County, California. Prepared by Evans & De Shazo, Inc., Sebastopol, California.

Graymer, R. W.

- 2000 Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California.

Samlik, Krystian and Loga D. Medeiros

- 2022 Geotechnical Investigation Proposed Multi-Family Residential Building, 2700 International Boulevard, Oakland, California. Prepared by Rockridge Geotechnical, Oakland, California.

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS)

- 2023 Web Soil Survey. Electronic application, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed December 2023.

## NATIVE AMERICAN HERITAGE COMMISSION

June 27, 2023

Cinnamon Crake  
Bay Desert, Inc.Via Email to: [ccrake@baydesert.com](mailto:ccrake@baydesert.com)**Re: 2700 International Project, Alameda County**

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

Cody Campagne  
Cultural Resources Analyst

Attachment

ACTING CHAIRPERSON  
**Reginald Pagaling**  
ChumashSECRETARY  
**Sara Dutschke**  
MiwokCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**Vacant**COMMISSIONER  
**Vacant**COMMISSIONER  
**Vacant**EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, NisenanNAHC HEADQUARTERS  
1550 Harbor Boulevard  
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West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Native American Heritage Commission  
Native American Contact List  
Alameda County  
6/27/2023**

\*Federally Recognized Tribe

**Amah Mutsun Tribal Band of Mission San Juan Bautista**

Irene Zwierlein, Chairperson  
3030 Soda Bay Road  
Lakeport, CA, 95453  
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Fax: (650) 332-1526  
amahmutsuntribal@gmail.com  
Costanoan

**Muwekma Ohlone Indian Tribe of the SF Bay Area**

Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 205 - 9714  
monicavarellano@gmail.com  
Costanoan

**Costanoan Rumsen Carmel Tribe**

Tony Cerda, Chairperson  
244 E. 1st Street  
Pomona, CA, 91766  
Phone: (909) 629 - 6081  
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rumsen@aol.com  
Costanoan

**North Valley Yokuts Tribe**

Katherine Perez, Chairperson  
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Northern Valley  
Yokut

**\*Guidiville Rancheria of California**

Michael Derry, Historian  
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historian@guidiville.net  
Pomo

**North Valley Yokuts Tribe**

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Northern Valley  
Yokut

**\*Guidiville Rancheria of California**

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Talmage, CA, 95481  
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Pomo

**The Ohlone Indian Tribe**

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chochenyo@AOL.com  
Bay Miwok  
Ohlone  
Patwin  
Plains Miwok

**Indian Canyon Mutsun Band of Costanoan**

Ann Marie Sayers, Chairperson  
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ams@indiancanyon.org  
Costanoan

**The Ohlone Indian Tribe**

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1775 Marco Polo Way, Apt. 21  
Burlingame, CA, 94010  
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dirwin0368@yahoo.com  
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Ohlone  
Patwin  
Plains Miwok

**\*Wilton Rancheria**

Jesus Tarango, Chairperson  
9728 Kent Street  
Elk Grove, CA, 95624  
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jtarango@wiltonrancheria-nsn.gov  
Miwok

**Indian Canyon Mutsun Band of Costanoan**

Kanyon Sayers-Roods, MLD  
Contact  
1615 Pearson Court  
San Jose, CA, 95122  
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kanyon@kanyonconsulting.com  
Costanoan

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2700 International Project, Alameda County.

Native American Heritage Commission  
Native American Contact List  
Alameda County  
6/27/2023

\*Federally Recognized Tribe

**\*Wilton Rancheria**

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nsn.gov

Miwok

**\*Wilton Rancheria**

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Miwok

**Wuksachi Indian Tribe/Eshom  
Valley Band**

Kenneth Woodrow, Chairperson  
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kwood8934@aol.com

Foothill Yokut  
Mono

**Confederated Villages of Lisjan  
Nation**

Deja Gould, Language Program  
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cvltribe@gmail.com

Bay Miwok  
Ohlone  
Delta Yokut

**Confederated Villages of Lisjan  
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Bay Miwok  
Ohlone  
Delta Yokut

**Confederated Villages of Lisjan  
Nation**

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Bay Miwok  
Ohlone  
Delta Yokut

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2700 International Project, Alameda County.





# Tribal Directory Assessment Information



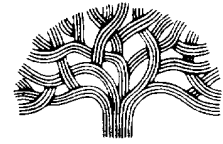
## Contact Information for Tribes with Interests in Alameda County, California

Tribal Name				County Name		
- California Valley Miwok Tribe, California				Alameda		
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Silvia Burley	Chairperson	1487 Avenida Central, La Grange, CA - 95329	(209) 931-4567	(209) 931-4333	office@cvmt.net	www.californiavalley ymiwoktribe- nsn.gov

1 - 1 of 1 results

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## CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 839-6451

June 21, 2023

Chairperson Silvia Burley  
California Valley Miwok Tribe, California  
1487 Avenida Central  
La Grange, CA 95329

***In Re: 2700 International Affordable Housing project  
2700, 2712, 2720 International Boulevard  
1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601  
HUD Veterans Affairs Supportive Housing Vouchers (HUD-VASH)***

Dear Chairperson Silvia Burley,

The Oakland Housing Authority has conditionally awarded funding to the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), specifically, Veterans Affairs Supportive Housing Vouchers (HUD-VASH). Under regulation 24 CFR 58.4, the City of Oakland (City) has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed is a map that shows the project area, as well as a Project Description. A brief description of the proposal follows.

The **2700 International** project proposes to demolish existing improvements and construct a new, six story building on a 0.61-acre site comprised of five contiguous parcels (APNs 025-0712-019-02, -017, -016, -015, and -014) with addresses 2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street in Oakland, Alameda County, California 94601. The project proposes to construct 75 affordable

apartments and approximately 7,000 square feet of ground floor commercial space. The unit mix will be 35 one-bedroom units, 21 two-bedroom units and 19 three-bedroom units for a total of 75 units. On-site resident amenities include a community room, shared laundry facilities, administrative offices and supportive services offices. A total of 33 parking spaces will be provided onsite in an enclosed garage on the ground floor located behind the commercial space. A total of 50 bicycle parking spaces will also be provided.

More information on the Section 106 review process is available at <https://www.achp.gov/protecting-historic-properties/section-106-process/introduction-section-106> .

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.hudexchange.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58/>

If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

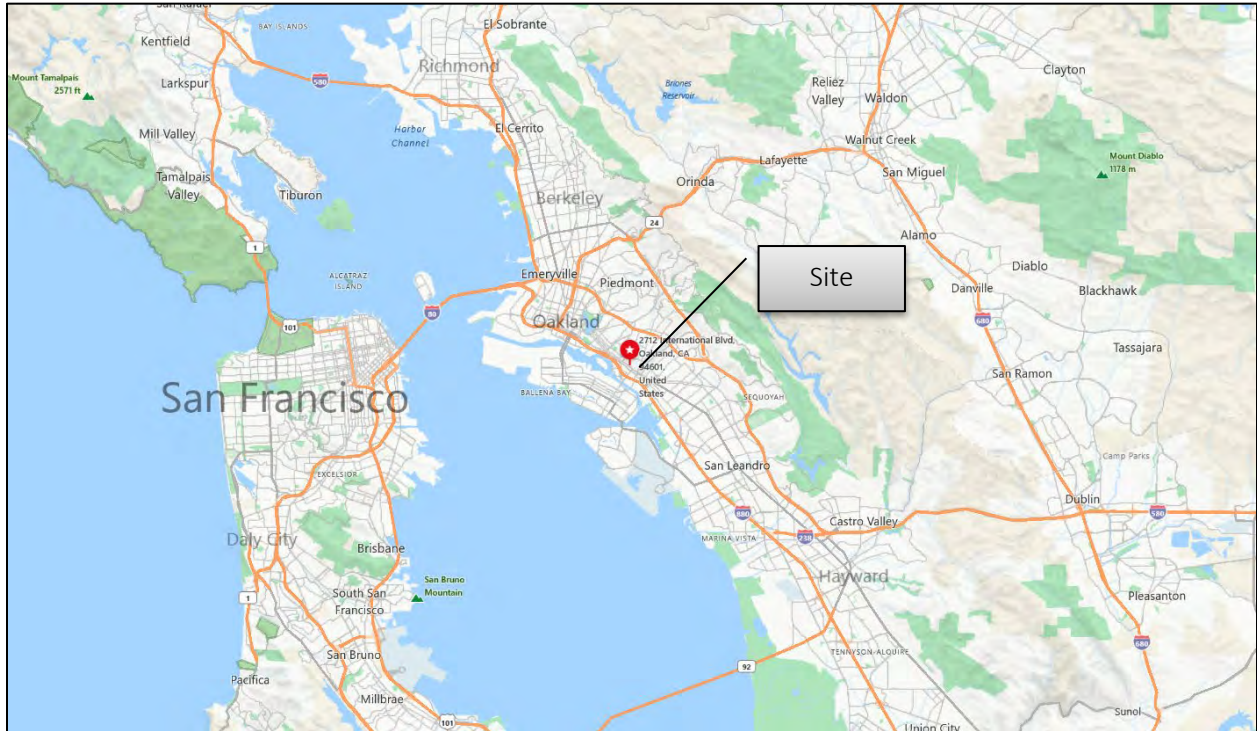
A handwritten signature in black ink, appearing to read 'Heather Klein', with a long horizontal flourish extending to the right.

Heather Klein  
Planner IV  
(510) 238-3659  
[hklein@oaklandca.gov](mailto:hklein@oaklandca.gov)

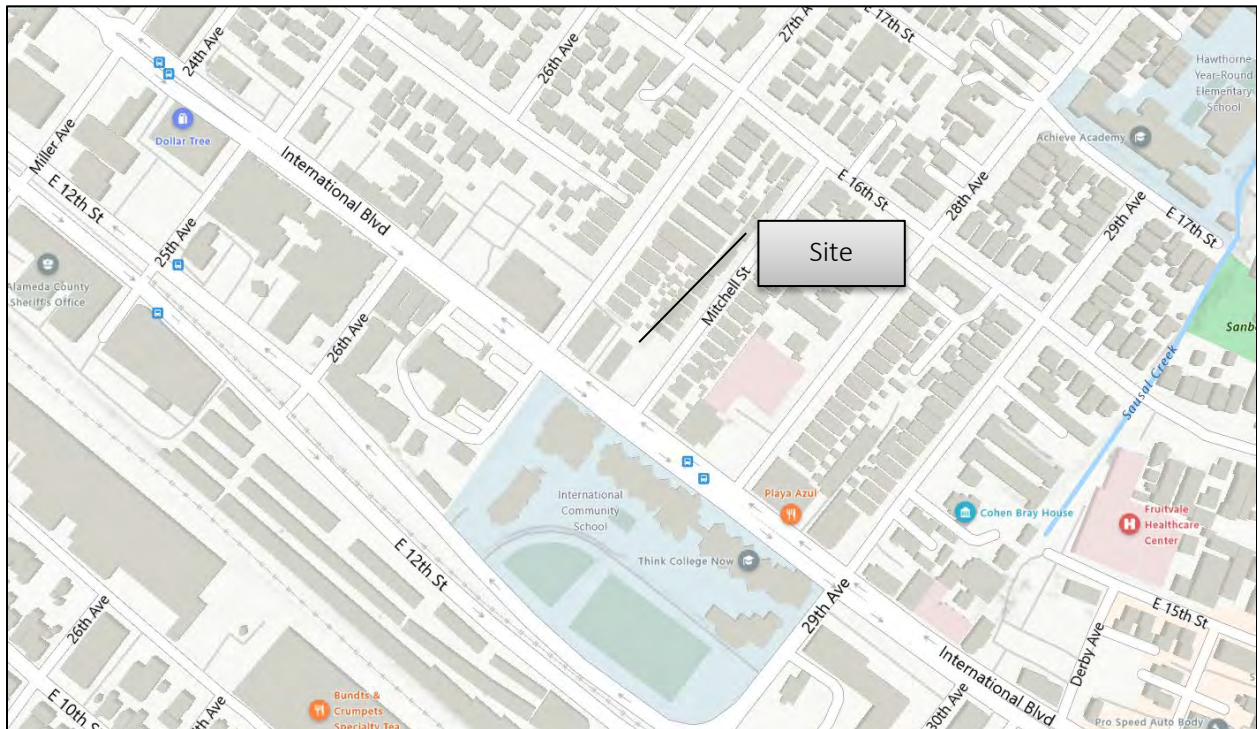
enclosures

# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601



MAP 1 REGIONAL SETTING



MAP 2 LOCAL SETTING



# 2700 INTERNATIONAL

2700, 2712, 2720 International Boulevard, 1409 and 1415 Mitchell Street, Oakland, Alameda County, California 94601

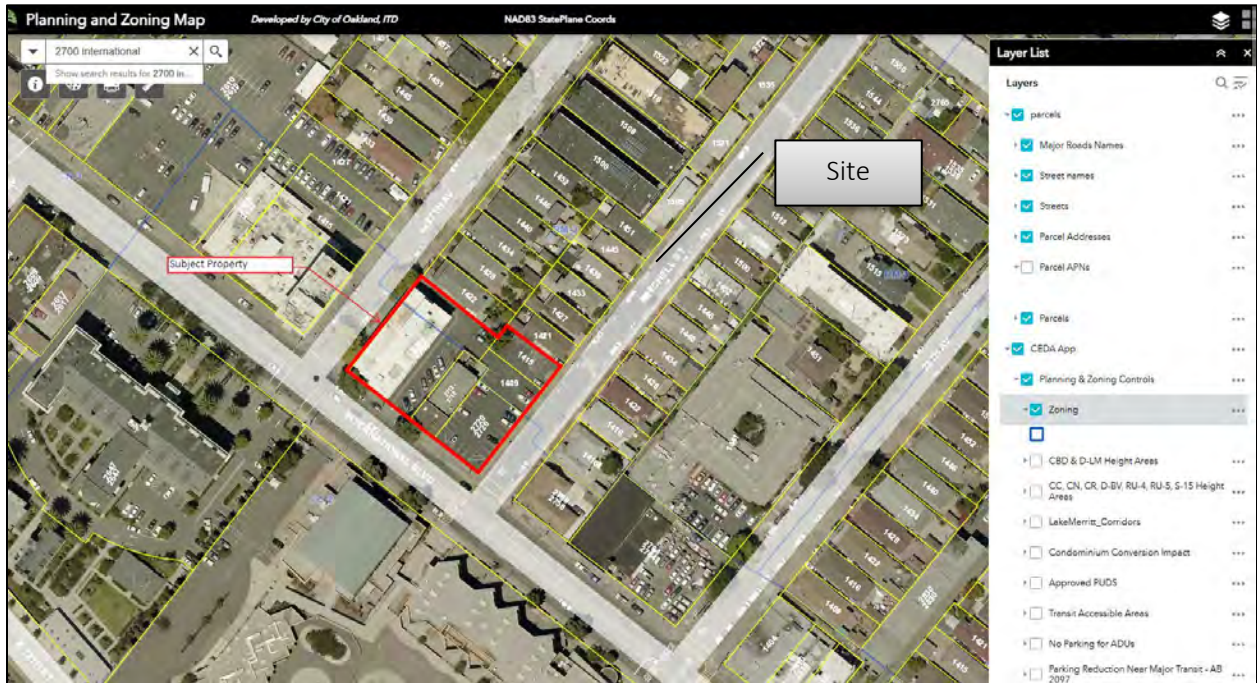


FIGURE 1 OAKLAND GIS MAP

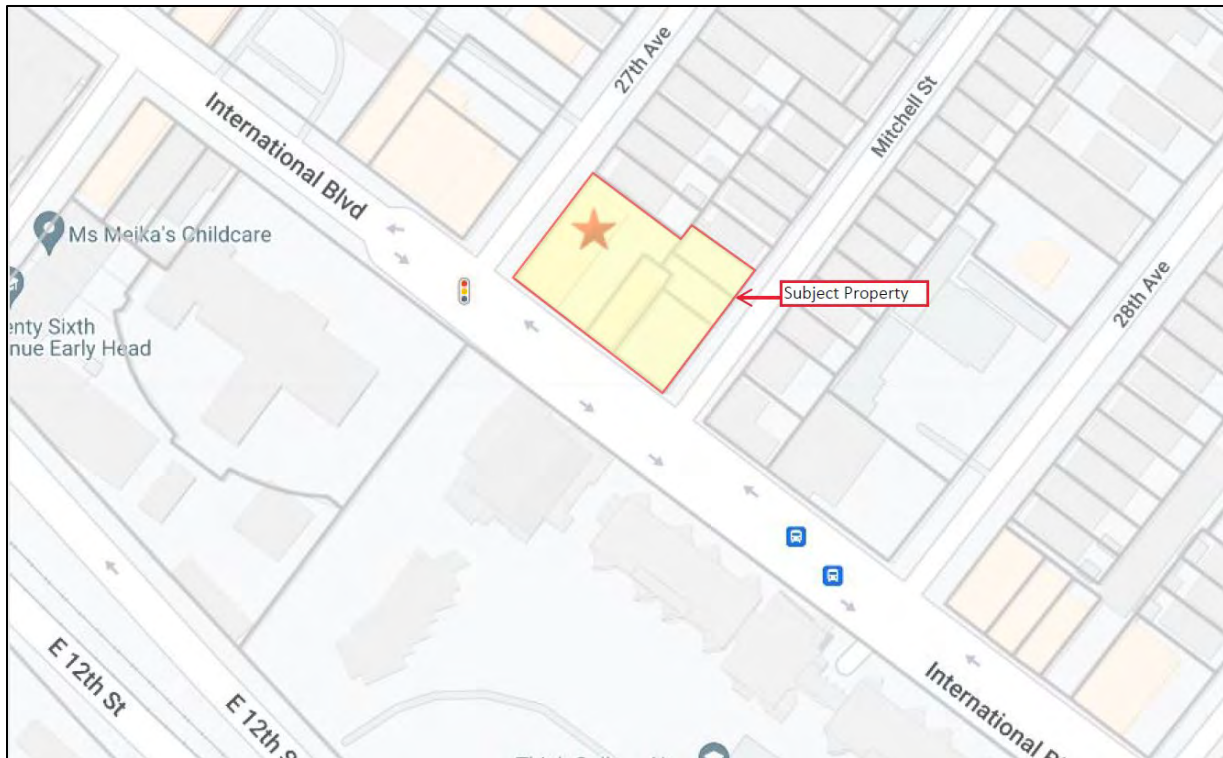


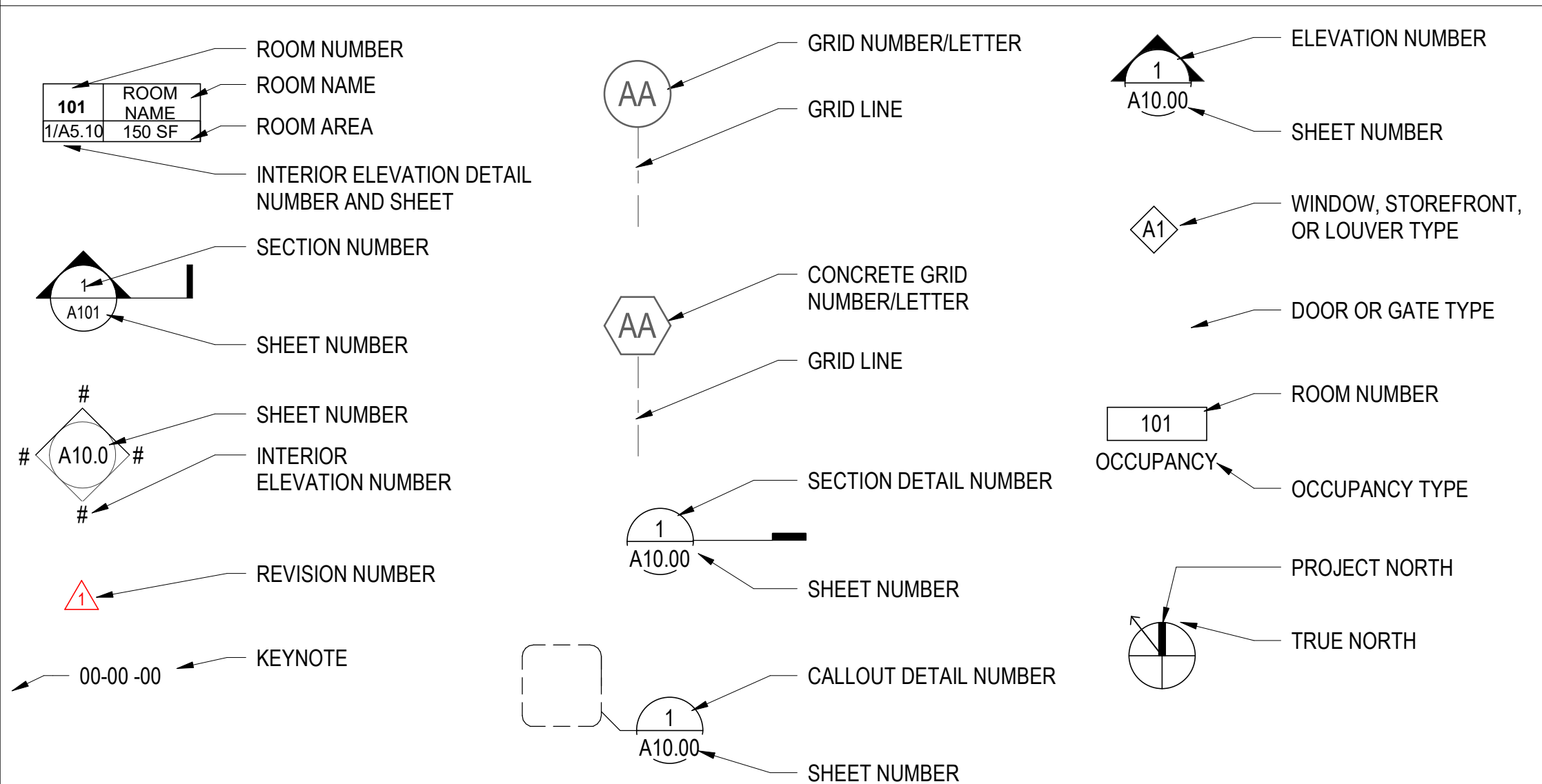
FIGURE 2 PARCEL MAP



**SHEET INDEX**

A		FDN	FOUNDATION	PT	PRESSURE TREATED OR POST TENSIONED
AB	ANCHOR BOLT	FE	FIRE EXTINGUISHER	PTD	PAINTED
ABV	ABOVE	FEC	FIRE EXTINGUISHER CABINET	PLYWD, PLY	PLYWOOD
A/C	AIR CONDITIONING	FF	FINISHED FLOOR	PREFAB	PREFABRICATED
AC	ASPHALTIC CONCRETE	FIN	FINISH OR FINISHED	PV	PHOTOVOLTAIC
ACC	ACCESSIBLE	FLEX	FLEXIBLE	PVC	POLYVINYL CHLORIDE (RIGID)
A.C.P.	ACOUSTIC CEILING PANEL	FLR	FLOOR	Q	QUANTITY
A.C.T.	ACOUSTIC CEILING TILE	F.O.B.	FACE OF BEAM	R	RISER
A.D.	AREA DRAIN	F.O.C.	FACE OF CONCRETE	RCP	REFLECTED CEILING PLAN
ADDL	ADDITIONAL	F.O.F.	FACE OF FINISH	REF	REFERENCE) OR REFRIGERATOR
ADDM	ADDENDUM	F.O.S.	FACE OF STUD	REINF	REINFORCE(D) (ING) (MENT)
ADH	ADHESIVE	F.O.W.	FACE OF WALL	REQ	REQUIRED
ADJ	ADJACENT OR ADJUSTABLE	FR	FIRE RESISTANCE	RESIL	RESILIENT
ADF	ABOVE FINISHED FLOOR	FRTW	FIRE RETARDANT TREATED WOOD	RFG	ROOFING
ALUM	ALUMINUM	G		RM	ROOM
ALT	ALTERNATIVE	GA	GAUGE	RO	ROUGH OPENING
AMT	AMOUNT	GALV	GALVANIZED	RWL	RAINWATER LEADER
ANOD	ANODIZED	GAR	GARAGE	S	
AP	ACCESS PANEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SAF	SELF-ADHERED FLASHING
APL	APPROXIMATE	GLAZ	GLAZING	SC	SOLID CORE
APPROX	APPROXIMATE	GSM	GALVANIZED SHEET METAL	S.C.D.	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
ARCH	ARCHITECT(URAL)	GWB	Gypsum WALL BOARD	SD	STORM DRAIN
ASSY	ASSEMBLY	GYP	GYPSPUM	SHV	SHELVES (ING)
AV	AUDIO VISUAL	H		SO IN	SQUARE INCH
AUTO	AUTOMATIC	HB	HOSE BIB	SECT	SECTION
B		HC	HOLLOW CORE	S.E.D.	SEE ELECTRICAL DRAWINGS
BATT	BATTING	HD	HOLD-DOWN	SF	SQUARE FOOT OR SUBFLOOR
BALC	BALCONY	HM	HOLLOW METAL	SG	SAFETY GLAZING
BATT	BATTING	HORIZ	HORIZONTAL	SIM	SIMILAR
BD	BOARD	H PLAM	HIGH PRESSURE LAMINATE	S.L.D.	SEE LANDSCAPE DRAWINGS
BLDG	BUILDING	HR	HOUR OR HANDRAIL	SM	SHEET METAL
BLKG	BLOCKING	HSS	TUBE STEEL	S.M.D.	SEE MECHANICAL DRAWINGS
BM	BEAM	HT	HEIGHT	SP	STANDPIPE
B.O.C.	BOTTOM OF CURB	HVAC	HEATING, VENTILATION, AIR-CONDITIONING	S.P.D.	SEE PLUMBING DRAWINGS
B.O.D.	BASIS OF DESIGN	HYD	HYDRANT	SPECS	SPECIFICATIONS
BOT	BOTTOM	I		SQ	SQUARE
B.O.W.	BACK OF SIDEWALK	IIC	IMPACT INSULATION CLASS	SS	STAINLESS STEEL OR SANITARY SEWER
BRKT	BRACKET	IN	INCHES	SSTL	STAINLESS STEEL
BTW, B/W	BETWEEN	INSUL	INSULATION	STC	SOUND TRANSMISSION CLASS
BUR	BUILT UP ROOFING	INT	INTERIOR	STD	STANDARD
C		JAN	JANITOR	STL	STEEL
CAB	CABINET	JT	JOINT	STOR	STORAGE
CEM	CEMENT	K		STRUCT, STRL	STRUCTURAL
CEM PLAS	CEMENT PLASTER	KD	KILN DRIED	SUSP	SUSPENDED
CIP	CAST IN PLACE	KIT	KITCHEN	SUSP CLG	SUSPENDED CEILING
CJ	CONTROL JOINT	KPL	KICK PLATE	SV	SHEET VINYL
CL	CENTERLINE	L		SYS	SYSTEM
CL	CLOSET	L	ANGLE	T	
CLG	CEILING	LAU	LAUNDRY	T	TEMPERED
CLKG	CAULKING	LAV	LAVATORY	T&G	TONGUE AND GROOVE
CLR	CLEAR	LIN	LINOLEUM	TDS	TIE DOWN SYSTEM
CMU	CONCRETE MASONRY UNIT	LVT	LUXURY VINYL TILE	TEL	TELEPHONE
COL	COLUMN	LVL	LEVEL	TEMP	TEMPORARY OR TEMPERATURE
CONC	CONCRETE	M		TEMP GL	TEMPERED GLASS
CONN	CONNECTION	MAX	MAXIMUM	THK	THICK(NESS)
CONT	CONTINUOUS	MB	MACHINE BOLT	T.O.	TOP OF
CONST	CONSTRUCTION	MC	MEDICINE CABINET	T.O.C.	TOP OF CONCRETE
CONTR	CONTRACTOR	MIECH	MECHANICAL	T.O.PL.	TOP OF PLATE
CSMT	CASEMENT	MTL	METAL	T.O.P.	TOP OF SLAB
CT	CERAMIC TILE	MFR	MANUFACTURER	T.O.SF.	TOP OF SUBFLOOR
CTSK	COUNTERSINK	MIN	MINIMUM	T.O.W.	TOP OF WALL
D		MTD	MOUNTED	TPD	TOILET PAPER DISPENSER
DBL	DOUBLE	N		TPY	TYPICAL
DEMO	DEMOLISH OR DEMOLITION	N/A	NOT APPLICABLE	U	
DF	DOUGLAS FIR	NIC	NOT IN CONTRACT	UL	UNDERWRITER'S LABORATORY
DIA	DIAMETER	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
DIM	DIMENSION	O		V	
DN	DOWN	OV	OVER	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	OC	ON CENTER	VERT	VERTICAL
DTL	DETAIL	OD	OUTSIDE DIAMETER	VEST	VESTIBULE
DW	DISHWASHER	OFD	OFFICE	VGDF	VERTICAL GRAIN DOUGLAS FIR
DWG	DRAWING	OH	OVERFLOW DRAIN	VIF	VERIFY IN FIELD
E		OITC	OUTSIDE-INSIDE TRANSMISSION CLASS	W	
(E)	EXISTING	OPP	OPPOSITE	W	WASHER
EA	EACH	OPP HD, OPH	OPPOSITE HAND	WC	WATER CLOSET
EB	EXPANSION BOLD	OPNG	OPENING	WD	STACKED WASHER AND DRYER
EJ	EXPANSION JOINT	P		WDW	WINDOW
ELEV	ELEVATION OR ELEVATOR	PCC	PRECAST CONCRETE	WH	WATER HEATER
ELEC	ELECTRIC	PERF	PERFORATED	W/O	WITHOUT
ENCL	ENCLOSURE, ENCLOSED	PL	PLATE	W.O.	WHERE OCCURS
EP	ELECTRIC PANEL	P.L.	PROPERTY LINE	WP	WATERPROOF
EQ	EQUAL	PLAM	PLASTIC LAMINATE	WRB	WATER RESISTIVE BARRIER
EQPT	EQUIPMENT	PR	PAIR	WS	WHEELSTOP
EXP	EXPANSION			WSCT	WAINSCOT
EXT	EXTERIOR			WWF	WELDED WIRE FABRIC
F					
FACP	FAIRE ALARM CONTROL PANEL				
FAU	FORCED AIR UNIT				
FCB	FIBER CEMENT BOARD				
FCP	FIBER CEMENT PANEL				
FD	FLOOR DRAIN OR FIRE DEPARTMENT				

**GRAPHIC LEGEND**



**PROJECT TEAM**

<b>OWNER</b> THE UNITY COUNCIL 1900 FRUITVALE AVE #2A OAKLAND, CA 94601 CONTACTS: AUBRA LEVINE - DIRECTOR PHONE: (510) 535-6112 EMAIL: <a href="mailto:alevine@unitycouncil.org">alevine@unitycouncil.org</a>	<b>ARCHITECT</b> PYATOK ARCHITECTS, INC. 1611 TELEGRAPH AVE, SUITE 200 OAKLAND, CA 94612 CONTACTS: PETER WALLER, PRINCIPAL MIKKI ASADA, ARCHITECT PHONE: (510) 465-7010 EMAIL: <a href="mailto:pwaller@pyatok.com">pwaller@pyatok.com</a> <a href="mailto:masada@pyatok.com">masada@pyatok.com</a>	<b>STRUCTURAL ENGINEER</b> ELEMENT STRUCTURAL ENGINEER, INC. 39675 CEDAR BLVD, STE #295C, NEWARK, CA 94560 CONTACTS: THUY FONTELEA, PRINCIPAL PHONE: (510) 465-7010 EMAIL: <a href="mailto:fontelea@elementse.com">fontelea@elementse.com</a>
<b>LANDSCAPE ARCHITECT</b> PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 CONTACTS: CHRIS KENT, PRINCIPAL PHONE: (510) 550-8851 EMAIL: <a href="mailto:kent@pgadesign.com">kent@pgadesign.com</a>	<b>CIVIL ENGINEER</b> KISTER, SAVIO & REI 825 SAN PABLO AVE. PINOLE, CA 94564 CONTACTS: MATTHEW REI, PRESIDENT PHONE: (510) 222-4020 X25 EMAIL: <a href="mailto:mre@ksinc.net">mre@ksinc.net</a>	<b>MEP ENGINEER</b> EMERALD CITY ENGINEERS, INC. 21705 HIGHWAY 99 LYNNWOOD, WA 98036 CONTACTS: MASSAMAGHAN KONE, ENGINEER TOM HUYNH, ELEC DESIGNER PHONE: (425) 741-1200 EMAIL: <a href="mailto:mikone@emeraldcityeng.com">mikone@emeraldcityeng.com</a> <a href="mailto:thuyh@emeraldcityeng.com">thuyh@emeraldcityeng.com</a>
<b>GPR &amp; TITLE 24 CONSULTANT</b> BEYOND EFFICIENCY 710 CHANNING WAY BERKELEY, CA 94710 CONTACTS: JENNIFER LOVE PHONE: (415) 236-1333 EMAIL: <a href="mailto:jen@beyondefficiency.us">jen@beyondefficiency.us</a>	<b>ACOUSTICAL ENGINEER</b> RGD ACOUSTICS, INC. 22 PELICAN WAY, SUITE 100 SAN RAFAEL, CA 94901 CONTACTS: HAROLD GOLDBERG, PRINCIPAL PHONE: (415) 464-0150 X313 EMAIL: <a href="mailto:hgoldberg@rgdacoustics.com">hgoldberg@rgdacoustics.com</a>	<b>WATERPROOFING CONSULTANT</b> SGH 1999 HARRISON STREET, SUITE 2400 OAKLAND, CA 94612 CONTACTS: LIYEN KAN, P.E., PRINCIPAL PHONE: (415) 343-3072 EMAIL: <a href="mailto:likan@sgph.com">likan@sgph.com</a>
<b>JOINT TRENCH</b> ALPINE DESIGN CORPORATION 3104 O STREET, #212 SACRAMENTO, CA 95816 CONTACTS: RUSSELL NORMAN PHONE: (916) 508-3462 EMAIL: <a href="mailto:russell@alpinedesigncorp.com">russell@alpinedesigncorp.com</a>	<b>WASTE CONSULTANT</b> AMERICAN TRASH MANAGEMENT, INC. 1900 POWELL STREET, SUITE 220 SACRAMENTO, CA 94608 CONTACTS: SCOTT BROWN, PRESIDENT PHONE: (415) 292-5401 EMAIL: <a href="mailto:sbrown@trashmanage.com">sbrown@trashmanage.com</a>	<b>LIGHTING CONSULTANT</b> MINISCULE LIGHTING 544 PACIFIC AVE SAN FRANCISCO, CA 94133 CONTACTS: MAX PIERSON-LIENARD, LC, LEED GA, PRINCIPAL PHONE: (415) 322-0629 EMAIL: <a href="mailto:max@minusculelighting.com">max@minusculelighting.com</a>

**PROJECT DATA**

**APPLICABLE CODES:**  
 2019 California Building Code (Based on the International Building Code, 2021 Edition with State amendments)  
 2019 California Residential Code (Based on the International Residential Code, 2021 Edition with State amendments)  
 2019 California Plumbing Code (Based on Uniform Plumbing Code, 2021 IAPMO Edition with State amendments)  
 2019 California Mechanical Code (Based on the Uniform Mechanical Code, 2021 IAPMO Edition with State amendments)  
 2019 California Electrical Code (Based on the National Electrical Code, 2021 Edition with State amendments)  
 2019 California Referenced Standards Code  
 2019 California Energy Code  
 2019 California Green Building Standards Code  
 City of Oakland Municipal Code (OMC)

<b>TOTAL BUILDING AREA (CBC)</b>		*UNCOVERED PODIUM EXTERIOR COURTYARD NOT INCLUDED IN AREA TABLE
Level	Area	
<b>FLOOR AREA</b>		
LEVEL 1	22899 SF	
LEVEL 2	16297 SF	
LEVEL 3	16740 SF	
LEVEL 4	14987 SF	
LEVEL 5	14020 SF	
LEVEL 6	14020 SF	
98763 SF		
<b>COVERED EXTERIOR AREA</b>		
LEVEL 1	323 SF	
LEVEL 2	443 SF	
766 SF		
<b>TOTAL GSF (CBC)</b> 99529 SF		

<b>001_Building Areas per Occupancy</b>			<b>001_Building Areas per Occupancy</b>			<b>001_Building Areas per Occupancy</b>		
Level	Occupant Group	Area	Level	Occupant Group	Area	Level	Occupant Group	Area
<b>BLDG 1</b>			<b>BLDG 2</b>			<b>BLDG 3</b>		
LEVEL 1	B	6366 SF	LEVEL 2	A-3	1624 SF	LEVEL 2	R-2	7688 SF
LEVEL 1	R-2	1974 SF	LEVEL 2	R-2	6961 SF	LEVEL 3	R-2	7678 SF
LEVEL 1	S-2	14222 SF	LEVEL 3	R-2	8945 SF	LEVEL 4	R-2	7678 SF
BLDG 1			BLDG 2			BLDG 3		
22562 SF			39141 SF			36466 SF		

<b>UNIT MIX</b>					
LEVEL	STUDIO	1BR	2BR	3BR	TOTAL
1	-	-	-	-	-
2	0	7	6	3	16
3	4	7	3	4	14
4	0	7	3	4	14
5	0	7	3	4	14
6	0	7	3	4	14
<b>TOTAL</b>					
0 35 21 19 75					
<b>% MIX</b>					
0% 47% 28% 25%					

**ACCESSIBLE UNITS**  
 AMOUNT AND DISTRIBUTION PER ADAS + TCAC (CBC CHAPTER 11B & FHADM) REQUIREMENTS  
 5% OF EACH TYPE OF UNIT TO MEET ADAS. (2) 1 BR, (2) 2 BR, (1) 3 BR REQUIRED FOR MFH.  
 • 15% MOBILITY (MIN) PER TCAC. (SEE COVERED UNIT CALCULATION BELOW)  
 • 10% COMMUNICATIONS (MIN) PER TCAC. (SEE COVERED UNIT CALCULATION BELOW)

MOBILITY ACCESSIBLE (5) ONE-BEDROOM, (5) TWO-BEDROOM, (5) THREE-BEDROOM (TCAC) = 12 TOTAL UNITS REQ'D  
 COMMUNICATIONS ACCESSIBLE (3) ONE-BEDROOM, (3) TWO-BEDROOM, (2) THREE-BEDROOM (TCAC) = 8 TOTAL UNITS REQ'D

NOTE:  
 1. ALL REMAINING UNITS TO BE ADAPTABLE IN ACCORDANCE WITH CBC CH. 11B

**2700 INTERNATIONAL BOULEVARD**

50% CD / PRICING SET - NOVEMBER 18, 2022



**PROJECT DESCRIPTION**

2700 International is a 100% affordable housing project located on International Boulevard between 27th Avenue and Mitchell Street. The project is publicly funded and will include LIHTC funding and TCAC minimum standards. The project includes 75 affordable units including (35) 1 bedroom units, (21) 2 bedroom units, (19) 3 bedroom units, a community room, shared laundry, administrative offices and other support services. The ground floor includes approximately 7,000 SF of street front commercial space designed to allow subdivision into multiple tenant spaces. Onsite parking of 33 stalls is provided in an enclosed garage located behind the commercial space.

The existing site is occupied by two existing buildings that will be removed. 2700 International is a three story commercial office building located at the corner of International and 27th Avenue. The second building at 2712 International is two stories with occupied commercial space in the front and a vacated residential unit in the rear of the building. The remainder of the site is occupied driveways and approximately 45 existing onsite parking spaces. There is one existing juniper tree on site near the rear of the site.

The proposed building is six stories in height, consisting of five stories of residential units over a first floor podium accommodating the commercial space, parking and services. The main residential entry is located at the corner of International Boulevard with large storefront windows creating a transparent and welcoming entry for residents and visitors. On International Boulevard the entire building is set back a minimum of 2 feet to provide a wide sidewalk with more room for trees and pedestrians. Commercial spaces have individual storefront entries with canopies, signage and lighting that allow each business to have an individual presence on International Boulevard. At the upper floors the residential buildings are organized around a shared courtyard space approximately 60 feet in width flanked by community rooms and common laundry space. The building steps down from six stories at International Boulevard to four and three stories and then finally to one story adjacent to neighborhood homes to create a strong transition from the commercial boulevard to the existing homes. The building form consists of strong vertical elements with rich patterning of brick and stucco that reflect the neighborhood context. Opportunities for local art are incorporated into the bulkheads at storefronts and into the raised planters on 27th Avenue and on Mitchell Street.

Access to parking is provided from 27th Avenue consistent with the existing vehicle circulation pattern. A loading zone is provided on 27th to accommodate deliveries, passenger loading and residents moving. Waste is collected within the garage and will be staged in the loading zone on 27th Avenue for pick up. All utility services are located either underground or enclosed within the building.

**PLANNING CODE SUMMARY**

PROJECT ADDRESS:	2700 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601	ZONING DISTRICT:	CC-2 COMMUNITY COMMERCIAL
LOT SIZE:	26,778 SF (0.61 acres)	HEIGHT DISTRICT:	(*)RM-2 MIXED HOUSING - PARTIAL)
ASSESSORS PARCEL #:	025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, 025-0712-014		60'-0"

STANDARD	REQUIREMENT OR GUIDELINE	PROPOSED
USE	COMMERCIAL, RESIDENTIAL	COMMERCIAL, RESIDENTIAL
RESIDENTIAL DENSITY	MAXIMUM 375 SF OF LOT AREA PER UNIT	75 UNITS (*DENSITY BONUS)
NON-RESIDENTIAL FAR	3 MAXIMUM FAR	3,762 SF COMMERCIAL AREA / SITE AREA = 0.14 FAR
BUILDING HEIGHT	60' MAXIMUM HEIGHT MAXIMUM 5 STORIES	72'-8" MAXIMUM HEIGHT 6 STORIES (*DENSITY BONUS)
OPEN SPACE	150 SF / UNIT X 75 UNITS = 11,250 SF REQUIRED	4,503 SF PROVIDED
FRONT SETBACK	0' MINIMUM, 10' MAXIMUM	2'
INTERIOR SIDE SETBACK	0' MINIMUM, 5' MINIMUM WHEN ADJACENT TO AN RM ZONE	2'
STREET SIDE SETBACK	27TH AVE: 10' MINIMUM MITCHELL ST: 10' MINIMUM	11' FOR 46% 5'-8" FOR 81%
REAR SETBACK	15' MINIMUM	1'-2'
TRANSITIONARY SETBACK	@ 15' FROM PROP LINE, 30' HEIGHT AND 45 DEG ANGLE	SEE EXISTING SITE PLAN AND SECTIONS
AUTOMOBILE PARKING	RESIDENTIAL: 0.5 SPACES PER UNIT = 38 SPACES REQ'D. COMMERCIAL: 1 STALL/600 SF= 8 SPACES REQ'D.	25 SPACES PROVIDED 8 SPACES PROVIDED (SEE BREAKDOWN BELOW)
BICYCLE PARKING	RESIDENTIAL LONG TERM: 1/4 UNITS = 19 SPACES RESIDENTIAL SHORT TERM: 1/20 UNITS = 4 SPACES COMMERCIAL LONG TERM = 2 SPACES COMMERCIAL SHORT TERM = 2 SPACES	38 PROVIDED 8 PROVIDED 2 PROVIDED 2 PROVIDED
SIGNAGE	0.5 SF AREA PER 1 SF OF LOT FRONTAGE, 200 SF MAX.	66.2 SF PROVIDED
WASTE MANAGEMENT	SOLID WASTE: 20 GALLONS/UNIT = 8.71 CY PER OMC 8.28.140 RECYCLING: 2 CUBIC FEET/UNIT = 6.5 CY	RESIDENTIAL: 4 CY (COMPACTED) PROVIDED COMMERCIAL: 96 G PROVIDED RESIDENTIAL: 4 CY (COMPACTED) RECYCLE, (3) 64 G ORGANIC COMMERCIAL: (2) 96 G RECYCLE, 64 G ORGANIC

<b>BIKE PARKING CALCULATIONS</b>					
	SOURCE	REQUIREMENT	CALCULATION	STALLS REQ'D	STALLS PROVIDED
COMMERCIAL - LONG TERM	OMC 17.117.110	1 space / 12,000 sf (2 MIN)	3,762 SF/12000 SF	2	2
RESIDENTIAL - LONG TERM	OMC 17.117.090	1 space / 4 units	75 units/4	19	58
<b>TOTAL LONG TERM SPACES</b>					
60					
COMMERCIAL - SHORT TERM	OMC 17.117.110	1 space / 5,000 sf (2 MIN)	3,762 SF/5000 SF	2	2
RESIDENTIAL - SHORT TERM	OMC 17.117.090	1 space / 20 units	75 units/20	4	8
<b>TOTAL LONG TERM SPACES</b>					
10					
<b>PARKING CALCULATIONS</b>					
	SOURCE	REQUIREMENT	CALCULATION	STALLS REQ'D	STALLS PROVIDED
COMMERCIAL PARKING	OMC 17.116.080(A)	1 stall/600 sqft	3,762 SF/600 SF	6	3
RESIDENTIAL PARKING	OMC 17.116.110 (B)	1/2 Per affordable unit	75/2	38	30
<b>TOTAL STALLS</b>					
33					

<b>PROGRAM AREA TOTALS</b>	
----------------------------	--





**2700 INTERNATIONAL**  
 OAKLAND, CA 94601

STAMP:

ISSUE SCHEDULE	
100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE		
NO.	ISSUE	DATE

JOB NUMBER: 1937  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 ISSUE DATE: 11/18/22  
 SCALE: 1" = 1'-0"

TITLE:  
**PERSPECTIVES**

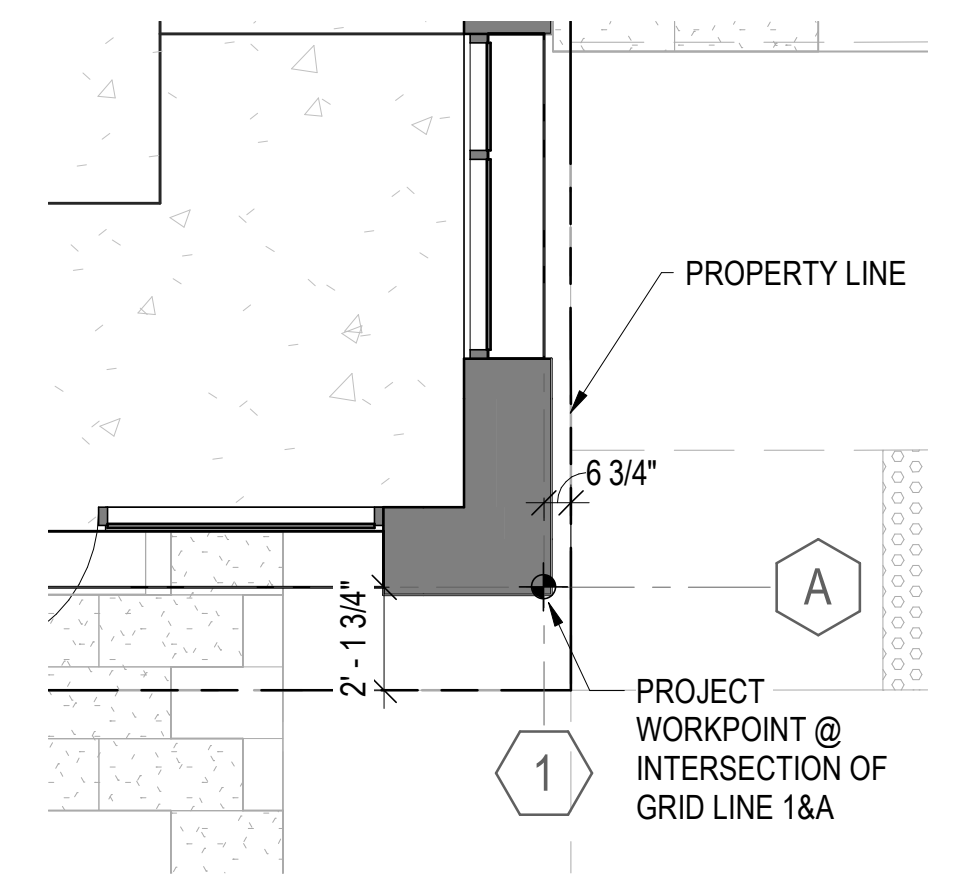
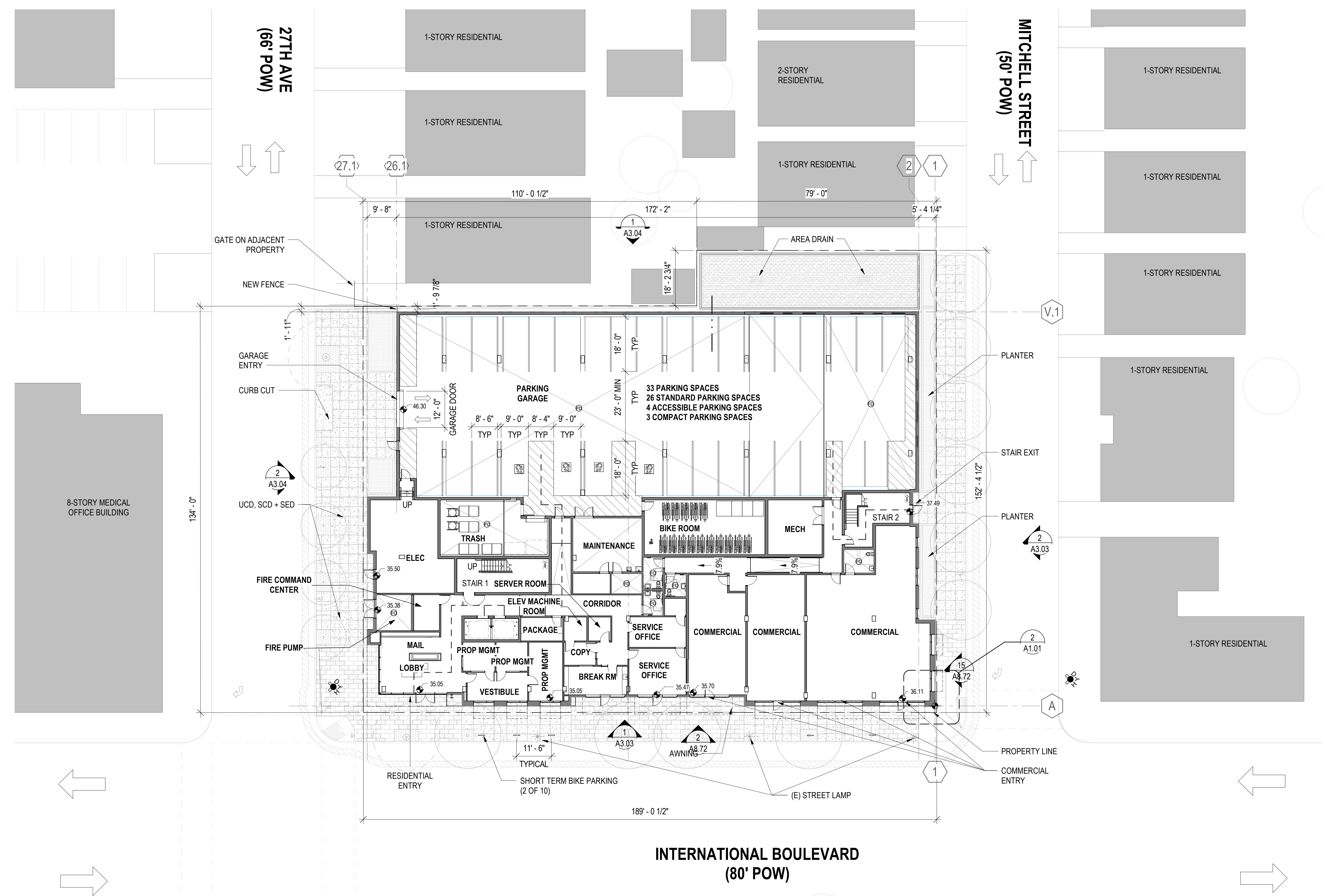
PERSPECTIVE - CORNER INTERNATIONAL BLVD AND MITCHELL ST ①  
 1" = 1'-0"

SHEET:  
**G0.04**



**SITE PLAN NOTES**

1. PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER FREE NOTES AND CBC CHAPTER 11A AND/OR CHAPTER 11B.
2. SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED AND DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS AND ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.
3. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
4. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN, IN WHICH CASE, THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
5. A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.
6. THE MAXIMUM CROSS SLOPE AT ANY RAMP OR SIDEWALK SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE WITHIN PARKING STALLS SHALL BE 2% IN ANY DIRECTION.
7. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.



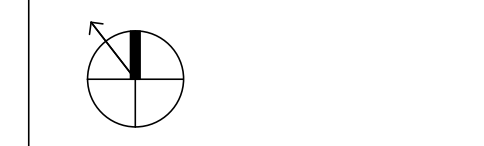
STAMP:

ISSUE SCHEDULE

100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE

NO.	ISSUE	DATE
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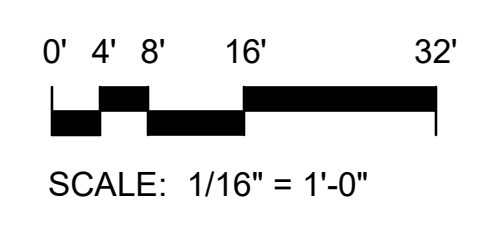
JOB NUMBER: 1937  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22

SCALE: As indicated  
TITLE: SITE PLAN - PROPOSED

SHEET:  
**A1.01**

PRELIMINARY - Not for Construction -  
© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

**SITE PLAN - PROPOSED**  
1/16" = 1'-0" 1





**FLOOR PLAN GENERAL NOTES**

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
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STAMP:

ISSUE SCHEDULE

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50 CD	11/18/22

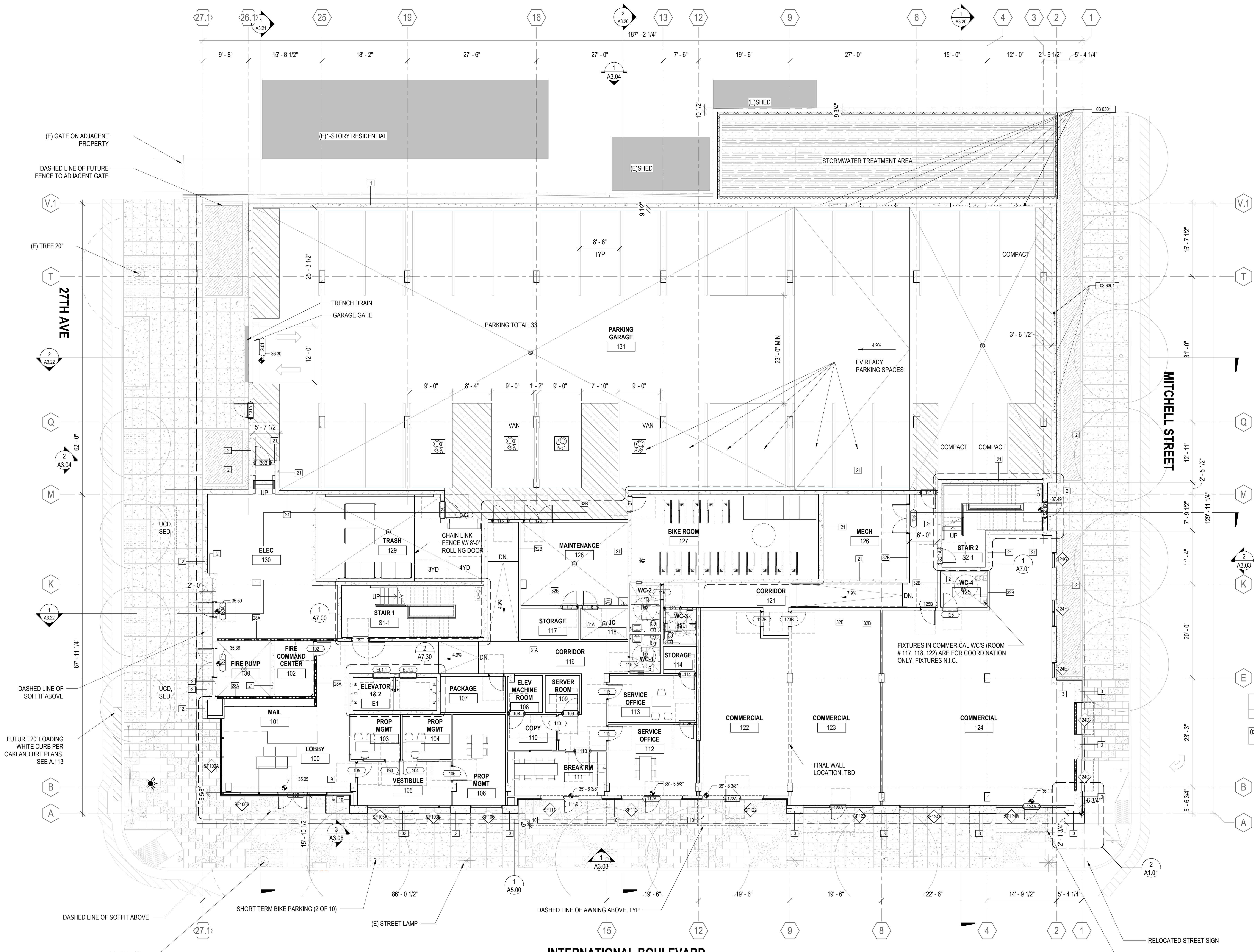
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 CHECKED BY: Checker  
 ISSUE DATE: 11/18/22  
 SCALE: 1/8" = 1'-0"  
 TITLE: BUILDING PLANS - LEVEL 1

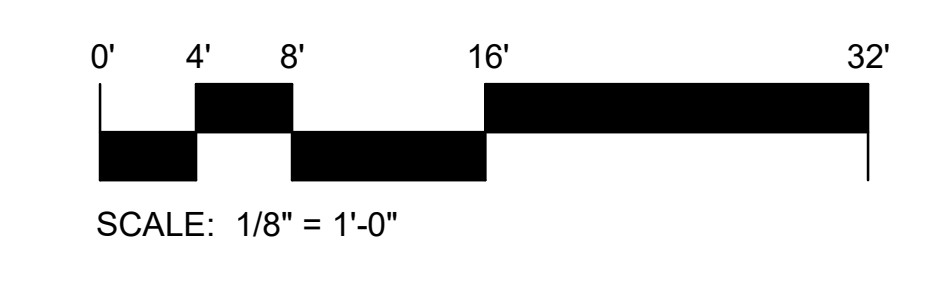
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**A2.01**

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KEYNOTE LEGEND

#	KEYNOTE
03 6301	CONCRETE BREEZE BLOCK, PAINTED TO MATCH ADJACENT CEMENT PLASTER



11/20/2022 8:15:42 PM



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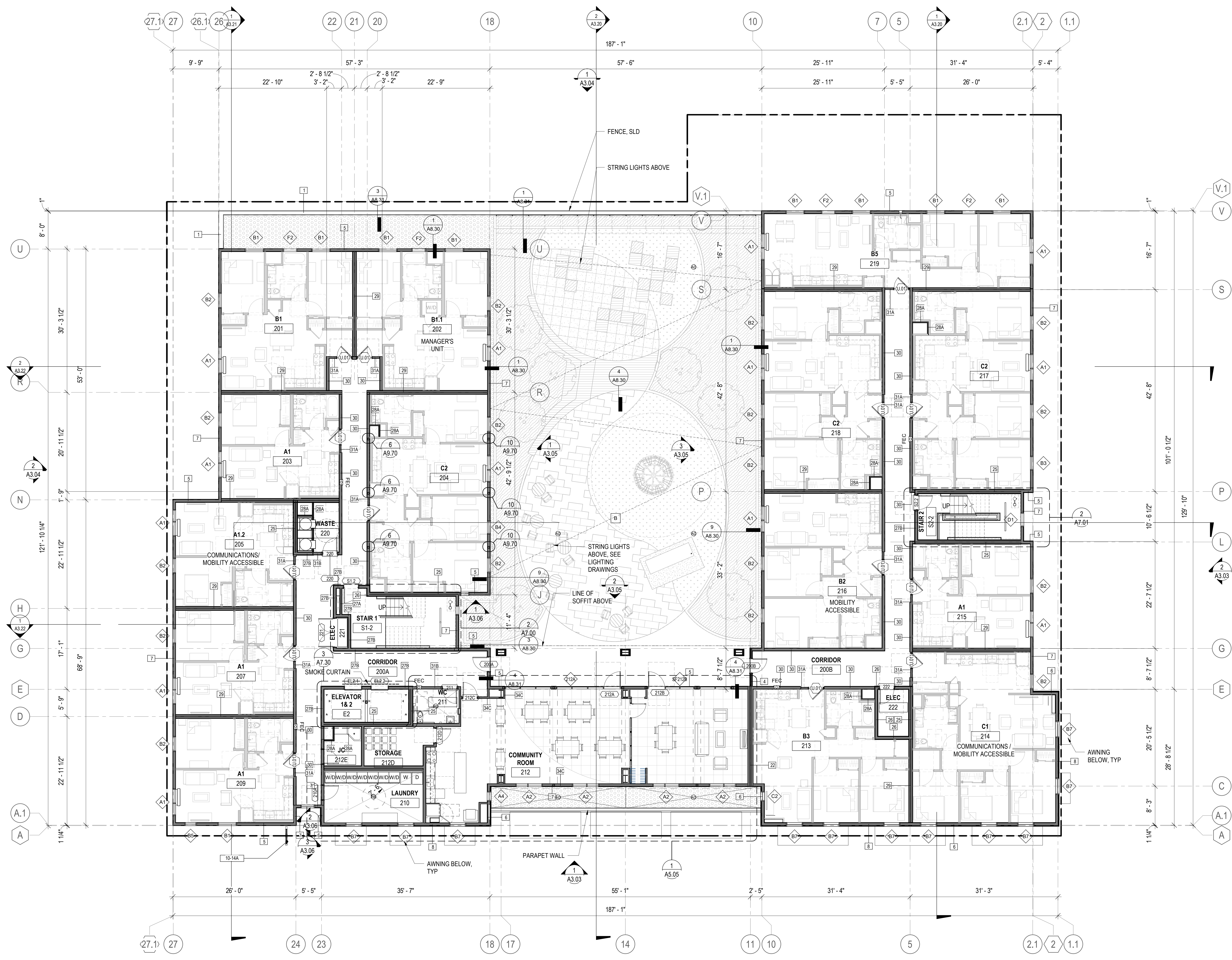
REVISION SCHEDULE

NO.	ISSUE	DATE
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DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22  
SCALE: 1/8" = 1'-0"  
TITLE: BUILDING PLANS - LEVEL 2

SHEET:  
**A2.02**

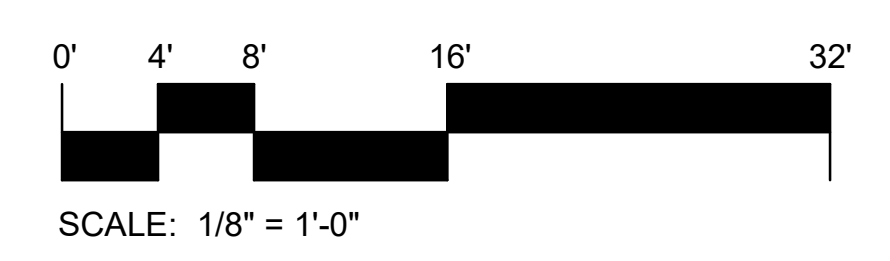
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KEYNOTE LEGEND

#	KEYNOTE
10-14A	HANGING SIGN

LEVEL 2  
1/8" = 1'-0"





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KEYNOTE LEGEND	
#	KEYNOTE
10-14A	HANGING SIGN

STAMP:	

ISSUE SCHEDULE	
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50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE		
NO.	ISSUE	DATE

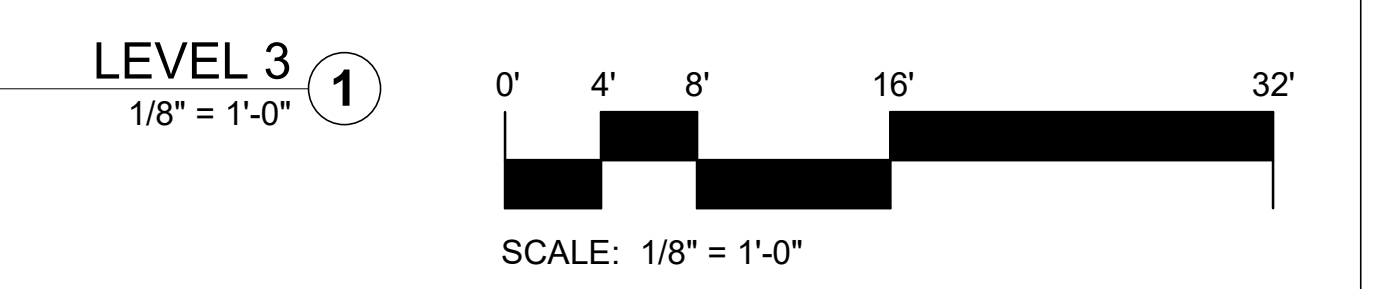
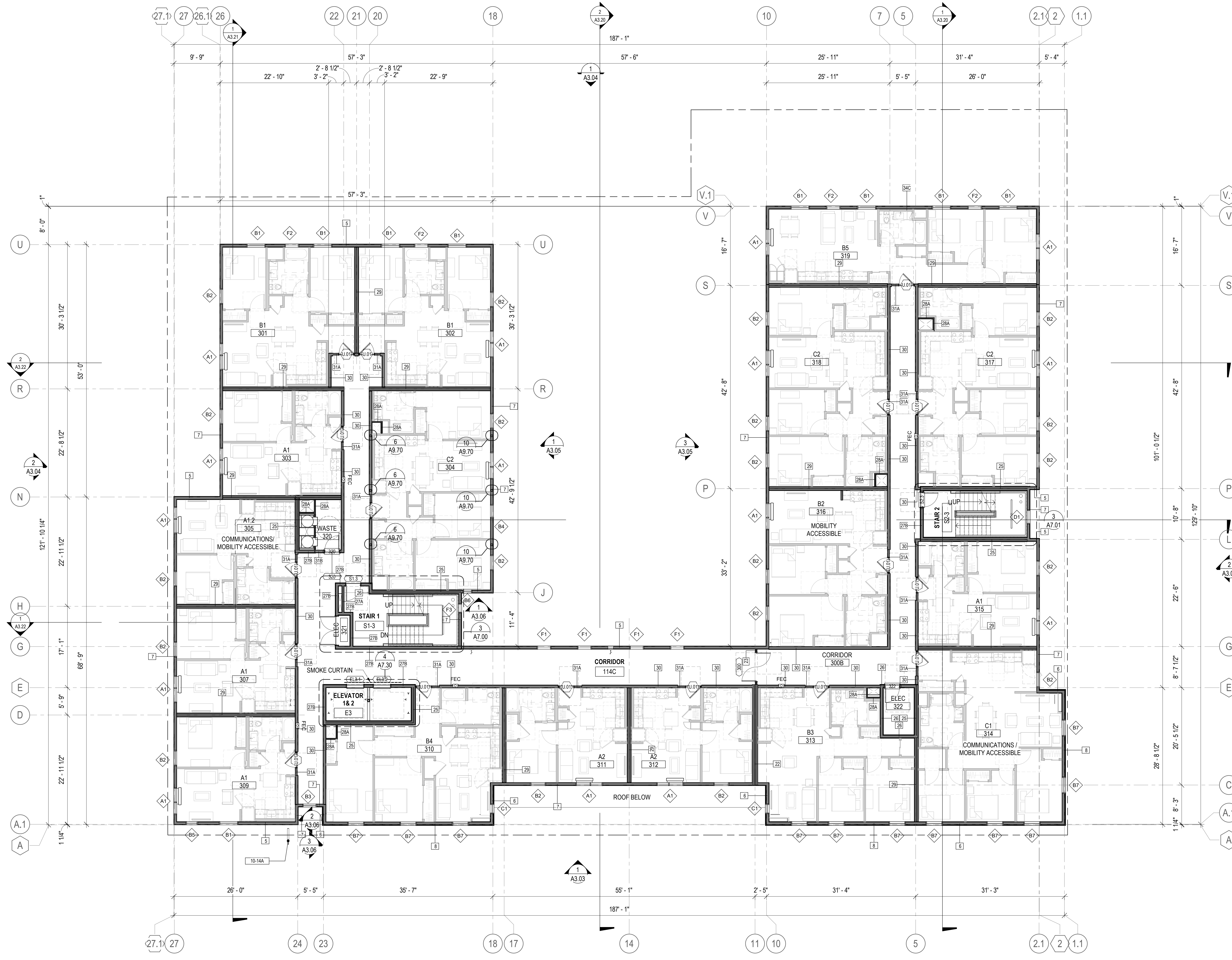
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 CHECKED BY: Checker  
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 SCALE: 1/8" = 1'-0"  
 TITLE: BUILDING PLANS - LEVEL 3

SHEET:  
**A2.03**  
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FLOOR PLAN GENERAL NOTES

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REVISION SCHEDULE

NO.	ISSUE	DATE
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 DRAWN BY: Author  
 CHECKED BY: Checker  
 ISSUE DATE: 11/18/22  
 SCALE: 1/8" = 1'-0"  
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SHEET:  
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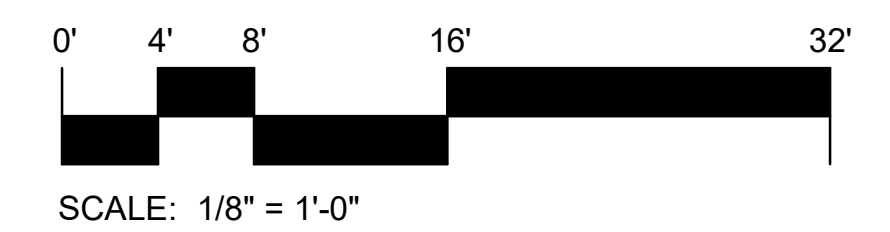
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KEYNOTE LEGEND

#	KEYNOTE
22-14B	ROOF DRAIN W/ OVERFLOW, S.P.D.

LEVEL 4  
 1/8" = 1'-0"









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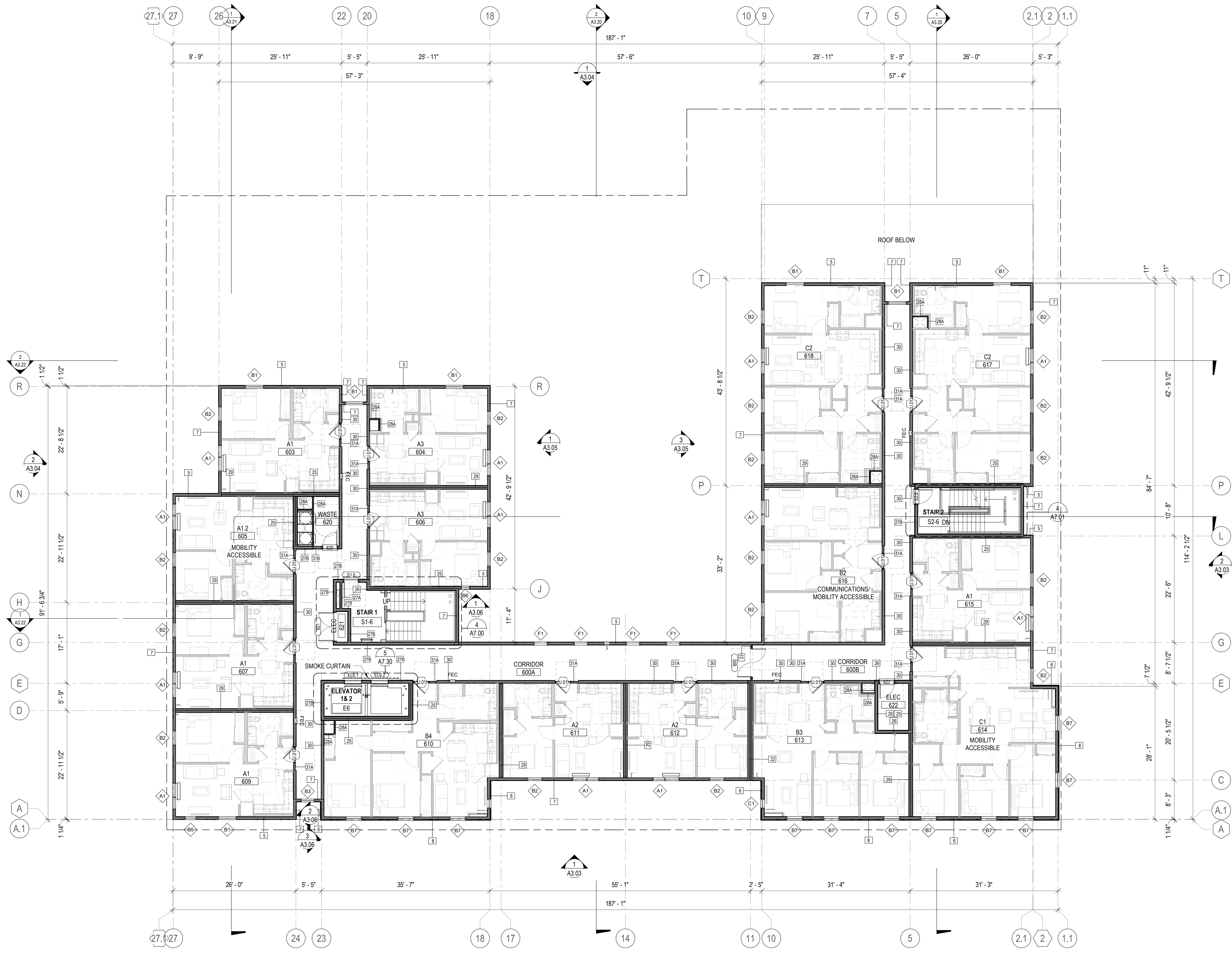
REVISION SCHEDULE		
NO.	ISSUE	DATE

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DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22  
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TITLE:  
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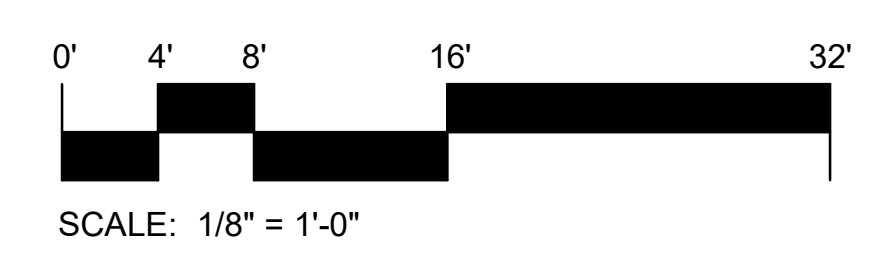
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**LEVEL 6**  
1/8" = 1'-0" (1)



11/20/2022 8:16:21 PM

**ROOF PLAN GENERAL NOTES**

1. ROOF DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

2. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE AND REPORT ALL DEFECTS OR UNACCEPTABLE CONDITIONS. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/8" PER FOOT TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING MEMBRANES.

3. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHINGS, PENETRATIONS AND MECHANICAL EQUIPMENT MOUNTINGS. PROVIDE COMPLETE WATERTIGHT SYSTEM.

4. PAINT ALL EXPOSED METAL (NOT FACTORY PRE-FINISHED) INCLUDING FLASHING, COPINGS, PIPING, DUCTWORK AND SUPPORT STRUCTURES.

5. PROVIDE CLASS 'A' MINIMUM ROOFING SYSTEMS AT ALL ROOFS.

6. ROOF SLOPES TO BE AS FOLLOWS:  
 a. FLAT SLOPE: 3/8" : 1 FT.  
 b. HIGH SLOPE: VERIFY PER ROOF PLAN / ELEVATIONS.  
 c. LOW SLOPE: VERIFY PER ROOF PLAN / ELEVATIONS.  
 d. CRICKETS: 1/4" : 1 FT MIN.  
 e. TERRACES, BALCONIES, DECKS: 1/4" : 1 FT.

7. FOR PLATE HEIGHTS, SEE BUILDING SECTIONS AND ELEVATIONS, SHEET SERIES A3.03-3.06 & A3.20-3.22.

8. PROVIDE VAPOR BARRIER NOT EXCEEDING 1-PERM TO BE INSTALLED ON THE WARM SIDE OF CONDITIONED SPACES.

9. ATTIC VENTILATION REQUIRED AT ALL ENCLOSED ATTIC OR RAFTER SPACES. PROVIDE CONTINUOUS VENTING ALL ALL ROOF ATTIC SPACES. NOTCH AND/OR PROVIDE ROOF VENTILATORS, WALL TO ROOF VENTS, OR OTHER MEANS AS REQUIRED AND SHOWN ON THE ATTIC VENTILATION CALCULATIONS CHART. PROVIDE CROSS VENTILATION AND MINIMUM NET FREE VENTING AREA: 1/150 SF OF ATTIC AREA PER CBC SECTION 1505.3 OR MINIMUM NET FREE VENTING AREA 1300 SF OF ATTIC AREA PER CBC SECTION 1505.3 EXCEPTION 1 OR 2.

10. PROVIDE ATTIC ACCESS OPENING(S) PER CBC SECTION 1505.1. ATTIC ACCESS PANEL ASSEMBLY SHALL BE LISTED AS REQUIRED FOR FIRE-RESISTANCE RATING. ATTIC ACCESS SHALL HAVE A MINIMUM CLEAR OPENING OF 22 INCHES BY 30 INCHES WITH A MINIMUM HEAD CLEARANCE OF 30 INCHES ABOVE THE OPENING. PROVIDE INSULATION, INSULATION DAM, AND WEATHER STRIPPING AS REQUIRED.

11. PROVIDE ATTIC DRAFT STOPS FOR SEPARATION AT ATTIC AND CONCEALED ROOF SPACES PER CBC SECTIONS 1505.2 AND 708.3.

12. ALL ROOF DRAINAGE SHALL BE TIGHT-LINED TO STORM DRAIN SYSTEM. SEE GROUND FLOOR PLAN FOR DOWNSPOUT TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR MORE INFORMATION AND CONNECT TO STORM DRAIN SYSTEM.

13. DOWNSPOUTS AND GUTTERS TO BE DESIGNED PER THE DRAWINGS AS SHOWN AND/OR SHALL BE SUBMITTED AS A 'BIDDER DESIGN / DEFERRED SUBMITTAL' ITEM PER NOTES.

14. SET ALL ROOF EQUIPMENT AND CURBS (FANS, CONDENSORS, MECHANICAL UNITS, ROOF HATCHES, ETC) LEVEL UNLESS NOTED OTHERWISE.

15. ELEVATOR SHAFT HOISTWAY: **LOUVERED VENT 18" x 24"** DIMENSION. REFER TO 1A7.4 FOR LOCATION.

16. **SECONDARY AND OVERFLOW ROOF DRAINAGE IS PROVIDED FOR BY OVERSIZING SCUPPERS TO ACCOMMODATE DOUBLE THE RAINFALL IN THE LOCAL AREA PER CPC 1101.11.2.2.2.**

**ROOF PLAN KEY**

- 2 HOUR RATED ROOF PARAPET
- APPROX. ELEVATION IN INCHES AS MEASURED FROM THE LOWEST ROOF SURFACE OF EACH ROOF
- ROOFING MEMBRANE

**KEYNOTE LEGEND**

#	KEYNOTE
05-52B	STEEL OSHA RAILING
07-72A	ROOF HATCH, 48" x 48"
22-14B	ROOF DRAIN W/ OVERFLOW, S.P.D.
22-49	PLUMBING EQUIPMENT TYP., S.P.D.
23-49	MECHANICAL EQUIPMENT TYP., S.M.D.
26-31	PHOTOVOLTAIC PANELS

**PYATOK**

1611 TELEGRAPH AVE.  
 SUITE 200  
 OAKLAND, CA 94612  
 T. 510.465.7010 | F. 510.465.8575  
 www.pyatok.com

THE UNITY COUNCIL  
 1900 FRUITVALE AVE  
 #2A  
 OAKLAND, CA 94601

**2700 INTERNATIONAL**  
 OAKLAND, CA 94601

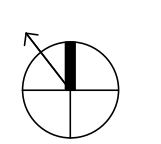
STAMP:

**ISSUE SCHEDULE**

NO	DATE
100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

**REVISION SCHEDULE**

NO.	ISSUE	DATE



JOB NUMBER: 1937  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 ISSUE DATE: 11/18/22

SCALE: As indicated

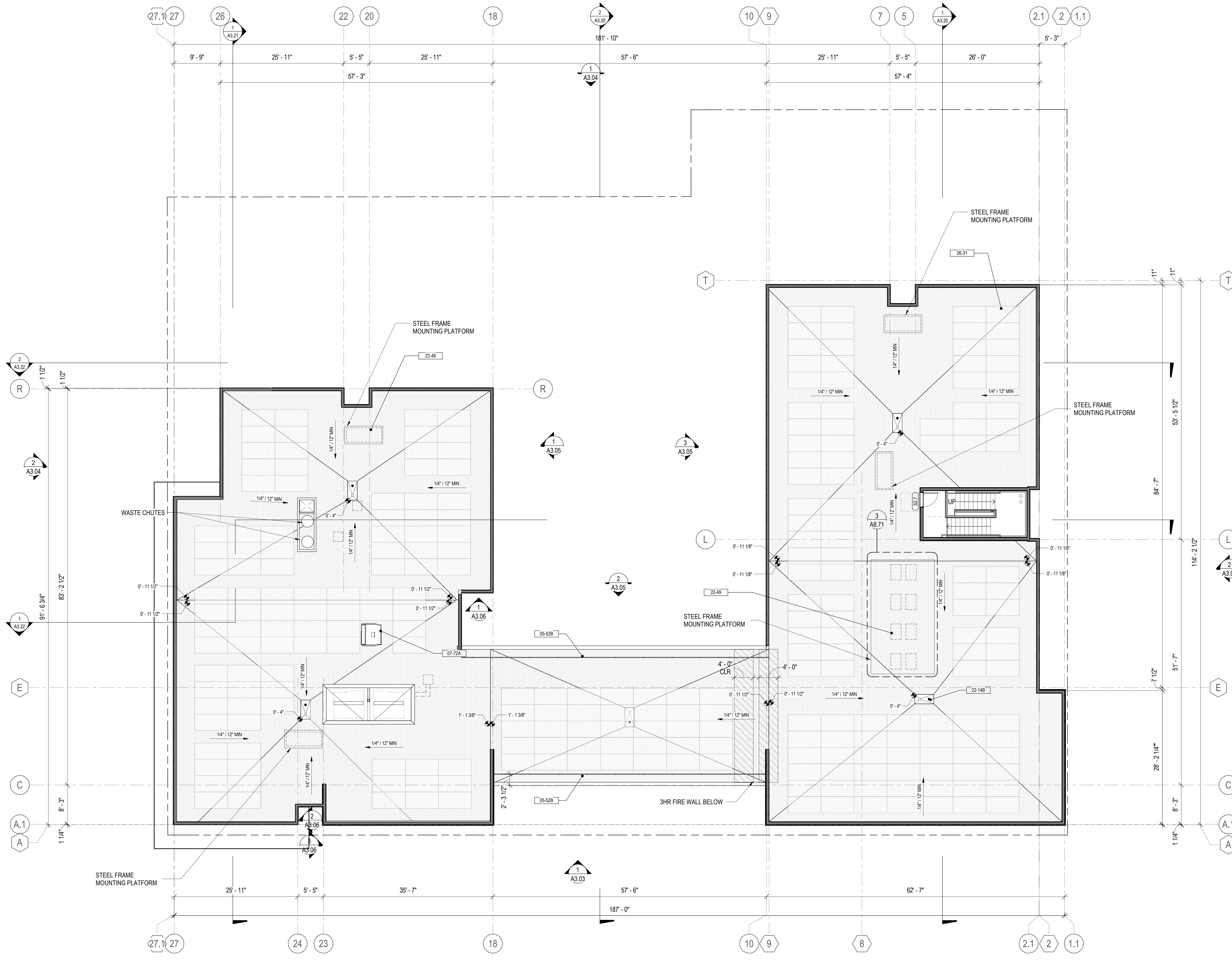
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SHEET:

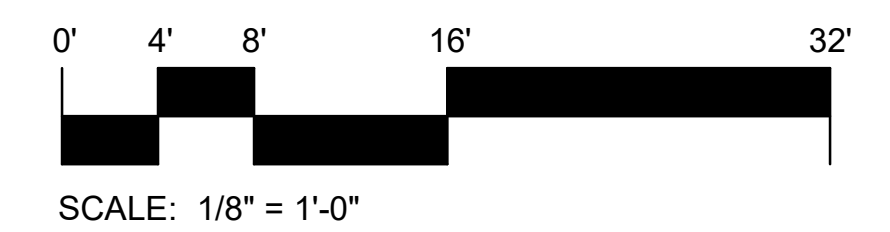
**A2.07**

PRELIMINARY - Not for Construction -

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PLAN - ROOF  
 1/8" = 1'-0" ①



11/20/2022 8:16:26 PM



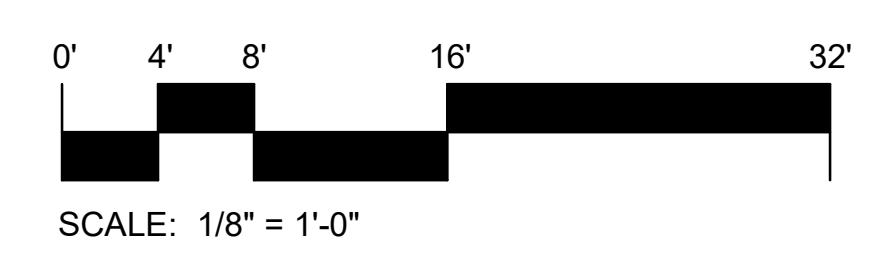
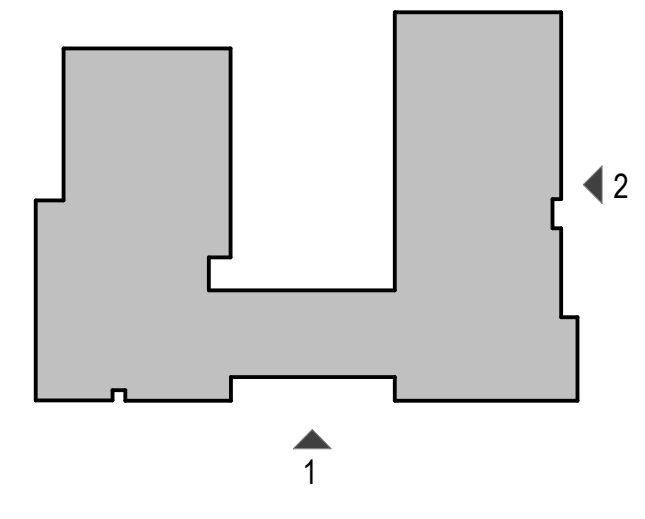
**2700 INTERNATIONAL**  
OAKLAND, CA 94601



COLOR ELEVATION - MITCHELL STREET  
1/8" = 1'-0" ②



COLOR ELEVATION - INTERNATIONAL BOULEVARD  
1/8" = 1'-0" ①



STAMP:

ISSUE SCHEDULE

100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER: 1937  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22  
SCALE: As indicated  
TITLE: COLOR ELEVATIONS

SHEET:  
**A3.00**

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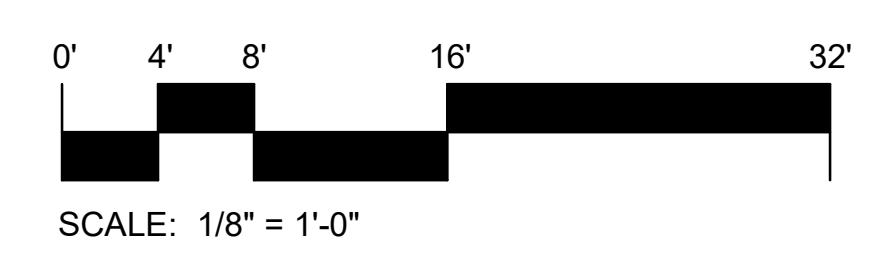
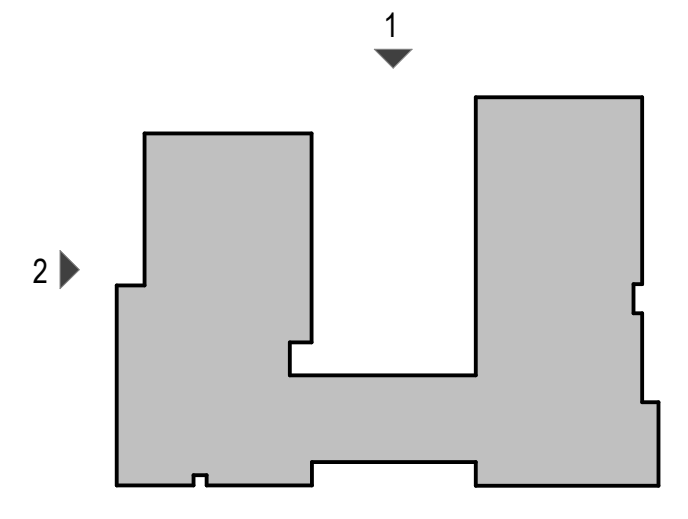




COLOR ELEVATION - 27TH AVE ②  
1/8" = 1'-0"



NORTH COLOR ELEVATION ①  
1/8" = 1'-0"



STAMP:

ISSUE SCHEDULE

100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE

NO.	ISSUE	DATE
-----	-------	------

JOB NUMBER: 1937  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22  
SCALE: As indicated

TITLE:  
**COLOR ELEVATIONS**

SHEET:  
**A3.01**

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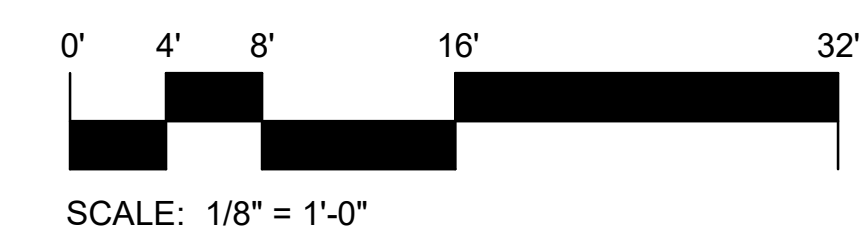
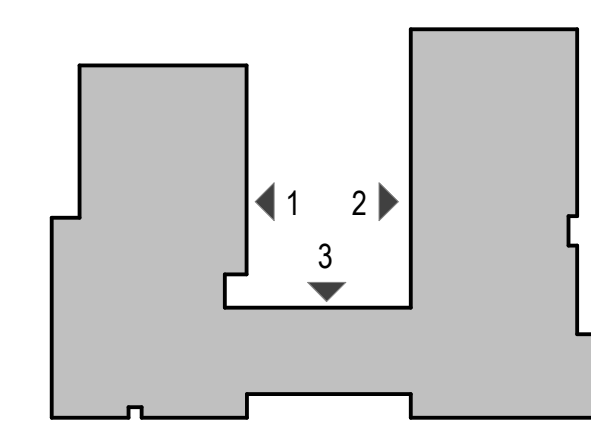
WEST COLOR ELEVATION - COURTYARD ②  
1/8" = 1'-0"



EAST COLOR ELEVATION - COURTYARD ①  
1/8" = 1'-0"



SOUTH COLOR ELEVATION - COURTYARD ③  
1/8" = 1'-0"



STAMP:

ISSUE SCHEDULE

100 SD	5/11/22
50 DD	7/15/22
100 DD	9/16/22
50 CD	11/18/22

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 1937  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 11/18/22  
SCALE: As indicated  
TITLE: COLOR ELEVATIONS

SHEET:

**A3.02**

PRELIMINARY - Not for Construction -



## Appendix G – Noise

- **U.S. Department of Housing and Urban Development.** *DNL Calculator Tool*. s.l. : Bay Desert Inc., March 25, 2024.
- **U.S. Department of Housing and Urban Development.** *DNL Calculator Tool - Distance to 65 DNL*. s.l. : Bay Desert Inc., March 26, 2024.
- **U.S. Department of Housing and Urban Development.** *Barrier Performance Module*. s.l. : Bay Desert Inc., March 25, 2024.
- **United States Department of Transportation.** *Railroad Crossing Inventory Form*. s.l. : Federal Railroad Administration, accessed on March 25, 2024. Inventory number 749621T.
- **California Department of Transportation.** *Traffic Census Program*. s.l. : Caltrans, 2022.
- **RGD Acoustics.** *Environmental Noise Study for 2700 International Boulevard, Oakland, CA*. December 8, 2022. RGD Project #: 22-012.

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

### Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator



Site ID

2700 International Blvd.

Record Date

03/25/2024

User's Name

Crake/Bay Desert

Road # 1 Name:

International Blvd.

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

38

38

38

Distance to Stop Sign

Average Speed

35

35

35

Average Daily Trips (ADT)

25786

647

67

Night Fraction of ADT

15

15

15

Road Gradient (%)

2

Vehicle DNL

70

64

64

Calculate Road #1 DNL

72

Reset

Railroad #1 Track Identifier:

UP/BNSF

Rail # 1

Train Type

Electric

Diesel

Effective Distance	<input type="text"/>	858
Average Train Speed	<input type="text"/>	45
Engines per Train	<input type="text"/>	2
Railway cars per Train	<input type="text"/>	25
Average Train Operations (ATO)	<input type="text"/>	10
Night Fraction of ATO	<input type="text"/>	50
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<b>Train DNL</b>	<input type="text" value="0"/>	<input type="text" value="62"/>
<input type="button" value="Calculate Rail #1 DNL"/>	<input type="text" value="62"/>	<input type="button" value="Reset"/>

<b>Railroad #2 Track Identifier:</b>	<input type="text" value="BART"/>
--------------------------------------	-----------------------------------

**Rail # 2**

Train Type	Electric <input checked="" type="checkbox"/>	Diesel <input type="checkbox"/>
Effective Distance	<input type="text" value="563"/>	<input type="text"/>
Average Train Speed	<input type="text" value="35"/>	<input type="text"/>
Engines per Train	<input type="text" value="2"/>	<input type="text"/>
Railway cars per Train	<input type="text" value="15"/>	<input type="text"/>
Average Train Operations (ATO)	<input type="text" value="160"/>	<input type="text"/>
Night Fraction of ATO	<input type="text" value="35"/>	<input type="text"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/> No: <input type="checkbox"/>

Bolted Tracks?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
<b>Train DNL</b>	<input type="text" value="59"/>	<input type="text" value="0"/>	
<b>Calculate Rail #2 DNL</b>	<input type="text" value="59"/>	<input type="button" value="Reset"/>	
<input type="button" value="Add Road Source"/>	<input type="button" value="Add Rail Source"/>		
Airport Noise Level	<input type="text"/>		
Loud Impulse Sounds?	<input type="radio"/> Yes <input type="radio"/> No		
Combined DNL for all Road and Rail sources	<input type="text" value="72"/>		
Combined DNL including Airport	<input type="text" value="N/A"/>		
Site DNL with Loud Impulse Sound	<input type="text"/>		
<input type="button" value="Calculate"/>	<input type="button" value="Reset"/>		

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location



- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

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- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID

2700 International - Distance to 65 dBA DNL or less

Record Date

03/26/2024

User's Name

Crake/Bay Desert

Road # 1 Name:

International Blvd.

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

250

250

250

Distance to Stop Sign

Average Speed

35

35

35

Average Daily Trips (ADT)

25786

647

67

Night Fraction of ADT

15

15

15

Road Gradient (%)

0

Vehicle DNL

57

51

51

Calculate Road #1 DNL

59

Reset

Railroad #1 Track Identifier:

BART

Rail # 1

Train Type

Electric

Diesel



Effective Distance	<input type="text" value="563"/>	<input type="text"/>
Average Train Speed	<input type="text" value="60"/>	<input type="text"/>
Engines per Train	<input type="text" value="2"/>	<input type="text"/>
Railway cars per Train	<input type="text" value="7"/>	<input type="text"/>
Average Train Operations (ATO)	<input type="text" value="160"/>	<input type="text"/>
Night Fraction of ATO	<input type="text" value="30"/>	<input type="text"/>

Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/> No: <input type="checkbox"/>

<b>Train DNL</b>	<input type="text" value="57"/>	<input type="text" value="0"/>
------------------	---------------------------------	--------------------------------

<input type="button" value="Calculate Rail #1 DNL"/>	<input type="text" value="57"/>	<input type="button" value="Reset"/>
--	---------------------------------	--------------------------------------

<b>Railroad #2 Track Identifier:</b>	<input type="text" value="UPRR"/>
--------------------------------------	-----------------------------------

**Rail # 2**

<b>Train Type</b>	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
-------------------	-----------------------------------	--

Effective Distance	<input type="text"/>	<input type="text" value="858"/>
Average Train Speed	<input type="text"/>	<input type="text" value="45"/>
Engines per Train	<input type="text"/>	<input type="text" value="3"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="50"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="24"/>
Night Fraction of ATO	<input type="text"/>	<input type="text" value="15"/>

Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
----------------------------	--	---

Bolted Tracks?		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<b>Train DNL</b>	<input type="text" value="0"/>	<input type="text" value="64"/>	
<b>Calculate Rail #2 DNL</b>	<input type="text" value="64"/>	<input type="button" value="Reset"/>	
<input type="button" value="Add Road Source"/>	<input type="button" value="Add Rail Source"/>		
Airport Noise Level	<input type="text"/>		
Loud Impulse Sounds?	<input type="radio"/> Yes <input type="radio"/> No		
Combined DNL for all Road and Rail sources	<input type="text" value="65"/>		
Combined DNL including Airport	<input type="text" value="N/A"/>		
Site DNL with Loud Impulse Sound	<input type="text"/>		
<input type="button" value="Calculate"/>	<input type="button" value="Reset"/>		

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)



## Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

### Calculator

[View Day/Night Noise Level Calculator \(/programs/environmental-review/dnl-calculator/\)](/programs/environmental-review/dnl-calculator/)

[View Descriptions of the Input/Output variables.](#)

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

**WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.**

**Note:** Barrier height must block the line of sight

### Input Data

<b>H</b>	<input type="text" value="75"/>	<b>R<sup>1</sup></b>	<input type="text" value="44"/>
<b>S</b>	<input type="text" value="16"/>	<b>D<sup>1</sup></b>	<input type="text" value="6"/>
<b>O</b>	<input type="text" value="6"/>	<b>α</b>	<input type="text" value="180"/>

[Calculate Output](#)

### Output Data

<b>h</b>	<input type="text" value="67"/>	<b>R</b>	<input type="text" value="31"/>
<b>D</b>	<input type="text" value="20"/>	<b>FS</b>	<input type="text" value="19 9489"/>

~      19.9489

---

**Reduction From Barrier (dB):**

-19.9489

Refresh

**Note:** If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

**Road DNL:****Rail DNL:**

Calculate

**Combined Road/Rail DNL with Barrier Reduction:**

## Input/Output Variables

### Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- $R^1$  = Distance from Noise Source to Barrier
- $D^1$  = Distance from the Observer to the Barrier
- $\alpha$  = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

### Output Variables

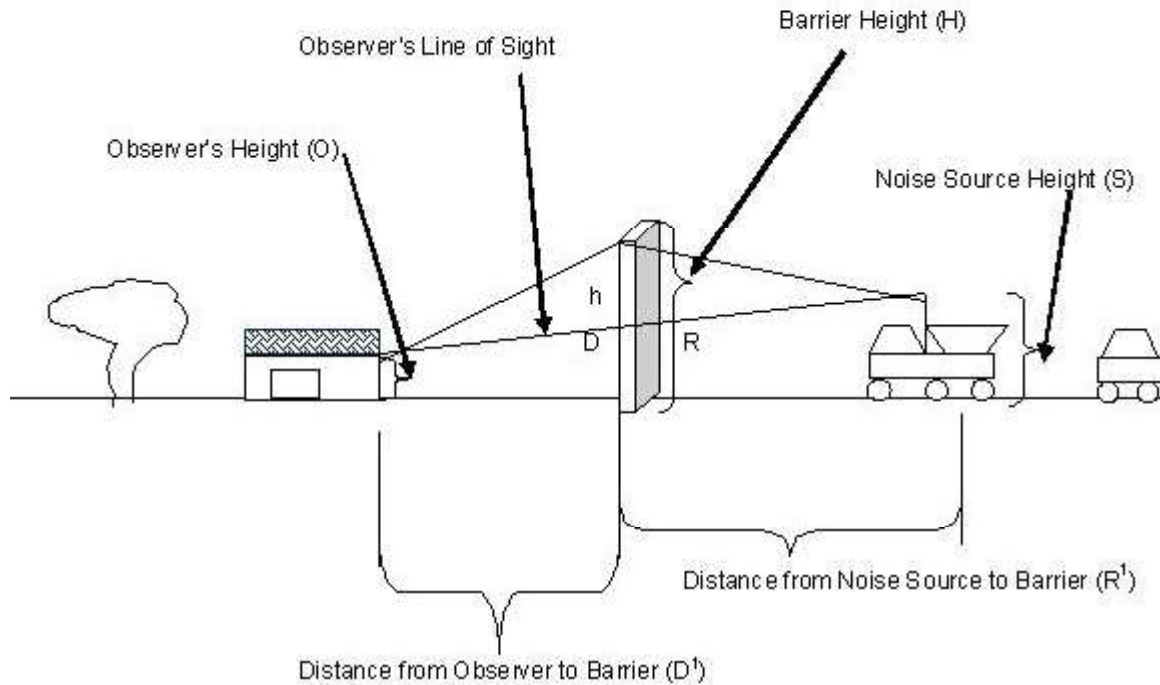
Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to

the Observer.

- $R$  = Slant distance along the line of sight from the Barrier to the Noise Source
- $D$  = Slant distance along the line of sight from the Barrier to the Observer

The “actual barrier performance for barriers of finite length” is noted on the worksheets (in the Guidebook) as **FS**.



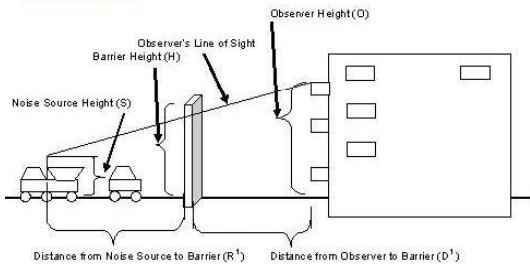
## Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.



# Scenario #1:

Scenario #1:



Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

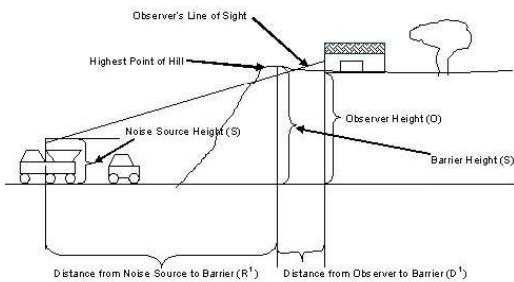
Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

# Scenario #2:

Scenario #2:



Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

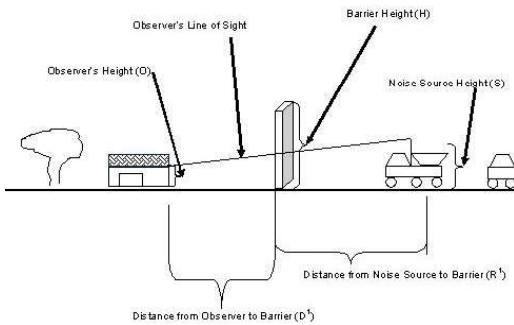
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

## Scenario #3:

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

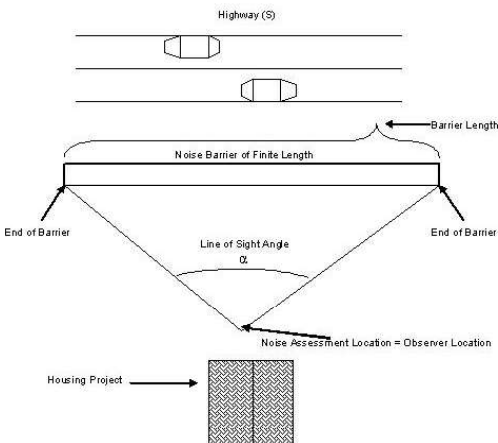
Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

## Scenario #4:

Scenario #4:



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle  $\alpha$ , subtended by the barrier at the observer's location.

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle  $\alpha$ , subtended by the barrier at the observer's location.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

## Contents

Calculator

Input/Output Variables

Barrier Implementation Scenarios

# U. S. DOT CROSSING INVENTORY FORM

**DEPARTMENT OF TRANSPORTATION**  
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk \* denotes an optional field.

<b>A. Revision Date</b> (MM/DD/YYYY) 12 / 18 / 2023	<b>B. Reporting Agency</b> <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	<b>C. Reason for Update (Select only one)</b> <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> Re-Open <input type="checkbox"/> New Crossing <input type="checkbox"/> Date Change Only <input type="checkbox"/> Closed <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	<b>D. DOT Crossing Inventory Number</b> 749621T
---	--	--	--

## Part I: Location and Classification Information

<b>1. Primary Operating Railroad</b> Union Pacific Railroad Company [UP]		<b>2. State</b> CALIFORNIA		<b>3. County</b> ALAMEDA	
<b>4. City / Municipality</b> <input checked="" type="checkbox"/> In <input type="checkbox"/> Near OAKLAND		<b>5. Street/Road Name &amp; Block Number</b> 29TH AVENUE (Street/Road Name)   * (Block Number)		<b>6. Highway Type &amp; No.</b> Is	
<b>7. Do Other Railroads Operate a Separate Track at Crossing?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			<b>8. Do Other Railroads Operate Over Your Track at Crossing?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Specify RR ATK		
<b>9. Railroad Division or Region</b> <input type="checkbox"/> None Northern California		<b>10. Railroad Subdivision or District</b> <input type="checkbox"/> None Niles Sub		<b>11. Branch or Line Name</b> <input checked="" type="checkbox"/> None	
<b>12. RR Milepost</b> 0009.500 (prefix)   (nnnn.nnn)   (suffix)		<b>13. Line Segment</b> *		<b>14. Nearest RR Timetable Station</b> *	
<b>15. Parent RR (if applicable)</b> <input checked="" type="checkbox"/> N/A		<b>16. Crossing Owner (if applicable)</b> <input type="checkbox"/> N/A UP			
<b>17. Crossing Type</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<b>18. Crossing Purpose</b> <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.		<b>19. Crossing Position</b> <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over	
<b>20. Public Access (if Private Crossing)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>21. Type of Train</b> <input checked="" type="checkbox"/> Freight <input checked="" type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter <input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other		<b>22. Average Passenger Train Count Per Day</b> <input checked="" type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day	
<b>23. Type of Land Use</b> <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
<b>24. Is there an Adjacent Crossing with a Separate Number?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			<b>25. Quiet Zone (FRA provided)</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
<b>26. HSR Corridor ID</b> <input checked="" type="checkbox"/> N/A		<b>27. Latitude in decimal degrees</b> (WGS84 std: nn.nnnnnnn) 37.7773920		<b>28. Longitude in decimal degrees</b> (WGS84 std: -nnn.nnnnnnn) -122.2309520	
<b>29. Lat/Long Source</b> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated		<b>30.A. Railroad Use *</b>			
<b>30.B. Railroad Use *</b>		<b>31.A. State Use *</b> CPUC 001D-9.50			
<b>30.C. Railroad Use *</b>		<b>31.B. State Use *</b>			
<b>30.D. Railroad Use *</b>		<b>31.C. State Use *</b>			
<b>30.E. Railroad Use *</b>		<b>31.D. State Use *</b>			
<b>32.A. Narrative (Railroad Use) *</b> Amtrak operates Capital Corridor			<b>32.B. Narrative (State Use) *</b>		
<b>33. Emergency Notification Telephone No. (posted)</b> 800-848-8715		<b>34. Railroad Contact (Telephone No.)</b> 402-544-3721		<b>35. State Contact (Telephone No.)</b> 415-703-3722	

## Part II: Railroad Information

<b>1. Estimated Number of Daily Train Movements</b>				
<b>1.A. Total Day Thru Trains (6 AM to 6 PM)</b> 10	<b>1.B. Total Night Thru Trains (6 PM to 6 AM)</b> 10	<b>1.C. Total Switching Trains</b> 0	<b>1.D. Total Transit Trains</b> 0	<b>1.E. Check if Less Than One Movement Per Day</b> <input type="checkbox"/> How many trains per week? _____
<b>2. Year of Train Count Data (YYYY)</b> 2019		<b>3. Speed of Train at Crossing</b> 3.A. Maximum Timetable Speed (mph) 79 3.B. Typical Speed Range Over Crossing (mph) From 30 to 60		
<b>4. Type and Count of Tracks</b> Main 2 Siding 0 Yard 0 Transit 0 Industry 1				
<b>5. Train Detection (Main Track only)</b> <input checked="" type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input type="checkbox"/> None				
<b>6. Is Track Signaled?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>7.A. Event Recorder</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>7.B. Remote Health Monitoring</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



# U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 12/18/2023		PAGE 2		D. Crossing Inventory Number (7 char.) 7496211		
<b>Part III: Highway or Pathway Traffic Control Device Information</b>						
1. Are there Signs or Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing				
2.A. Crossbuck Assemblies (count) 0		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count) 0	2.D. Advance Warning Signs (Check all that apply; include count) <input type="checkbox"/> None <input checked="" type="checkbox"/> W10-1 2 <input type="checkbox"/> W10-3 0 <input type="checkbox"/> W10-11 0 <input type="checkbox"/> W10-2 0 <input type="checkbox"/> W10-4 0 <input type="checkbox"/> W10-12 0		
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input checked="" type="checkbox"/> No		2.F. Pavement Markings <input checked="" type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input checked="" type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input checked="" type="checkbox"/> None	2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2.I. ENS Sign (I-13) Displayed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.J. Other MUTCD Signs Specify Type R15-2P      Count 4 Specify Type _____      Count _____ Specify Type _____      Count _____		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types) 0		
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)						
3.A. Gate Arms (count) Roadway 2 Pedestrian 0	3.B. Gate Configuration <input checked="" type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates <input type="checkbox"/> 4 Quad	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane 0 <input type="checkbox"/> Incandescent Not Over Traffic Lane 0 <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) 2 <input type="checkbox"/> Incandescent <input checked="" type="checkbox"/> LED <input checked="" type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 4	
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) ____/____/____ <input checked="" type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes      Installed on (MM/YYYY) ____/____/____ <input checked="" type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 2	
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input checked="" type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count 0      Specify type _____		
4.A. Does nearby Hwy Intersection have Traffic Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input type="checkbox"/> Not Interconnected <input checked="" type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input checked="" type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storage Distance * _____ Stop Line Distance * _____	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None		
<b>Part IV: Physical Characteristics</b>						
1. Traffic Lanes Crossing Railroad Number of Lanes 4 <input type="checkbox"/> One-way Traffic <input checked="" type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/____ Width * _____ Length * 72 <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input checked="" type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____						
6. Intersecting Roadway within 500 feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, Approximate Distance (feet) 190			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input checked="" type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Part V: Public Highway Information</b>						
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input checked="" type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input checked="" type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input checked="" type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Highway Speed Limit 25 _____ MPH <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Statutory	
5. Linear Referencing System (LRS Route ID) *						
6. LRS Milepost *						
7. Annual Average Daily Traffic (AADT) Year 2016    AADT 8689		8. Estimated Percent Trucks 18 _____ %	9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Average Number per Day _____		10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Submission Information - This information is used for administrative purposes and is not available on the public website.</b>						
Submitted by _____ Organization _____ Phone _____ Date _____						
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.						

RTE	RTE_SFX	DIST	CNTY	PM_PFX	POSTMILE	PM_SFX	LEG	DESCRIPTION	VEHICLE_AADT_TOTAL	TOT_TRK_AADT	TRK_PERCENT_TOT	TRK_2_AXLE	TRK_2_AXLE_PCT	TRK_3_AXLE	TRK_3_AXLE_PCT	TRK_4_AXLE	TRK_4_AXLE_PCT	TRK_5_AXLE	TRK_5_AXLE_PCT	EAL	ESTM_YEAR	ESTM_CODE
05	MON				0.000	A		SALINAS, JCT. RTE. 101	41500	3611	8.70	2177	60.30	361	10.00	401	11.10	672	18.60	400	17	E
05	MON				1.821	B		SALINAS, WEST CITY LIMITS	17700	2301	13.00	835	36.30	359	15.60	299	13.00	808	35.10	385	17	E
05	MON				9.006	B		CASTROVILLE, JCT. RTE. 156	25500	4080	16.00	1714	42.00	477	11.70	530	13.00	1359	33.30	651	17	E
05	MON				9.980	B		NORTH, CASTROVILLE, JCT. RTE. 1	12900	2193	17.00	726	33.10	237	10.80	329	15.00	901	41.10	406	17	E
06	KER			L	0.000	A		JCT. RTE. 223	4400	670	15.22	307	45.75	40	6.03	18	2.53	306	45.60	123	21	V
06	KER				7.937	B		JCT. RTE. 58	19100	2292	12.00	1110	48.44	222	9.70	56	2.44	903	39.41	379	21	E
06	KER				9.600	B		BAKERSFIELD, MILES STREET	21000	1021	4.86	486	47.62	219	21.43	170	16.57	146	14.29	113	6	E
06	KER			R	9.600	B		JCT. RTE. 178	13200	975	7.39	636	65.21	161	16.48	109	11.19	69	7.12	77	21	V
06	KER				12.031	B		JCT. RTE. 178	3300	291	8.81	248	85.08	19	6.63	16	5.52	8	2.76	16	21	V
04	ALA				5.728	B		JCT. RTE. 112 WEST	23200	376	1.62	305	81.01	37	9.87	10	2.78	24	6.33	24	3	V
04	ALA				5.728	A		JCT. RTE. 112 WEST	19400	274	1.41	226	82.50	27	10.00	16	5.71	5	1.79	14	0	V
04	ALA				10.370	B		OAKLAND, 44TH AVE/12TH STREET	26500	647	2.44	513	79.35	66	10.18	6	0.99	61	9.48	46	2	V
04	ALA				10.519	B		OAKLAND, HIGH/ 12TH STREETS	3300	291	8.83	223	76.79	46	15.85	7	2.26	15	5.09	18	0	V
11	IMP				0.000	A		MEXICAN BOUNDARY	3400	235	6.90	96	41.00	42	18.00	35	15.10	61	25.90	33	94	E
11	IMP				2.070	B		JCT. RTE. 8	7500	495	6.60	203	41.10	88	17.80	75	15.10	129	26.00	71	94	E
07	LA				8.802	B		LOS ANGELES, JCT. RTE. 10, SANTA MONICA FREEWAY	37500	1451	3.87	1186	81.73	132	9.12	41	2.95	91	6.30	91	6	V
07	LA				8.905	B		LOS ANGELES, CADILLAC AVENUE	46500	1483	3.19	1210	81.58	162	10.93	34	2.31	77	5.18	89	6	V
11	SD				0.000	A		MEXICAN BOUNDARY	7800	803	10.30	224	27.90	214	26.60	16	2.00	349	43.50	150	96	E
11	SD				1.850	B		JCT. RTE. 94	6900	711	10.30	198	27.90	189	26.60	14	2.00	309	43.50	133	96	E
08	SBD				0.000	A		JCT. RTE. 18	3600	216	6.00	206	95.60	10	4.40	0	0.00	0	0.00	8	88	V
08	SBD				5.565	B		JCT. RTE. 173	4650	186	4.00	145	78.00	41	22.00	0	0.00	0	0.00	9	86	V
06	TUL				0.000	A		TIPTON, JCT. RTE. 99	5400	1294	23.96	509	39.32	119	9.18	54	4.17	612	47.33	248	21	V
06	TUL				9.474	B		POPLAR, COUNTY ROAD 192	3900	642	16.46	249	38.72	58	9.03	19	2.95	317	49.31	126	20	V
06	TUL				9.474	A		POPLAR, COUNTY ROAD 192	5700	855	15.00	416	48.63	69	8.10	26	3.01	344	40.26	143	20	V
06	TUL			R	15.241	B		PORTERVILLE, JCT. RTE. 65	9900	1076	10.87	600	55.74	100	9.31	33	3.10	343	31.85	153	20	V
06	TUL			R	15.241	A		PORTERVILLE, JCT. RTE. 65	27500	2090	7.60	1065	50.96	178	8.50	76	3.64	771	36.90	331	20	V
06	TUL				18.453	B		HOSPITAL ROAD	12000	960	8.00	624	65.00	62	6.50	24	2.50	250	26.00	117	14	E
06	TUL				18.453	A		HOSPITAL ROAD	10600	1405	13.25	1072	76.33	108	7.70	49	3.49	175	12.47	115	20	V
06	TUL				22.550	A		GOVERNMENT ROAD TO SUCCESS DAM	6400	803	12.54	589	73.29	77	9.65	36	4.48	101	12.59	68	20	V
06	TUL			B	22.704	R		RALPH PARK DRIVE	29500	222	7.54	170	76.78	34	15.17	11	4.74	7	3.32	13	20	V

2022 Truck AADT

Preface



*Acoustical & Audiovisual Consultants*

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**ENVIRONMENTAL NOISE STUDY FOR:**

**2700 International Boulevard**

**Oakland, CA**

RGD Project #: 22-012

**PREPARED FOR:**

Pyatok Architects, Inc.  
1611 Telegraph Ave., Suite 200  
Oakland, CA 94612

**PREPARED BY:**

Harold Goldberg, P.E.  
Tsz (Anthony) Wong

**DATE:**

8 December 2022



## 1. Introduction

The proposed project is a 6-story affordable housing project with 5 stories of residential units over parking and offices/commercial spaces. The project is located at 2700 International Boulevard in Oakland, between 27<sup>th</sup> Avenue and Mitchell Street.

This study addresses the existing and future noise with respect to the noise requirement of the State of California Building Code and the City of Oakland General Plan as well as other relevant guidelines. Recommendations for sound-rated construction to meet the appropriate interior noise levels are presented based on the latest design drawings.

## 2. Environmental Noise Fundamentals

Noise can be defined as unwanted sound. It is commonly measured with an instrument called a sound level meter. The sound level meter captures the sound with a microphone and converts it into a number called a sound level. Sound levels are expressed in units of decibels. To correlate the microphone signal to a level that corresponds to the way humans perceive noise, the A-weighting filter is used. A-weighting de-emphasizes low-frequency and very high-frequency sound in a manner similar to human hearing. The use of A-weighting is required by most local General Plans as well as federal and state noise regulations (e.g. Caltrans, EPA, OSHA and HUD). The abbreviation dBA is sometimes used when the A-weighted sound level is reported.

Because of the time-varying nature of environmental sound, there are many descriptors that are used to quantify the sound level. Although one individual descriptor alone does not fully describe a particular noise environment, taken together, they can more accurately represent the noise environment. The maximum instantaneous noise level ( $L_{max}$ ) is often used to identify the loudness of a single event such as a car passby or airplane flyover. To express the average noise level the  $L_{eq}$  (equivalent noise level) is used. The  $L_{eq}$  can be measured over any length of time but is typically reported for periods of 15 minutes to 1 hour. The background noise level (or residual noise level) is the sound level during the quietest moments. It is usually generated by steady sources such as distant freeway traffic. It can be quantified with a descriptor called the  $L_{90}$  which is the sound level exceeded 90 percent of the time.

To quantify the noise level over a 24-hour period, the Day/Night Average Sound Level (DNL or  $L_{dn}$ ) or Community Noise Equivalent Level (CNEL) is used. These descriptors are averages like the  $L_{eq}$  except they include a 10 dB penalty during nighttime hours (and a 5 dB penalty during evening hours in the CNEL) to account for peoples increased sensitivity during these hours. The CNEL and DNL are typically within one decibel of each other.

In environmental noise, a change in noise level of 3 dB is considered a just noticeable difference. A 5 dB change is clearly noticeable, but not dramatic. A 10 dB change is perceived as a halving or doubling in loudness.

### 3. Acoustical Criteria

#### 3.1. California Building Code

The California Building Code (Section 1206) requires that indoor noise levels in new multi-family housing be controlled to an  $L_{dn}$  of 45 dBA if outdoor levels are in excess of an  $L_{dn}$  of 60 dBA.

#### 3.2. CALGreen

Section 5.507 of the State of California Green Building Standards Code has exterior noise transmission requirements for new nonresidential buildings. If the building will be exposed to an hourly  $L_{eq}$  of 65 dB or more, the building envelope shall be constructed to achieve an interior hourly equivalent noise level ( $L_{eq}$ ) of 50 dBA in the occupied areas during any hour of operation. The aforementioned performance standard is an alternative to use of the prescriptive standard which tends to be much more restrictive for buildings exposed to normal exterior noise levels.

#### 3.3. Oakland General Plan

The Noise Element of the City of Oakland General Plan has policies and actions to assure the appropriateness of new development with the noise environment of Oakland. The applicable actions are below:

- ACTION 1.1: Use the noise-land use compatibility matrix (Figure 1) in conjunction with the noise contour maps (especially for roadway traffic) to evaluate the acceptability of residential and other proposed land uses and also the need for any mitigation or abatement measures to achieve the desired degree of acceptability.
- ACTION 3.1: Continue to use the building-permit application process to enforce the California Noise Insulation Standards regulating the maximum allowable interior noise level in new multi-unit buildings.

**Figure 1: City of Oakland General Plan Noise-Land Use Compatibility Matrix**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE (L <sub>DN</sub> OR CNEL, dB)					
	55	60	65	70	75	80
Residential	Light	Light	Light	Light	Light	Light
Transient lodging—motels, hotels	Light	Light	Light	Light	Light	Light
Schools, libraries, churches, hospitals, nursing homes	Light	Light	Light	Light	Light	Light
Auditoriums, concert halls, amphitheaters	Light	Light	Light	Light	Light	Light
Sports arenas, outdoor spectator sports	Light	Light	Light	Light	Light	Light
Playgrounds, neighborhood parks	Light	Light	Light	Light	Light	Light
Golf courses, riding stables, water recreation, cemeteries	Light	Light	Light	Light	Light	Light
Office buildings, business commercial and professional	Light	Light	Light	Light	Light	Light
Industrial, manufacturing, utilities, agriculture	Light	Light	Light	Light	Light	Light

*Adapted from State of California—General Plan Guidelines, 2003 (Appendix C); Governor’s Office of Planning and Research*

**INTERPRETATION**

**NORMALLY ACCEPTABLE:** Development may occur without an analysis of potential noise impacts to the proposed development (though it might still be necessary to analyze noise impacts that the project might have on its surroundings).

**CONDITIONALLY ACCEPTABLE:** Development should be undertaken only after an analysis of noise-reduction requirements is conducted, and if necessary noise-mitigating features are included in the design. Conventional construction will usually suffice as long as it incorporates air conditioning or forced fresh-air-supply systems, though it will likely require that project occupants maintain their windows closed.

**NORMALLY UNACCEPTABLE:** Development should generally be discouraged; it may be undertaken only if a detailed analysis of the noise-reduction requirements is conducted, and if highly effective noise insulation, mitigation or abatement features are included in the design.

**CLEARLY UNACCEPTABLE:** Development should not be undertaken.



## 4. Noise Environment

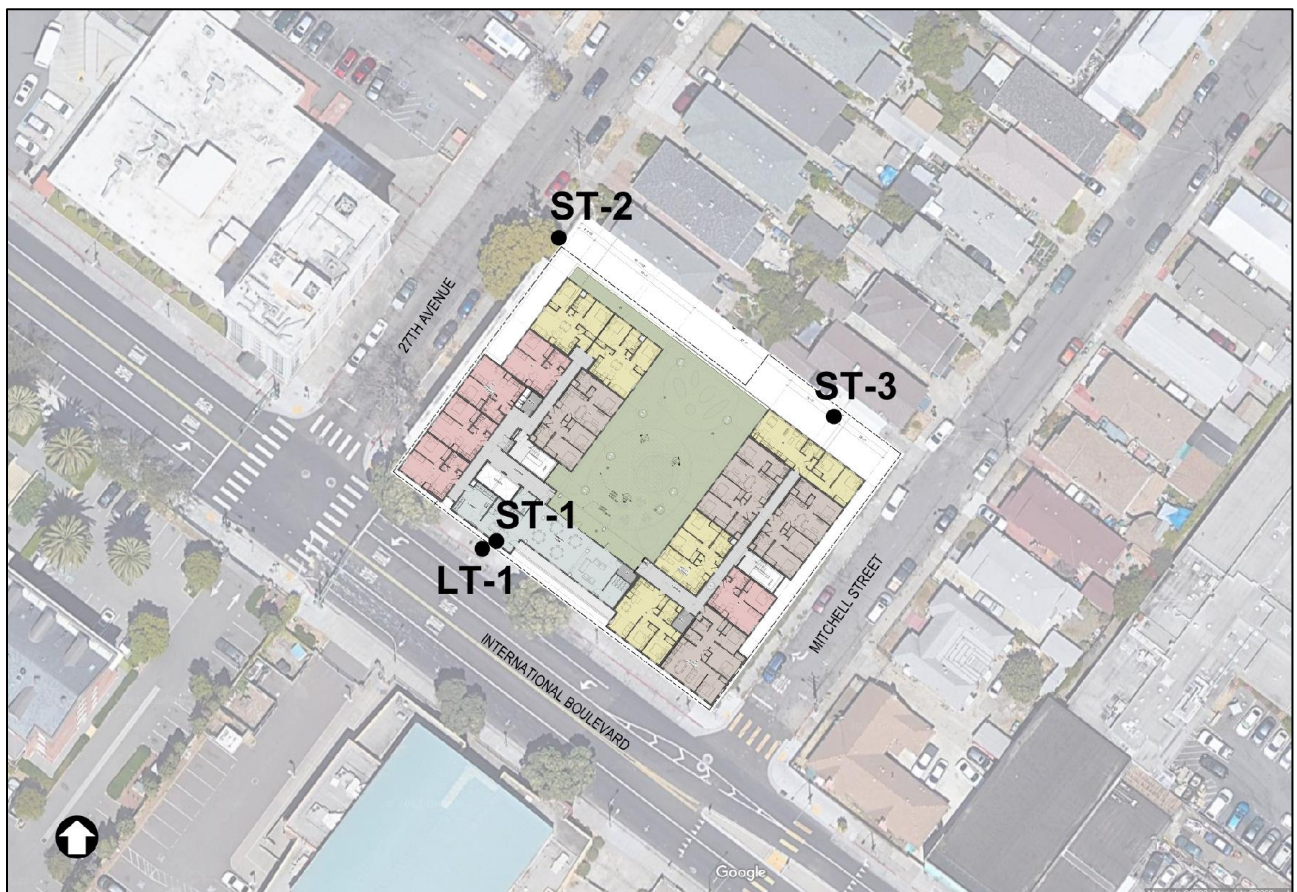
### 4.1. Noise Measurements

Existing noise levels were quantified by one long-term (LT-1), 2-day, noise measurement and three short-term (ST-1 to ST-3), 15-minute, noise measurements at the project vicinity. The noise monitoring began on Tuesday 26 April 2022 and ended on Thursday 28 April 2022.

The long-term monitor LT-1 was located on a utility pole along International Boulevard at 12 feet above ground. The short-term noise measurement at ST-1 was made at the project's south property line, near the setback of the proposed project building at 24 feet above ground. The short-term noise measurement at ST-2 was made along 27<sup>th</sup> Avenue at the northern end of the project site. The short-term noise measurement at ST-3 was made at the northeast end of the project site.

The measurement locations are shown in Figure 2.

**Figure 2: Noise Measurement Locations**



During the short-term noise measurement at ST-1, noise from BART passbys generated instantaneous maximum noise levels ( $L_{max}$ ) of 63 to 68 dBA. Traffic on International Boulevard generated typical noise levels between  $L_{max}$  65 to 69 dBA. There was also a siren during the short-term measurement that generated  $L_{max}$  95 dBA.

During the 2-day long-term monitoring period at LT-1, the typical daytime hourly noise levels were  $L_{eq}$  69 to 71 dBA. On Tuesday April 26, the hourly noise levels at 5 p.m. was 74.5 dBA mainly due to a loud car passby and a nearby siren. On Wednesday April 27, the hourly noise levels at 5 p.m. was 76.5 dBA also mainly due to a loud car passby and nearby sirens.

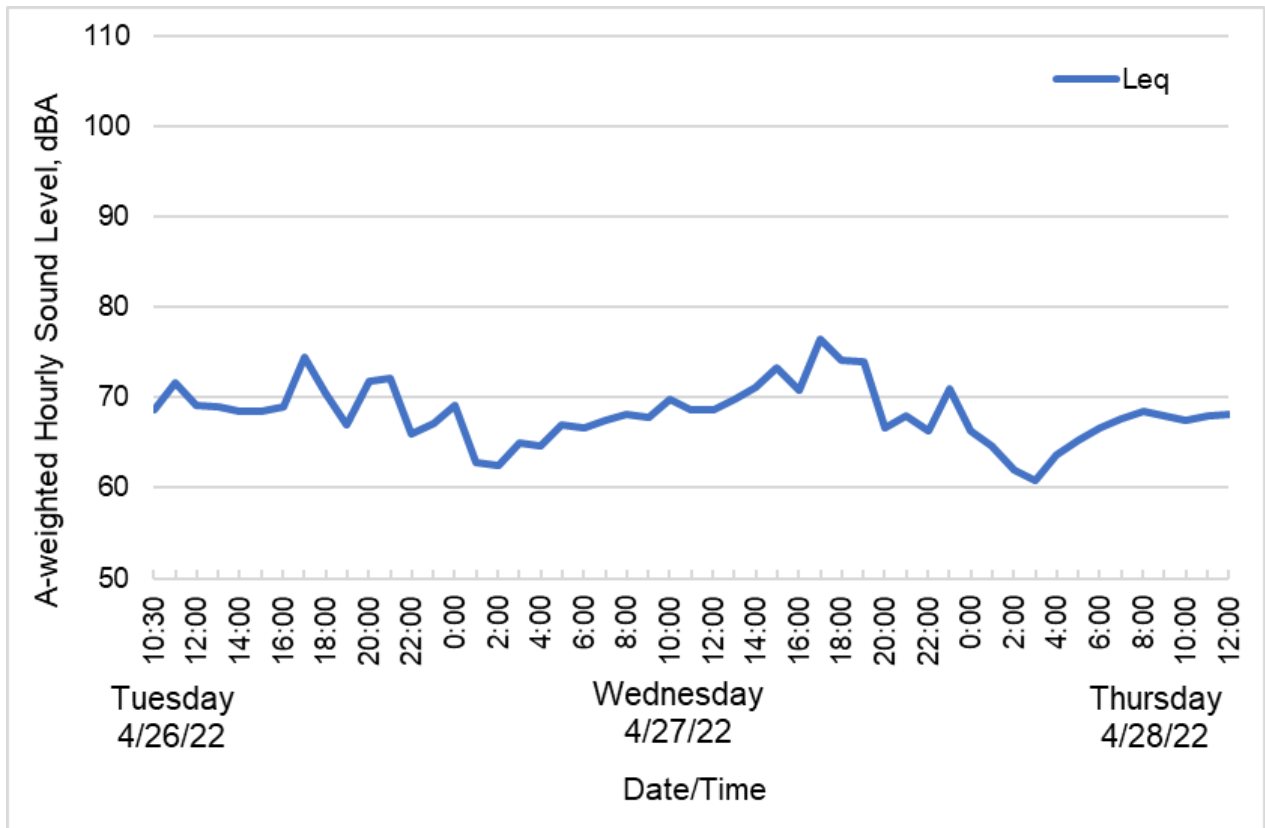
The noise measurements were made with a Larson Davis Model 820 and Model 824 sound level meters meeting Type 1 specifications (ANSI S1.4). The sound level meter calibrations were checked with an acoustical calibrator (Larson-Davis Model Cal200) before and after the measurements.

**Table 1: Short Term Noise Measurements – 26 April 2022**

Location		Time	A-weighted Sound Level, dBA				
			$L_{eq}$	$L_{33}$	$L_{50}$	$L_{90}$	DNL*
ST-1	International Boulevard 24 feet above ground	11:25 a.m. – 11:40 a.m.	71 (64 w/o siren)	64	62	56	71
ST-2	27th Avenue 5 feet above ground	10:58 a.m. – 11:13 a.m.	61 (59 w/o garbage truck)	58	56	51	66
ST-3	Project Site northeast end near Mitchell Street 5 feet above ground	10:38 a.m. – 10:53 a.m.	58 (w/o single loud motorcycle 56)	54	52	48	62

\*DNL calculated based on comparison with long-term noise measurement. Noise levels from atypical noise events (e.g. siren, garbage truck) were excluded in the calculation of the DNL.

**Figure 3: Long-Term Noise Measurement Results (Location LT-1)  
 DNL 74 dBA**



4.2. Future Noise Levels

The City’s Noise Element provides information on future (2025) traffic noise levels for International Boulevard in Table B-4, I-880 freeway noise levels in Table B-5 and railroad noise levels in Table B-6. Based on the information in the General Plan, future noise levels would be up to DNL 71 dBA at the project building. However, since our noise measurements already show noise levels up to 71 dBA at ST-1, for the purpose of this analysis, an additional 1 dBA factor is added to the measurement to represent a potential 25% increase in traffic noise.

Therefore, noise levels would be up to DNL 72 dBA at location ST-1, DNL 67 dBA at location ST-2, and DNL 63 at location ST-3.



## 5. Analysis/Recommendations

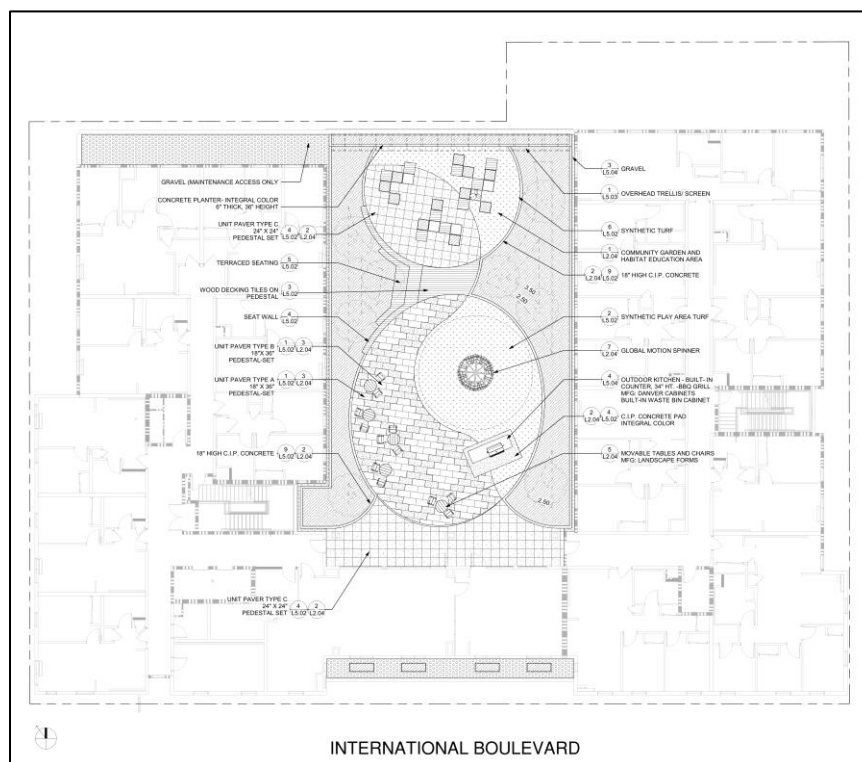
Based on the noise measurements and future traffic projections, the noise exposure at the project façade facing International Boulevard will be up to DNL 72 dBA. Noise exposure at the project façade facing 27<sup>th</sup> Avenue and Mitchell Street will be less than DNL 70 dBA. These noise exposures are considered “normally unacceptable” to “conditionally acceptable” for residential development. For noise levels between DNL 70 dBA and 75 dBA, development may be undertaken only if a detailed analysis of the noise-reduction requirements is conducted and noise insulation/mitigation measures are included in the design.

The following analysis is based on 50% CD drawings dated 18 November 2022.

### 5.1. Outdoor Noise at Podium

The project features an outdoor courtyard on level 2. Figure 4 shows the landscape plan (L2.02) from the 50% CD drawings set.

**Figure 4: Landscape Plan – Level 2**



The outdoor courtyard is located at the center of the project building and benefits from the acoustical shielding provided by the building, reducing traffic/train/BART noise levels to a DNL of 60 dBA or less.

## 5.2. Interior Noise Levels

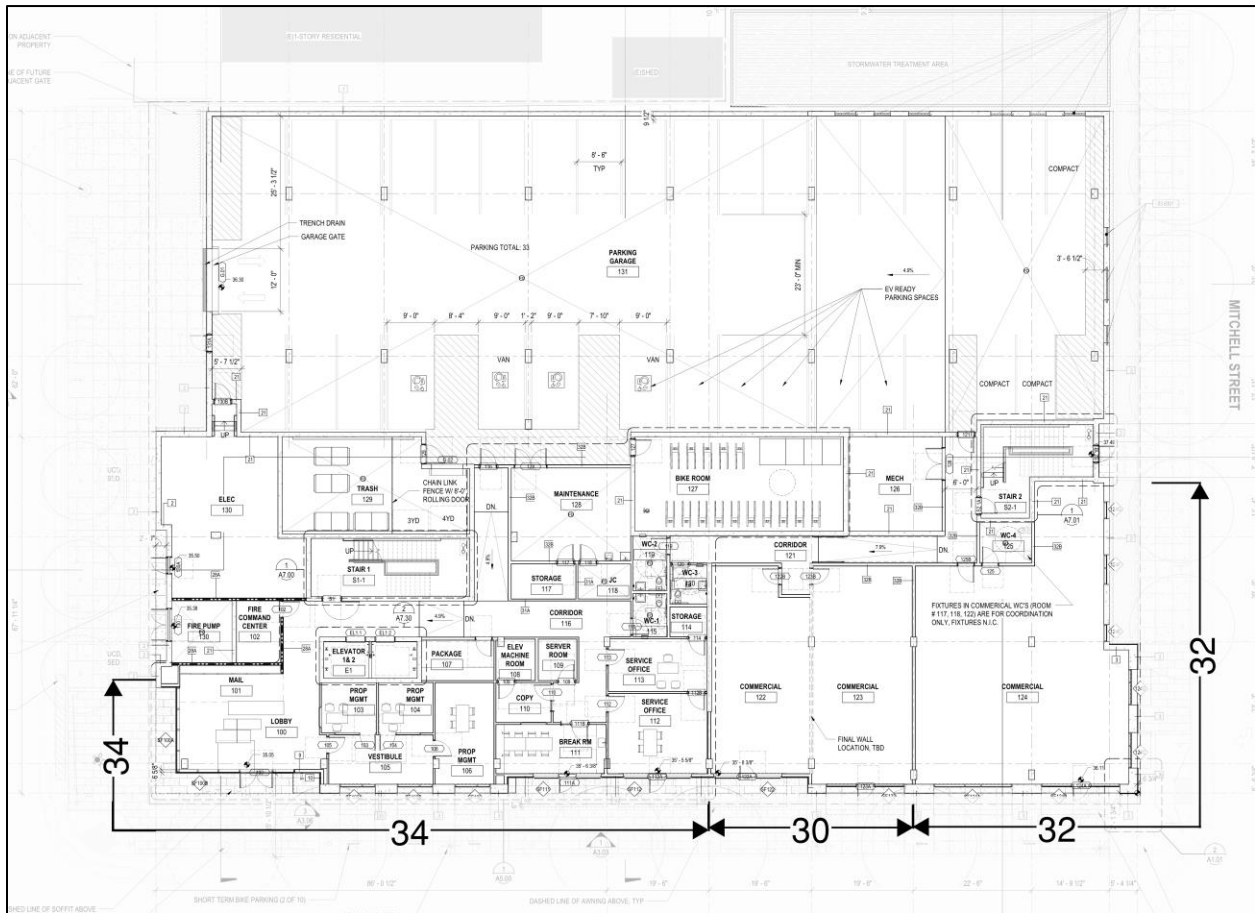
The State of California requires that interior noise levels in multi-family dwellings meet an  $L_{dn}$  of 45 dBA or less in habitable rooms. The State of California Green Building Code requires that indoor noise levels in occupied non-residential spaces be limited to an hourly  $L_{eq}$  of 50 dBA or less.

Figures 5 to 9 show the recommended minimum sound transmission class (STC) ratings for windows and exterior doors to meet the State Building Code and CALGreen requirements. Windows without a rating in Figures 5 to 9 do not need special sound rating.

The STC rating applies to the glass and the frame as a system. The performance of the windows should be documented by test reports from an acoustical laboratory.

The windows in dwelling units will need to be in the closed position to meet the required interior noise level as per CBC 1206.4. This closed window condition will need to be considered by the Mechanical Engineer in their determination of the outdoor air ventilation requirements for the dwelling units. Specifically, if the Mechanical Engineer determines that the ventilation code for these dwelling units requires outdoor air, then natural ventilation via open windows should not be relied upon and an alternate means of achieving outdoor air should be provided such as mechanical ventilation. It is important that the ventilation system not significantly compromise the noise reduction provided by the wall and window assembly. According to the 50% CD mechanical drawings, the dwelling units will feature a through-the-wall heat pump (PTAC) in the living rooms (and not bedrooms). Our calculations are based on acoustical test data for the Innova HPAC 2.0.

**Figure 5: Recommended Window/Storefront Systems and Exterior Door STC Ratings – Level 1**



Note: STC ratings applies to entire storefront system



**Figure 6: Recommended Window STC Ratings –  
Level 2**



**Figure 7: Recommended Window and Storefront Systems STC Ratings – Level 3**



**Figure 8: Recommended Window STC Ratings –  
Level 4**





**Figure 9: Recommended Window STC Ratings –  
Levels 5 to 6**



## Appendix H – Soils and Miscellaneous

- **Merkamp, Robert D.** *Planning Application approval, 2700 International Boulevard between 27th Avenue & Mitchell Street. APN: 025-0712-019-02 & 025-0712-014-00 through 025-0712-017-00.* s.l. : City of Oakland, Planning and Building Department, Bureau of Planning, January 28, 2021. Case File No. PLN20152 / TPM 11139.
- **United States Environmental Protection Agency.** Sole Source Aquifers. *Source Water Protection.* [Online] [Cited: March 26, 2024.] <https://www.epa.gov/dwssa>.
- **National Wild & Scenic Rivers.** Designated Wild & Scenic Rivers. [Online] [Cited: March 26, 2024.] <http://www.rivers.gov/california.php>.
- **United States Department of Agriculture.** *Custom Soil Resource Report for Alameda County, California, Western Part, 2700 International.* s.l. : Natural Resources Conservation Service, March 13, 2024.
- **Rockridge Geotechnical.** *Geotechnical Investigation, Proposed Multi-Family Residential Building, 2700 International Boulevard, Oakland, California.* Oakland, CA : s.n., June 17, 2022. Project No. 22-2216.
- **AutoTemp.** *2700 International Commercial Relocation Plan.* September 2023.

# CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department  
Bureau of Planning

(510) 238-3941  
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TDD (510) 238-3254

January 28, 2021

Ms. Aubra Levin  
The Unity Council  
1900 Fruitvale Avenue, Suite #2A  
Oakland, CA. 9461

**RE: Case File No. PLN20152 / TPM 11139: 2700 International Boulevard between 27<sup>th</sup> Avenue & Mitchell Street. APN: 025-0712-019-02 & 025-0712-014-00 through 025-0712-017-00**

Dear Ms. Levin,

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

<b>Proposal:</b>	The proposal is to demolish a three-story medical building and two-story office building and construct a six-story mixed-use building. The project will include 6,933 sq. ft. of ground floor commercial space, 74 very-low/low-income affordable units and one manager's unit for a total of 75 residential units, as well as 32 parking spaces. The project will include a 6% density bonus with development waivers for following items: 1) off-street parking, 2) building height, 3) required group open space, 4) street side setback, 5) interior side setback, 6) rear setback, 7) transitory setback and 8) residential off-street loading berth. The proposal also includes a Tentative Parcel Map to merge seven lots with five assessor parcel numbers into one parcel.
<b>Planning Permits Required:</b>	Regular Design Review for new construction of a mixed-use development and a Tentative Parcel Map
<b>General Plan:</b>	Community Commercial/Mixed Housing Type Residential
<b>Zoning:</b>	CC-2/ RM-2
<b>Environmental Determination:</b>	Exempt per CEQA Guidelines Sections 15332- In fill Development and 15183- Project Consistent with a Community Plan or Zoning.
<b>Historic Status:</b>	OCH: Rating F3
<b>City Council District:</b>	5

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten (10) calendar days from the date of this letter, by **4:00 p.m. on February 8, 2021**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted via email to: (1) **Jason Madani, Planner III, at [jmadani@oaklandca.gov](mailto:jmadani@oaklandca.gov)**, (2) **Robert Merkamp, Zoning Manager, at [Rmerkamp@oaklandca.gov](mailto:Rmerkamp@oaklandca.gov)**, and (3) Catherine Payne, Development Planning Manager, at [Cpayne@oaklandca.gov](mailto:Cpayne@oaklandca.gov). The appeal form is available online at



<https://www.oaklandca.gov/documents/appeal-application-form>. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in the amount of \$ **2404.01** in accordance with the City of Oakland Master Fee Schedule must be paid within five (5) calendar days **February 16, 2021** of filing the appeal.

If the fifth (5th) calendar day falls on a weekend or City holiday, appellant will have until the end of the following City business day to pay the appeal fee. Failure to timely appeal (or to timely pay all appeal fees) will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter. For further information, see the attached Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

If the ten (10) day appeal period expires without an appeal, you are expected to contact case planner **Jason Madani** in order to receive the signed Notice of Exemption (NOE) certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Jason Madani, Planner III**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA. The NOE will also be posted on the City website at <https://aca.accela.com/OAKLAND/Welcome.aspx>.

If you have any questions, please contact the case planner, **Jason Madani, Planner III** at (510)238-4790 or [jmadani@oaklandca.gov](mailto:jmadani@oaklandca.gov), however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,



ROBERT D. MERKAMP  
Zoning Manager

CC: Pyatok Architects

Peter Waller: [pwall@pyatok.com](mailto:pwall@pyatok.com)

Mikki Asada: [masada@pyatok.com](mailto:masada@pyatok.com)

Echo Bergquist: [ebergquist@unitycouncil.org](mailto:ebergquist@unitycouncil.org)

Raymond Hebert: DOT: [rhebert@oaklandca.gov](mailto:rhebert@oaklandca.gov)

Negine Malboubi: DOT: [nmalboubi@oaklandca.gov](mailto:nmalboubi@oaklandca.gov)

Ellen Ellsworth DOT: [eellsworth@oaklandca.gov](mailto:eellsworth@oaklandca.gov)

Mulvey, Christia; Department of Housing: [CMulvey@oaklandca.gov](mailto:CMulvey@oaklandca.gov)

Attachments:

- A. Findings for Design Review, subdivision and CEQA Infill Exemption
- B. Conditions of Approval, including Standard Conditions of Approvals
- C. Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects

## **ATTACHMENT A: FINDINGS**

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This proposal meets all the required findings under the Regular Design Review Criteria of the Oakland Planning Code (OMC Sec. 17.136.050(A) and Section 16.04.010 of the Oakland Subdivision Regulations (OMC Title 16) and In-Fill Development Exemption Findings as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

### **17.136.050 A - RESIDENTIAL DESIGN REVIEW CRITERIA:**

#### **1. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The project is located on International Boulevard between 27<sup>th</sup> Avenue and Mitchell Street. The site is primarily within the CC-2 Zone and backs up to the RM-2 Zone along the northern boundary. The building across 27<sup>th</sup> Avenue is an eight-story medical office building. The building across Mitchell Street is a one-story multi-family building. Directly across International Blvd. is a three-story school gymnasium and five-story senior apartment building. There is no consistent setting, bulk, or height, and the area exhibits a variety of architectural styles and materials.

The existing site is occupied by two commercial buildings which will be demolished. The Unity Council proposes to develop a mixed-use building on the 26,778 sq. ft. parcel, with five-stories of 100% affordable housing units (75) over a first floor podium accommodating approximately 7,000 sq. ft. of commercial space, parking and services. On-site parking is provided in an enclosed garage located behind the commercial space. The project would provide a total of 32 parking stalls within the garage including 12 stalls for commercial use and 20 stalls for residential use. The project would provide ten short-term bicycle parking spaces, and 40 long-term bicycle parking spaces.

Staff has worked with the architect to achieve a building composition that provides visual interest while better relating to the surrounding area in setting, scale, height, materials and textures. The building's mass steps down in height; the taller six-story mass along International Boulevard transitions to a one-story building next to the adjacent RM-2 Zone. This tiered stepping maintains solar access to the neighboring residences beyond the northern boundary and also shelters a proposed open space courtyard above the podium. The vertical offset at the podium level and up to the roof serves to lighten the building mass, and two corner roof top elements will articulate the building elevations. The central courtyard extends to the southern façade, further breaking up the mass and allowing visual access to the sidewalk below. A trellis fence along the northern side will minimize potential privacy impacts on the adjacent neighboring property. The existing narrow sidewalk along International Boulevard will be widened. The proposed project's façade is a brick material and cement plaster. The brick decorative pattern and the brick's natural texture is further enhanced by different thickness of bricks to create depth in the façade. The ground floor is cement plaster with a horizontal metal canopy to provide shading. The transom window rhythm along the pedestrian level, inset storefront spaces and tall windows and doors at the ground floor complies with Design Guidelines for Corridors and Commercial Areas. The residential windows from 2<sup>nd</sup> floor to 6<sup>th</sup> floor are vinyl by providing 2" recessed from exterior walls.

The project will provide additional affordable housing for the City of Oakland at large and will enhance the public safety, security and appearance of this neighborhood. This area has a mix of multi-family dwellings and commercial buildings consisting of one to six stories, with the Planning Code and General Plan envisioning new development to be much higher; thus, this proposed project will be compatible with existing and future development. The project is well related to the area in materials and textures and adequately reduces the mass and bulk as mentioned above.

The project qualifies under the affordable housing state law for concessions/waivers from otherwise applicable development standards. The project will use concessions/waivers to make this project feasible as discussed in the Finding below.

#### **2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

As discussed above, the area has no consistent setting, height, bulk, materials or architectural style. The area contains commercial, residential and civic uses. As such, the proposed mixed-use building, with affordable units, will enhance the neighborhood's desirable characteristics. The proposal's ground floor commercial space and residential units will provide a service to the community and the City of Oakland at large. The proposed exterior will blend in well with the surrounding buildings and relate to the recently approved mixed-use projects down the street by providing a strong visual element on International Boulevard as seen from the street.

**3. The proposed design will be sensitive to the topography and landscape.**

The proposed mixed-use development is located on a flat lot, and as such, there is no topography. Grading would include minimal surface preparation, utility connections and excavation for the foundation, footings and utility services.

There are five trees within the buildable area and along the street to be removed. The project proposes new street trees within the sidewalk on International Blvd and 27<sup>th</sup> Avenue and Mitchell Street (see Conditions of Approval). Therefore, the proposed design is sensitive to the topography and landscape.

**4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The proposed mixed-use development is located on a flat lot, and so, this finding is not applicable.

**5. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

The subject site is in the Community Commercial land use classification of the Land Use and Transportation Element (LUTE) of the General Plan. This classification is intended to create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers. Community Commercial areas may include neighborhood center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, educational facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed-use development. The project is located in the CC-2 Zone which permits one unit for every 375 sq. ft. and 225 sq. ft. of lot area and would allow a maximum density of 96 units.

The project will be 100% affordable housing. The Planning Code and state law provisions are intended to encourage construction of affordable housing by offering incentives and/or concessions/waivers to a developer of a housing development that constructs a specified percentage of affordable units. Pursuant to Section 17.107.090, the Project qualifies for eight waivers of the development standards. Specifically, the Project includes the following waivers:

**Parking reduction**

The Oakland Planning Code requires a minimum of 0.5 parking spaces per affordable housing unit in a Transit Accessible Area, resulting in a requirement of 44 residential parking spaces for this project. The associated commercial space has an additional off-street parking requirement of 12 spaces (1 stall per 600 sq. ft.). The total requirement for this project is 56 parking spaces.

The applicant is requesting a waiver to decrease the maximum required parking spaces from 56 to 32 parking spaces. The decrease of the parking requirement is necessary to accommodate the full range of affordable housing and mixed-use program proposed.

In addition to the parking, the Planning Code also requires active ground floor commercial uses along International Boulevard. The ground floor commercial retail space satisfies this requirement; however, with inclusion of a viable commercial space, the commercial space's required parking, residential lobby and utility areas, there is insufficient



physical space on the ground level to also provide 44 residential parking spaces. The development standard waiver is consistent with and enabled under the City's Planning Code and the state law to encourage and facilitate the construction of affordable housing.

### **Building Height:**

Current zoning limits the site to 60' in height.

The project requests a waiver to exceed the allowable building stories from 60' to 74'-8". The project aims to provide affordable housing for a diverse group of individuals in age and family size which is reflected in the breadth of the unit mix (47% one-bedroom, 28% two-bedroom and 25% three-bedroom units) and the substantial number of two and three-bedroom units. The unit sizes provided are consistent with typical square footages of similar affordable housing projects. If the building were limited to 60', the project would provide less affordable units, less family-size units, and less than the overall residential density allowed on the site. Therefore, the development standard waiver is consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

### **Open Space reduction**

First, the project proposes 7,354 sq. ft. of group open space where 11,250 sq. ft. of group open space is required by Planning Code Section 17.126.030.B. Second, of the 7,354 sq. ft. of group open space proposed on the podium, 1,939 sq. ft. is covered by the 3rd floor units above. This portion of the exterior gathering area does not qualify per the Planning Code definition of 'group usable open space' because it is not open to the sky above.

The applicant is requesting a concession/waiver to reduce the required group open space from 11,250 sq. ft. to 5,415 sq. ft.

The project would physically preclude the development at the density given the need to include ground floor parking area for both the residential and commercial activities as well as active commercial ground floor retail space. While open space could have been located on the roof, this area is largely taken up by mechanical equipment and roof drainage and would have increased the height of the building increasing costs. This waiver is consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

### **Set back reductions**

#### **a) Street side Set Back:**

The Planning Code requires a 10' street side setback on along Mitchell Street and 27<sup>th</sup> Ave.

The applicant is requesting a waiver to reduce the street side setback to 5'-9" for a portion of the building along these frontages.

To accommodate the increased density, and to maximize open space on the podium and on-site parking on ground floor, it is necessary to decrease the street side setback on Mitchell Street and 27<sup>th</sup> Avenue. If the project were to maintain a 10' setback along Mitchell Street, three parking stalls would be lost, the unit sizes would be reduced or units eliminated to accommodate the same number of two-three bedroom units and/or the courtyard would be reduced by approximately 589 sq. ft. On the 27<sup>th</sup> Avenue side, maintaining the street side setback would result in same issues minus the loss of parking. Furthermore, the street side setback is eliminated at the intersection of 27 Ave. and International Blvd. to provide more prominent corner to the commercial frontage which is also a requirement. In sum, providing this setback would significantly reduce the available square footage for ground floor programing/parking reduction as well as reduction of residential units above.

**b) Interior side Set Back:**

The Planning Code requires an interior side setback of 5'.

The applicant is requesting a waiver to reduce the street side setback to 2' along this frontage.

To accommodate the increased density, and to maximize open space and onsite parking, it is necessary to decrease the interior side setback from 5' to 2'-0". This rear inside-corner area is bordered by neighboring sheds and a full-height fence, not residential living space. A diminished interior side setback helps maintain a desired perimeter barrier for neighboring lots. Providing this setback would reduce the available square footage for ground floor programing/parking reduction.

**c) Rear Set Back:**

The Planning Code requires a 15' rear setback.

The applicant is requesting a waiver to reduce the rear yard setback to 1-2'.

To accommodate the increased density and to maximize open space and on-site parking, it is necessary to decrease the rear setback from 15 feet to 1-2 feet minimum. If a 15' rear setback was maintained across the lot's rear boundary, this would significantly impact the ground floor program space and open space at the podium level.

The reduction of street side, interior and rear setbacks is necessary to accommodate the full range of affordable housing and mixed-use program proposed. These development standard reductions are consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

**Transitory Setback:**

The Planning Code requires a transitory setback requirement of 15' rear setback from the property line extending 30' vertical, then transitioning to a 45 Degree sloping plane.

The applicant is requesting a concession/waiver to reduce the transitory setback area and allow portions of the units to intrude into the sloping plane.

The building "steps down" in massing, with the majority of its height along International Boulevard and decreasing heights closer to the residential single-family houses on the northern boundary (rear) adjacent to the RM-2 Zone. To accommodate increased density, it is necessary to modify the rear transitory setback. The site plan and sections show that the proposed building's setback on levels 2-3, is 15-17' measured from the neighboring residential buildings, which are separated from the property line by existing drive aisles. The proposed building "wings" step back from the neighboring residential houses another +12' on Level 4 and +17.5' on Level's 5-6. This reduces the solar impact of the proposed building on neighboring houses as show in the shadow studies. If the baseline transitory setback were maintained, a significant loss in residential units would occur or another story be required to maintain the 75 affordable units. Adding another story is cost prohibitive as it would change the construction type and require additional investment in vertical circulation. As the maintaining the transition setback plane would physically preclude the development, this reduction is consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

**Residential Off-Street Loading Waiver**

The Planning Code requires one off-street loading berth required in all zones for Residential Activities and total of floor area of facilities that are 50,000 square feet or more.

The applicant is requesting a waiver for the loading berth.

Providing the loading berth would significantly reduce the available square footage for ground floor programming/parking reduction. Furthermore, including a loading berth that meets the height requirements for the loading area and trucks anticipated would increase the height of the building at the ground floor and likely require a reduction in units or increase in height. These development standard reductions are consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

The proposed project is, therefore, consistent with the intent of the General Plan as well as the following objectives and policies:

**Policy N1.8 Making Compatible Development.** The height and bulk of commercial development in "Community Commercial" areas should be compatible with that which is allowed for residential development.

**Policy N3.1 – Facilitating Housing Construction –** Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

**Policy N3.2 – Encourage In-fill Development –** In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

**Objective N3-** To encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community. The proposal provides 75 affordable residential units and commercial ground floor for the Oakland community.

**Objective N6-** Encourage a mix of housing costs, unit sizes, types and ownership structures. The proposal provides a mix of one, two and three bedrooms residential affordable units.

**SECTION 16.04.010, PURPOSE:**

"...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Plan."

See findings above.

**CALIFORNIA GOVERNMENT CODE 66474 (CHAPTER 4, SUBDIVISION MAP ACT) TENTATIVE MAP FINDINGS (SECTION 16.08.030 O.M.C.):**

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

**a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

See finding above.

**b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

See finding above.

**c. That the site is not physically suitable for the type of development.**

There are no known physical constraints that would make the site unsuitable for development. The proposal is a flat site in an urban area surrounded by existing development connected to existing utilities. The project will involve only minimal grading within the building footprint to construct the project. The site is physically suitable for the type of development.



**d. That the site is not physically suitable for the proposed density of development.**

The subject site is in the CC-2 and RM-2 Zones, which permits one unit for every 375 sq. ft of lot area in CC-2 zone, and 225 sq. ft. of the lot area of site within the RM-2 Zone with a Land Use and Transportation General Plan land use designation of Community Commercial which allows a maximum density of 96 residential units within the 26,778 sf of the subject site. The proposed 75-units mixed-use residential development meets the residential density allowed by the Zone and General Plan. Furthermore, the site is located in an urban area surrounded by development and with access to public services and infrastructure, so the site is physically suitable for the proposed density.

**e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subject site is located in an urbanized area and will be improved with the proposed development. There is no known fish or wildlife habitat on the site. Given the size of the lot and former use, that the development is surrounded by residential uses, and the limited vegetation, the project is unlikely to injure wildlife or habitat.

**f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The proposed project shall be required to comply with Building Code and Fire Prevention requirements to protect public health and safety. No serious public health problems are anticipated from the proposed subdivision.

**g. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easement, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easement for access through or use of property within the proposed subdivision.**

This finding is not applicable. There are no public easements on the property.

**h. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision:**

Energy efficient techniques such as south facing fenestration has been incorporated into the site planning and building designs to take advantage of natural solar heating and cooling opportunities.

**SECTION 16.24.040 LOT DESIGN STANDARDS.**

**Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:**

**A. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:**

- 1. Lots created in conjunction with approved private access easements; or**
- 2. A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district.**

The proposal is to merge seven lots into one lot. The existing lots have and the merged lot will have frontage onto public streets (International Blvd., and 27<sup>th</sup> Avenue, and Mitchell Street).

**B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.**

All seven existing lots will be merged into one lot. The new property lines will be perpendicular to the street frontage.

**C. All applicable requirements of the zoning regulations shall be met.**

The project meets all requirements of the CC-2 and RM-2 Zones, such as street frontage, lot width and lot size requirements.

**D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:**

- 1. Where the area is still considered acreage;**
- 2. Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development.**

The project consists of merging seven lots into one lot. As the new lot will be larger than the previous seven lots, this finding is met.

**E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.**

There are no natural out-croppings of rock, specimen trees or creeks, or other known amenities located on the site. Therefore, this finding is not applicable.

**CITY OF OAKLAND  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS**

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore, are not subject to further environmental review under CEQA.

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.

**Please indicate the way in which the proposal meets the following required criteria.**

**1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: “Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community”. The proposal is to construct a new 75-unit affordable and commercial ground floor as a mixed-use residential development on a 26,778 sq. ft. parcel. The proposal meets the above objective of constructing housing.

Objective N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland. The project is an infill development on an underutilized, vacant site located within proximity to transit bus lines and has adequate public infrastructure to serve the development.

The proposed new development will not detract from the character of the Community Commercial General Plan designation and meets the development standards and the required findings applicable for this project.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:**

The proposed development occurs within City limits on a project site of 26,778 square feet.

**3. The project site has no value as habitat for endangered, rare or threatened species:**

The project site is an infill parcel on a major commercial corridor and has no known value as habitat for endangered, rare or threatened species.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

The project involves construction of a mixed use project with 75 affordable units which is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality for the following reasons:

The proposed project will include 5,415 sq. ft of open space area as a courtyard on second floor at the podium level. The courtyard is surrounded by the proposed building to the north, east and south, and include a play structure, dining and seating areas. Residents utilizing the podium courtyard would be shielded from traffic noise by the building itself, and future noise levels are calculated to be less than 65 DBA. Standard Conditions of Approval and Uniformly Applied Development Standards associated with construction noise and the City's Noise Ordinance will reduce noise impacts to less than significant levels.

Considering the projected less-than-significant traffic impacts associated with the building and the availability of nearby transit and the fact that the project population (affordable housing) is less likely to own vehicles, the impacts to traffic would be less than significant. Implementation of Standard Conditions of Approval involving dust control and construction missions would further reduce air quality impacts to less than significant levels. Implementation of the City's Standard Conditions of Approval, which include, but is not limited to, specific site design measures for post-construction stormwater pollution management, would reduce impacts to water quality to less than significant levels.



## **ATTACHMENT B: CONDITIONS OF APPROVAL**

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The proposal is hereby approved subject to the following Conditions of Approval:

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans dated **December 3, 2020**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to,

nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

**6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

**7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

**10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

**11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau

of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

## 12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

## 13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

## 14. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multifamily residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 15. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
  - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
  - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
  - iii. Use of paint with anti-graffiti coating.
  - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
  - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:



- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
- ii. Covering with new paint to match the color of the surrounding surface.
- iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 16. **Landscape Plan**

### a. ***Landscape Plan Required***

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

### b. ***Landscape Installation***

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### c. ***Landscape Maintenance***

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 17. **Lighting**

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 18. **Dust Controls – Construction Related**

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 19. **Criteria Air Pollutant Controls - Construction Related**

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off- Road Diesel Regulations”).
- c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 20. **Stationary Sources of Air Pollution (Toxic Air Contaminants)**

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose **one** of the following methods:

- a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary

sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

- b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
  - i. Installation of non-diesel fueled generators, if feasible, or;
  - ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

## **21. Asbestos in Structures**

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

## **22. Tree Removal During Bird Breeding Season**

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building



## 23. Tree Permit

### a. *Tree Permit Required*

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

### b. *Tree Protection During Construction*

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

### c. *Tree Replacement Plantings*

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye), *Umbellularia californica* (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
  - For *Sequoia sempervirens*, three hundred fifteen (315) square feet per tree;
  - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

#### **24. Archaeological and Paleontological Resources – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be

subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**25. Human Remains – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt, and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**26. Construction-Related Permit(s)**

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**27. Seismic Hazards Zone (Landslide/Liquefaction)**

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**28. Hazardous Materials Related to Construction**

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;



- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 29. **Erosion and Sedimentation Control Measures for Construction**

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 30. **Hazardous Building Materials and Site Contamination**

### *a. Hazardous Building Materials Assessment*

Requirement: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of demolition, grading, or building permits

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### *b. Environmental Site Assessment Required*

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit.

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**c. *Health and Safety Plan Required***

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**d. *Best Management Practices (BMPs) Required for Contaminated Sites***

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**31. Erosion and Sedimentation Control Measures for Construction**

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**32. NPDES C.3 Stormwater Requirements for Regulated Projects**

**a. *Post-Construction Stormwater Management Plan Required***

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;

- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

***b. Maintenance Agreement Required***

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**33. Construction Days/Hours**

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building



**34. Construction Noise**

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**35. Extreme Construction Noise****a. *Construction Noise Management Plan Required***

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Public Notification Required***

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to

providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### **36. Project-Specific Construction Noise Reduction Measures**

Requirement: The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts on single-family homes to the rear. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### **37. Construction Noise Complaints**

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### **38. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **39. Capital Improvements Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**40. Construction Activity in the Public Right-of-Way****a. *Obstruction Permit Required***

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

**c. *Repair of City Streets***

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**41. Bicycle Parking**

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**42. Transportation Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**43. Plug-In Electric Vehicle (PEV) Charging Infrastructure****a. *PEV-Ready Parking Spaces***

**Requirement:** The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. “PEV-Ready”) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

**When Required:** Prior to Issuance of Building Permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

**b. PEV-Capable Parking Spaces**

**Requirement:** The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

**When Required:** Prior to Issuance of Building Permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

**c. ADA-Accessible Spaces**

**Requirement:** The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

**When Required:** Prior to Issuance of Building Permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

**44. Construction and Demolition Waste Reduction and Recycling**

**Requirement:** The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at [www.greenhalosystems.com](http://www.greenhalosystems.com) or manually at the City’s Green Building Resource Center. Current standards, FAQs, and forms are available on the City’s website and in the Green Building Resource Center.

**When Required:** Prior to approval of construction-related permit

**Initial Approval:** Public Works Department, Environmental Services Division

**Monitoring/Inspection:** Public Works Department, Environmental Services Division

**45. Underground Utilities**

**Requirement:** The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project’s street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

**When Required:** During construction



Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### 46. **Recycling Collection and Storage Space**

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### 47. **Green Building Requirements**

##### a. ***Compliance with Green Building Requirements During Plan-Check***

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
  - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
  - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
  - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
  - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
  - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
  - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
  - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.
  - All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
  - per the appropriate checklist approved during the Planning entitlement process.
  - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
  - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. ***Compliance with Green Building Requirements During Construction***

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. ***Compliance with Green Building Requirements After Construction***

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Green Building Certification Institute and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

d. ***Compliance with Green Building Requirements During Construction***

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction.

The following information shall be submitted to the City for review and approval:

- i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
- ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

48. **Sanitary Sewer System**

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

**49. Storm Drain System**

**Requirement:** The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

**When Required:** Prior to approval of construction-related permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

**50. Water Efficient Landscape Ordinance (WELO)**

**Requirement:** The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

**Prescriptive Measures:** Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

**Performance Measures:** Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

*a.* Project Information:

- i. Date,
- ii. Applicant and property owner name,
- iii. Project address,
- iv. Total landscape area,
- v. Project type (new, rehabilitated, cemetery, or home owner installed),
- vi. Water supply type and water purveyor,
- vii. Checklist of documents in the package, and
- viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

*b.* Water Efficient Landscape Worksheet

- i. Hydrozone Information Table
- ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use

*c.* Soil Management Report

*d.* Landscape Design Plan

*e.* Irrigation Design Plan, and

*f.* Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

**When Required:** Prior to approval of construction-related permit

**Initial Approval:** Bureau of Planning

**Monitoring/Inspection:** Bureau of Building

## **Specific Conditions of Approval**

### **48. Employee Rights**

**Requirement:** The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

**When Required:** Ongoing

**Initial Approval:** N/A

**Monitoring/Inspection:** N/A

### **49. Public Art for Private Development**

**Requirement:** The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

**When Required:** Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

**Initial Approval:** Bureau of Planning

**Monitoring/Inspection:** Bureau of Building

### **50. Affordable Residential Rental Units - Agreement and Monitoring**

**Requirement #1:** Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. ("State Density Bonus Law"), the proposed project shall provide a minimum of 74 target dwelling units available at very low/ low-income (as [41%/59%] of the units) for receiving a density bonus, concession and/or waiver of development standards.

**Requirement #2:** The approved residential affordable units that are part of this approval shall remain and continue to be affordable at the specified level in accordance with California Health and Safety Code Section 50053 and its implementing regulations for a term of not less than 55 years or a longer period of time if required by the construction or mortgage finance assistance program, mortgage insurance program, or rental subsidy program. This Condition of Approval must also be in compliance with Section 65915(c)(1) of the State Density Bonus Law specifically, as well as all other applicable provisions of the State Density Bonus Law.

**Requirement #3:** Prior to submittal of a construction-related permit, the applicant shall contact the Housing and Community Development Department (Housing Development Services Division) to enter into a Regulatory Agreement based on the City's model documents, as may be amended from time to time, governing the target dwelling units. The Agreement shall contain restrictive covenants to ensure the continued affordability of the target



dwelling units at the specified rent levels for a period of not less than fifty-five (55) years pursuant Section 65915 (c)(1) of the State Density Bonus Law, and restrict the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units.

If the property has an approved condominium map and the developer chooses to rent the affordable units at initial occupancy, the units cannot convert to ownership during the term of the Agreement, even if the market rate units in the development convert to ownership.

The Regulatory Agreement shall be recorded with the Alameda County Recorder's Office as an encumbrance against the property, and a copy of the recorded agreement shall be provided to and retained by the City. The Regulatory Agreement may not be subordinated in priority to any other lien interest in the property.

Requirement #4: Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the Housing and Community Development Department and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants' privacy. The applicant shall pay to the Housing and Community Development Department an annual monitoring fee pursuant to the Master Fee Schedule (updated annually and available from the Budget Office of the City Oakland's Finance Department: <https://www.oaklandca.gov/departments/finance-department>) for City monitoring of target dwelling units.

Requirement #5: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, location and utilities) of the affordable units shall be substantially equal in size and quality to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the project's market rate units.

Requirement #6: Tenant households in affordable units must have equal access to the project's services and facilities as tenant households in all other units within the project.

Requirement #7: Affordable units must be evenly distributed throughout the project.

Requirement #8: Applicant shall comply with the requirements of Section 65915(c)(3)(A) of the State Density Bonus Law requiring, without limitation, replacement units in those circumstances where the parcel subject to the density bonus requests contains or contained affordable units within the last five years.

Requirement #9: Applicants shall comply with all applicable provisions of State Density Bonus Law and all provisions of the City's density bonus law that are not preempted by state law.

Requirement #10: Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of the project.

Requirement #11: The City will not issue final certificates of occupancy for more than fifty percent (50%) of the market rate units in any phase of development until final certificates of occupancy are issued for all of the affordable units in that phase.

When Required: First Construction-Related Permit Application and Ongoing

Initial Approval: Housing and Community Development Department – Housing Development Services Division

Ongoing Monitoring/Inspections: Housing Development Services Division

## **50. Submittal of Final Map and Final Map Requirements**

**Within two years of the effective date of approval, and ongoing**

A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

**51. Engineering, Surveyor and Fire Services Comments**

***Ongoing***

The project shall comply with the Engineering Services, City Surveyor and the Fire Prevention Bureau requirements.

**52. Modification to Plans**

***Ongoing***

Changes to approved plans that would specifically amend the Tentative Parcel Map or alter the exterior of the existing building shall be submitted to and approved by the Zoning Administrator prior to recordation of the Final Parcel Map.

**53. Certification of Parcel Map**

***Ongoing***

A Parcel Map may be certified by the City Engineer at the expiration of the ten-day appeal period from the date of this approval.

**54. Public Transit incentive**

The Applicant shall discuss the possibility of providing Public Transportation Clipper passes for all new residences. The Applicant shall provide a copy of the final outcome of these discussions to Bureau of Planning staff.

**55. Street Trees**

***Prior to issuance of building permit.***

The Applicant shall provide one tree per 20' of street frontage in front of the building located on International Blvd and 27<sup>th</sup> Avenue and Mitchell Street with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department unless determined infeasible by the DOT.

**56. Final Design Review**

***Prior to issuance of building permit.***

As the design of the building is further detailed, the design elements listed below shall be revised and shall be submitted for review and approval by the Planning Director or designee prior to issuance of the building permit. Only high-quality materials will be approved. The Planning Director or designee may exercise his/her standard authority to refer the design revisions to the DRC or to the Planning Commission.

- a. Final review of all exterior materials and colors.
- b. More information regarding window details and installation specifications (framing material, glass, and mullions) and also of the window system and assembly, to confirm adequate thickness of components, overall quality, and recess from the outside wall. Window mullions shall be a minimum of 2" thick and the window surfaces shall be recessed a minimum of 1 ¾ to 2" from the building façade.
- c. The Project applicant shall ensure that the lighting fixtures within the garage are shielded to a point below the light bulb and reflector consistent with the lighting condition.
- d. The project applicant shall ensure that materials used on the ground floor are graffiti-resistant and exterior façade will stand the test of time by ensuring that dust and roadway grim are easily cleanable

**56. PG&E Transformers and EBMUD dissipaters**

***Prior to issuance of a building permit***

The Project applicant shall coordinate with PG&E regarding the placement of transformers and meters. These utilities shall be located within the proposed building or underground and not within or in view of the public right of way or sidewalk. Dissipaters shall be on-site and screened.

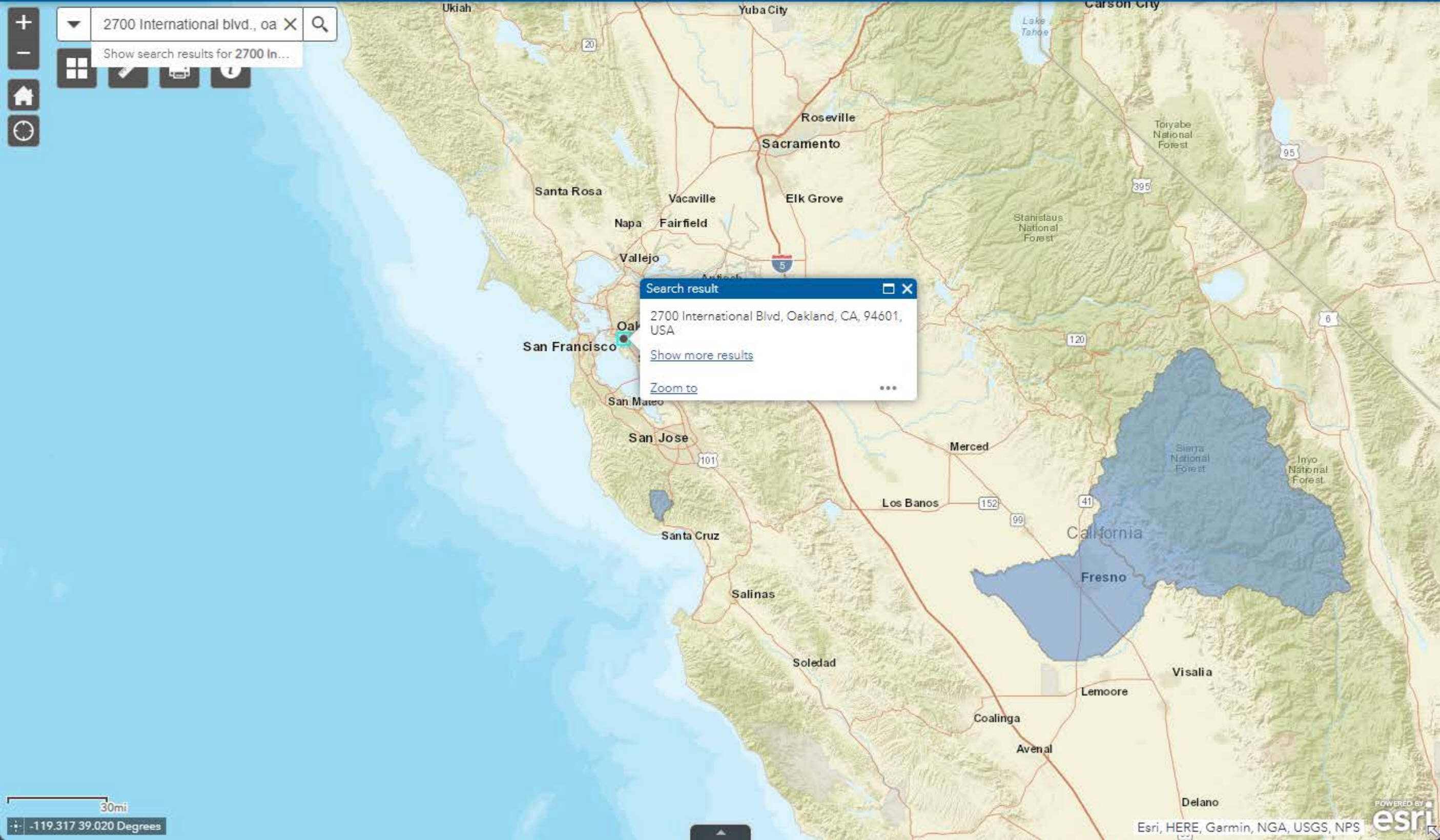
**Applicant Statement**

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

\_\_\_\_\_  
Signature of Project Applicant

\_\_\_\_\_  
Name of Project Applicant

\_\_\_\_\_  
Date



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[Zoom to](#)





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Alameda County, California, Western Part**

## 2700 International



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report  
Soil Map



Soil Map may not be valid at this scale.



Map Scale: 1:584 if printed on A portrait (8.5" x 11") sheet.


0 5 10 20 30 Meters

0 25 50 100 150 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alameda County, California, Western Part  
 Survey Area Data: Version 20, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 7, 2021—Mar 27, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
148	Urban land-Clear Lake complex	0.7	100.0%
<b>Totals for Area of Interest</b>		<b>0.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Alameda County, California, Western Part

### 148—Urban land-Clear Lake complex

#### Map Unit Setting

*National map unit symbol:* hb79  
*Elevation:* 20 to 1,500 feet  
*Mean annual precipitation:* 10 to 35 inches  
*Mean annual air temperature:* 57 to 63 degrees F  
*Frost-free period:* 225 to 300 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 55 percent  
*Clear lake and similar soils:* 35 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8  
*Hydric soil rating:* No

#### Description of Clear Lake

##### Setting

*Landform:* Basin floors  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from sedimentary rock

##### Typical profile

*H1 - 0 to 26 inches:* clay  
*H2 - 26 to 60 inches:* clay

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 48 to 72 inches  
*Frequency of flooding:* Rare  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 15.0  
*Available water supply, 0 to 60 inches:* Moderate (about 8.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2e

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*Land capability classification (nonirrigated): 4e*  
*Hydrologic Soil Group: C*  
*Ecological site: R014XG905CA - Clayey Bottom*  
*Hydric soil rating: Yes*

**Minor Components**

**Omni**

*Percent of map unit: 5 percent*  
*Landform: Flood plains*  
*Landform position (three-dimensional): Talf*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Hydric soil rating: Yes*

**Marvin**

*Percent of map unit: 5 percent*  
*Landform: Flood plains*  
*Landform position (three-dimensional): Talf*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Hydric soil rating: Yes*

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# Glossary

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Many of the terms relating to landforms, geology, and geomorphology are defined in more detail in the following National Soil Survey Handbook link: "[National Soil Survey Handbook](#)."

## **ABC soil**

A soil having an A, a B, and a C horizon.

## **Ablation till**

Loose, relatively permeable earthy material deposited during the downwasting of nearly static glacial ice, either contained within or accumulated on the surface of the glacier.

## **AC soil**

A soil having only an A and a C horizon. Commonly, such soil formed in recent alluvium or on steep, rocky slopes.

## **Aeration, soil**

The exchange of air in soil with air from the atmosphere. The air in a well aerated soil is similar to that in the atmosphere; the air in a poorly aerated soil is considerably higher in carbon dioxide and lower in oxygen.

## **Aggregate, soil**

Many fine particles held in a single mass or cluster. Natural soil aggregates, such as granules, blocks, or prisms, are called peds. Clods are aggregates produced by tillage or logging.

## **Alkali (sodic) soil**

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

## **Alluvial cone**

A semiconical type of alluvial fan having very steep slopes. It is higher, narrower, and steeper than a fan and is composed of coarser and thicker layers of material deposited by a combination of alluvial episodes and (to a much lesser degree) landslides (debris flow). The coarsest materials tend to be concentrated at the apex of the cone.

**Alluvial fan**

A low, outspread mass of loose materials and/or rock material, commonly with gentle slopes. It is shaped like an open fan or a segment of a cone. The material was deposited by a stream at the place where it issues from a narrow mountain valley or upland valley or where a tributary stream is near or at its junction with the main stream. The fan is steepest near its apex, which points upstream, and slopes gently and convexly outward (downstream) with a gradual decrease in gradient.

**Alluvium**

Unconsolidated material, such as gravel, sand, silt, clay, and various mixtures of these, deposited on land by running water.

**Alpha,alpha-dipyridyl**

A compound that when dissolved in ammonium acetate is used to detect the presence of reduced iron (Fe II) in the soil. A positive reaction implies reducing conditions and the likely presence of redoximorphic features.

**Animal unit month (AUM)**

The amount of forage required by one mature cow of approximately 1,000 pounds weight, with or without a calf, for 1 month.

**Aquic conditions**

Current soil wetness characterized by saturation, reduction, and redoximorphic features.

**Argillic horizon**

A subsoil horizon characterized by an accumulation of illuvial clay.

**Arroyo**

The flat-floored channel of an ephemeral stream, commonly with very steep to vertical banks cut in unconsolidated material. It is usually dry but can be transformed into a temporary watercourse or short-lived torrent after heavy rain within the watershed.

**Aspect**

The direction toward which a slope faces. Also called slope aspect.

**Association, soil**

A group of soils or miscellaneous areas geographically associated in a characteristic repeating pattern and defined and delineated as a single map unit.

**Available water capacity (available moisture capacity)**

The capacity of soils to hold water available for use by most plants. It is commonly defined as the difference between the amount of soil water at field moisture capacity and the amount at wilting point. It is commonly expressed as inches of water per inch of soil. The capacity, in inches, in a 60-inch profile or to a limiting layer is expressed as:

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*Very low:* 0 to 3

*Low:* 3 to 6

*Moderate:* 6 to 9

*High:* 9 to 12

*Very high:* More than 12

### **Backslope**

The position that forms the steepest and generally linear, middle portion of a hillslope. In profile, backslopes are commonly bounded by a convex shoulder above and a concave footslope below.

### **Backswamp**

A flood-plain landform. Extensive, marshy or swampy, depressed areas of flood plains between natural levees and valley sides or terraces.

### **Badland**

A landscape that is intricately dissected and characterized by a very fine drainage network with high drainage densities and short, steep slopes and narrow interfluves. Badlands develop on surfaces that have little or no vegetative cover overlying unconsolidated or poorly cemented materials (clays, silts, or sandstones) with, in some cases, soluble minerals, such as gypsum or halite.

### **Bajada**

A broad, gently inclined alluvial piedmont slope extending from the base of a mountain range out into a basin and formed by the lateral coalescence of a series of alluvial fans. Typically, it has a broadly undulating transverse profile, parallel to the mountain front, resulting from the convexities of component fans. The term is generally restricted to constructional slopes of intermontane basins.

### **Basal area**

The area of a cross section of a tree, generally referring to the section at breast height and measured outside the bark. It is a measure of stand density, commonly expressed in square feet.

### **Base saturation**

The degree to which material having cation-exchange properties is saturated with exchangeable bases (sum of Ca, Mg, Na, and K), expressed as a percentage of the total cation-exchange capacity.

### **Base slope (geomorphology)**

A geomorphic component of hills consisting of the concave to linear (perpendicular to the contour) slope that, regardless of the lateral shape, forms an apron or wedge at the bottom of a hillside dominated by colluvium and slope-wash sediments (for example, slope alluvium).

### **Bedding plane**

A planar or nearly planar bedding surface that visibly separates each successive layer of stratified sediment or rock (of the same or different lithology)

from the preceding or following layer; a plane of deposition. It commonly marks a change in the circumstances of deposition and may show a parting, a color difference, a change in particle size, or various combinations of these. The term is commonly applied to any bedding surface, even one that is conspicuously bent or deformed by folding.

**Bedding system**

A drainage system made by plowing, grading, or otherwise shaping the surface of a flat field. It consists of a series of low ridges separated by shallow, parallel dead furrows.

**Bedrock**

The solid rock that underlies the soil and other unconsolidated material or that is exposed at the surface.

**Bedrock-controlled topography**

A landscape where the configuration and relief of the landforms are determined or strongly influenced by the underlying bedrock.

**Bench terrace**

A raised, level or nearly level strip of earth constructed on or nearly on a contour, supported by a barrier of rocks or similar material, and designed to make the soil suitable for tillage and to prevent accelerated erosion.

**Bisequum**

Two sequences of soil horizons, each of which consists of an illuvial horizon and the overlying eluvial horizons.

**Blowout (map symbol)**

A saucer-, cup-, or trough-shaped depression formed by wind erosion on a preexisting dune or other sand deposit, especially in an area of shifting sand or loose soil or where protective vegetation is disturbed or destroyed. The adjoining accumulation of sand derived from the depression, where recognizable, is commonly included. Blowouts are commonly small.

**Borrow pit (map symbol)**

An open excavation from which soil and underlying material have been removed, usually for construction purposes.

**Bottom land**

An informal term loosely applied to various portions of a flood plain.

**Boulders**

Rock fragments larger than 2 feet (60 centimeters) in diameter.

**Breaks**

A landscape or tract of steep, rough or broken land dissected by ravines and gullies and marking a sudden change in topography.



**Breast height**

An average height of 4.5 feet above the ground surface; the point on a tree where diameter measurements are ordinarily taken.

**Brush management**

Use of mechanical, chemical, or biological methods to make conditions favorable for reseeding or to reduce or eliminate competition from woody vegetation and thus allow understory grasses and forbs to recover. Brush management increases forage production and thus reduces the hazard of erosion. It can improve the habitat for some species of wildlife.

**Butte**

An isolated, generally flat-topped hill or mountain with relatively steep slopes and talus or precipitous cliffs and characterized by summit width that is less than the height of bounding escarpments; commonly topped by a caprock of resistant material and representing an erosion remnant carved from flat-lying rocks.

**Cable yarding**

A method of moving felled trees to a nearby central area for transport to a processing facility. Most cable yarding systems involve use of a drum, a pole, and wire cables in an arrangement similar to that of a rod and reel used for fishing. To reduce friction and soil disturbance, felled trees generally are reeled in while one end is lifted or the entire log is suspended.

**Calcareous soil**

A soil containing enough calcium carbonate (commonly combined with magnesium carbonate) to effervesce visibly when treated with cold, dilute hydrochloric acid.

**Caliche**

A general term for a prominent zone of secondary carbonate accumulation in surficial materials in warm, subhumid to arid areas. Caliche is formed by both geologic and pedologic processes. Finely crystalline calcium carbonate forms a nearly continuous surface-coating and void-filling medium in geologic (parent) materials. Cementation ranges from weak in nonindurated forms to very strong in indurated forms. Other minerals (e.g., carbonates, silicate, and sulfate) may occur as accessory cements. Most petrocalcic horizons and some calcic horizons are caliche.

**California bearing ratio (CBR)**

The load-supporting capacity of a soil as compared to that of standard crushed limestone, expressed as a ratio. First standardized in California. A soil having a CBR of 16 supports 16 percent of the load that would be supported by standard crushed limestone, per unit area, with the same degree of distortion.

**Canopy**

The leafy crown of trees or shrubs. (See Crown.)

**Canyon**

A long, deep, narrow valley with high, precipitous walls in an area of high local relief.

**Capillary water**

Water held as a film around soil particles and in tiny spaces between particles. Surface tension is the adhesive force that holds capillary water in the soil.

**Catena**

A sequence, or “chain,” of soils on a landscape that formed in similar kinds of parent material and under similar climatic conditions but that have different characteristics as a result of differences in relief and drainage.

**Cation**

An ion carrying a positive charge of electricity. The common soil cations are calcium, potassium, magnesium, sodium, and hydrogen.

**Cation-exchange capacity**

The total amount of exchangeable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. The term, as applied to soils, is synonymous with base-exchange capacity but is more precise in meaning.

**Catsteps**

See Terracettes.

**Cement rock**

Shaly limestone used in the manufacture of cement.

**Channery soil material**

Soil material that has, by volume, 15 to 35 percent thin, flat fragments of sandstone, shale, slate, limestone, or schist as much as 6 inches (15 centimeters) along the longest axis. A single piece is called a channer.

**Chemical treatment**

Control of unwanted vegetation through the use of chemicals.

**Chiseling**

Tillage with an implement having one or more soil-penetrating points that shatter or loosen hard, compacted layers to a depth below normal plow depth.

**Cirque**

A steep-walled, semicircular or crescent-shaped, half-bowl-like recess or hollow, commonly situated at the head of a glaciated mountain valley or high on the side of a mountain. It was produced by the erosive activity of a mountain glacier. It commonly contains a small round lake (tarn).

**Clay**

As a soil separate, the mineral soil particles less than 0.002 millimeter in diameter. As a soil textural class, soil material that is 40 percent or more clay, less than 45 percent sand, and less than 40 percent silt.

**Clay depletions**

See Redoximorphic features.

**Clay film**

A thin coating of oriented clay on the surface of a soil aggregate or lining pores or root channels. Synonyms: clay coating, clay skin.

**Clay spot (map symbol)**

A spot where the surface texture is silty clay or clay in areas where the surface layer of the soils in the surrounding map unit is sandy loam, loam, silt loam, or coarser.

**Claypan**

A dense, compact subsoil layer that contains much more clay than the overlying materials, from which it is separated by a sharply defined boundary. The layer restricts the downward movement of water through the soil. A claypan is commonly hard when dry and plastic and sticky when wet.

**Climax plant community**

The stabilized plant community on a particular site. The plant cover reproduces itself and does not change so long as the environment remains the same.

**Coarse textured soil**

Sand or loamy sand.

**Cobble (or cobblestone)**

A rounded or partly rounded fragment of rock 3 to 10 inches (7.6 to 25 centimeters) in diameter.

**Cobbly soil material**

Material that has 15 to 35 percent, by volume, rounded or partially rounded rock fragments 3 to 10 inches (7.6 to 25 centimeters) in diameter. Very cobbly soil material has 35 to 60 percent of these rock fragments, and extremely cobbly soil material has more than 60 percent.

**COLE (coefficient of linear extensibility)**

See Linear extensibility.

**Colluvium**

Unconsolidated, unsorted earth material being transported or deposited on side slopes and/or at the base of slopes by mass movement (e.g., direct gravitational action) and by local, unconcentrated runoff.

**Complex slope**

Irregular or variable slope. Planning or establishing terraces, diversions, and other water-control structures on a complex slope is difficult.

**Complex, soil**

A map unit of two or more kinds of soil or miscellaneous areas in such an intricate pattern or so small in area that it is not practical to map them separately at the selected scale of mapping. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas.

**Concretions**

See Redoximorphic features.

**Conglomerate**

A coarse grained, clastic sedimentary rock composed of rounded or subangular rock fragments more than 2 millimeters in diameter. It commonly has a matrix of sand and finer textured material. Conglomerate is the consolidated equivalent of gravel.

**Conservation cropping system**

Growing crops in combination with needed cultural and management practices. In a good conservation cropping system, the soil-improving crops and practices more than offset the effects of the soil-depleting crops and practices. Cropping systems are needed on all tilled soils. Soil-improving practices in a conservation cropping system include the use of rotations that contain grasses and legumes and the return of crop residue to the soil. Other practices include the use of green manure crops of grasses and legumes, proper tillage, adequate fertilization, and weed and pest control.

**Conservation tillage**

A tillage system that does not invert the soil and that leaves a protective amount of crop residue on the surface throughout the year.

**Consistence, soil**

Refers to the degree of cohesion and adhesion of soil material and its resistance to deformation when ruptured. Consistence includes resistance of soil material to rupture and to penetration; plasticity, toughness, and stickiness of puddled soil material; and the manner in which the soil material behaves when subject to compression. Terms describing consistence are defined in the "Soil Survey Manual."

**Contour stripcropping**

Growing crops in strips that follow the contour. Strips of grass or close-growing crops are alternated with strips of clean-tilled crops or summer fallow.

**Control section**

The part of the soil on which classification is based. The thickness varies among different kinds of soil, but for many it is that part of the soil profile between depths of 10 inches and 40 or 80 inches.



**Coprogenous earth (sedimentary peat)**

A type of limnic layer composed predominantly of fecal material derived from aquatic animals.

**Corrosion (geomorphology)**

A process of erosion whereby rocks and soil are removed or worn away by natural chemical processes, especially by the solvent action of running water, but also by other reactions, such as hydrolysis, hydration, carbonation, and oxidation.

**Corrosion (soil survey interpretations)**

Soil-induced electrochemical or chemical action that dissolves or weakens concrete or uncoated steel.

**Cover crop**

A close-growing crop grown primarily to improve and protect the soil between periods of regular crop production, or a crop grown between trees and vines in orchards and vineyards.

**Crop residue management**

Returning crop residue to the soil, which helps to maintain soil structure, organic matter content, and fertility and helps to control erosion.

**Cropping system**

Growing crops according to a planned system of rotation and management practices.

**Cross-slope farming**

Deliberately conducting farming operations on sloping farmland in such a way that tillage is across the general slope.

**Crown**

The upper part of a tree or shrub, including the living branches and their foliage.

**Cryoturbate**

A mass of soil or other unconsolidated earthy material moved or disturbed by frost action. It is typically coarser than the underlying material.

**Cuesta**

An asymmetric ridge capped by resistant rock layers of slight or moderate dip (commonly less than 15 percent slopes); a type of homocline produced by differential erosion of interbedded resistant and weak rocks. A cuesta has a long, gentle slope on one side (dip slope) that roughly parallels the inclined beds; on the other side, it has a relatively short and steep or clifflike slope (scarp) that cuts through the tilted rocks.

**Culmination of the mean annual increment (CMAI)**

The average annual increase per acre in the volume of a stand. Computed by dividing the total volume of the stand by its age. As the stand increases in age, the mean annual increment continues to increase until mortality begins to reduce the rate of increase. The point where the stand reaches its maximum annual rate of growth is called the culmination of the mean annual increment.

**Cutbanks cave**

The walls of excavations tend to cave in or slough.

**Decreasers**

The most heavily grazed climax range plants. Because they are the most palatable, they are the first to be destroyed by overgrazing.

**Deferred grazing**

Postponing grazing or resting grazing land for a prescribed period.

**Delta**

A body of alluvium having a surface that is fan shaped and nearly flat; deposited at or near the mouth of a river or stream where it enters a body of relatively quiet water, generally a sea or lake.

**Dense layer**

A very firm, massive layer that has a bulk density of more than 1.8 grams per cubic centimeter. Such a layer affects the ease of digging and can affect filling and compacting.

**Depression, closed (map symbol)**

A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage.

**Depth, soil**

Generally, the thickness of the soil over bedrock. Very deep soils are more than 60 inches deep over bedrock; deep soils, 40 to 60 inches; moderately deep, 20 to 40 inches; shallow, 10 to 20 inches; and very shallow, less than 10 inches.

**Desert pavement**

A natural, residual concentration or layer of wind-polished, closely packed gravel, boulders, and other rock fragments mantling a desert surface. It forms where wind action and sheetwash have removed all smaller particles or where rock fragments have migrated upward through sediments to the surface. It typically protects the finer grained underlying material from further erosion.

**Diatomaceous earth**

A geologic deposit of fine, grayish siliceous material composed chiefly or entirely of the remains of diatoms.

**Dip slope**

A slope of the land surface, roughly determined by and approximately conforming to the dip of the underlying bedrock.

**Diversion (or diversion terrace)**

A ridge of earth, generally a terrace, built to protect downslope areas by diverting runoff from its natural course.

**Divided-slope farming**

A form of field stripcropping in which crops are grown in a systematic arrangement of two strips, or bands, across the slope to reduce the hazard of water erosion. One strip is in a close-growing crop that provides protection from erosion, and the other strip is in a crop that provides less protection from erosion. This practice is used where slopes are not long enough to permit a full stripcropping pattern to be used.

**Drainage class (natural)**

Refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—*excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained*. These classes are defined in the “Soil Survey Manual.”

**Drainage, surface**

Runoff, or surface flow of water, from an area.

**Drainageway**

A general term for a course or channel along which water moves in draining an area. A term restricted to relatively small, linear depressions that at some time move concentrated water and either do not have a defined channel or have only a small defined channel.

**Draw**

A small stream valley that generally is shallower and more open than a ravine or gulch and that has a broader bottom. The present stream channel may appear inadequate to have cut the drainageway that it occupies.

**Drift**

A general term applied to all mineral material (clay, silt, sand, gravel, and boulders) transported by a glacier and deposited directly by or from the ice or transported by running water emanating from a glacier. Drift includes unstratified material (till) that forms moraines and stratified deposits that form outwash plains, eskers, kames, varves, and glaciofluvial sediments. The term is generally applied to Pleistocene glacial deposits in areas that no longer contain glaciers.

**Drumlin**

A low, smooth, elongated oval hill, mound, or ridge of compact till that has a core of bedrock or drift. It commonly has a blunt nose facing the direction from which the ice approached and a gentler slope tapering in the other direction. The longer axis is parallel to the general direction of glacier flow. Drumlins are products of streamline (laminar) flow of glaciers, which molded the subglacial floor through a combination of erosion and deposition.

**Duff**

A generally firm organic layer on the surface of mineral soils. It consists of fallen plant material that is in the process of decomposition and includes everything from the litter on the surface to underlying pure humus.

**Dune**

A low mound, ridge, bank, or hill of loose, windblown granular material (generally sand), either barren and capable of movement from place to place or covered and stabilized with vegetation but retaining its characteristic shape.

**Earthy fill**

See Mine spoil.

**Ecological site**

An area where climate, soil, and relief are sufficiently uniform to produce a distinct natural plant community. An ecological site is the product of all the environmental factors responsible for its development. It is typified by an association of species that differ from those on other ecological sites in kind and/or proportion of species or in total production.

**Eluviation**

The movement of material in true solution or colloidal suspension from one place to another within the soil. Soil horizons that have lost material through eluviation are eluvial; those that have received material are illuvial.

**Endosaturation**

A type of saturation of the soil in which all horizons between the upper boundary of saturation and a depth of 2 meters are saturated.

**Eolian deposit**

Sand-, silt-, or clay-sized clastic material transported and deposited primarily by wind, commonly in the form of a dune or a sheet of sand or loess.

**Ephemeral stream**

A stream, or reach of a stream, that flows only in direct response to precipitation. It receives no long-continued supply from melting snow or other source, and its channel is above the water table at all times.



**Episaturation**

A type of saturation indicating a perched water table in a soil in which saturated layers are underlain by one or more unsaturated layers within 2 meters of the surface.

**Erosion**

The wearing away of the land surface by water, wind, ice, or other geologic agents and by such processes as gravitational creep.

**Erosion (accelerated)**

Erosion much more rapid than geologic erosion, mainly as a result of human or animal activities or of a catastrophe in nature, such as a fire, that exposes the surface.

**Erosion (geologic)**

Erosion caused by geologic processes acting over long geologic periods and resulting in the wearing away of mountains and the building up of such landscape features as flood plains and coastal plains. Synonym: natural erosion.

**Erosion pavement**

A surficial lag concentration or layer of gravel and other rock fragments that remains on the soil surface after sheet or rill erosion or wind has removed the finer soil particles and that tends to protect the underlying soil from further erosion.

**Erosion surface**

A land surface shaped by the action of erosion, especially by running water.

**Escarpment**

A relatively continuous and steep slope or cliff breaking the general continuity of more gently sloping land surfaces and resulting from erosion or faulting. Most commonly applied to cliffs produced by differential erosion. Synonym: scarp.

**Escarpment, bedrock (map symbol)**

A relatively continuous and steep slope or cliff, produced by erosion or faulting, that breaks the general continuity of more gently sloping land surfaces. Exposed material is hard or soft bedrock.

**Escarpment, nonbedrock (map symbol)**

A relatively continuous and steep slope or cliff, generally produced by erosion but in some places produced by faulting, that breaks the continuity of more gently sloping land surfaces. Exposed earthy material is nonsoil or very shallow soil.

**Esker**

A long, narrow, sinuous, steep-sided ridge of stratified sand and gravel deposited as the bed of a stream flowing in an ice tunnel within or below the ice (subglacial) or between ice walls on top of the ice of a wasting glacier and left

behind as high ground when the ice melted. Eskers range in length from less than a kilometer to more than 160 kilometers and in height from 3 to 30 meters.

**Extrusive rock**

Igneous rock derived from deep-seated molten matter (magma) deposited and cooled on the earth's surface.

**Fallow**

Cropland left idle in order to restore productivity through accumulation of moisture. Summer fallow is common in regions of limited rainfall where cereal grain is grown. The soil is tilled for at least one growing season for weed control and decomposition of plant residue.

**Fan remnant**

A general term for landforms that are the remaining parts of older fan landforms, such as alluvial fans, that have been either dissected or partially buried.

**Fertility, soil**

The quality that enables a soil to provide plant nutrients, in adequate amounts and in proper balance, for the growth of specified plants when light, moisture, temperature, tilth, and other growth factors are favorable.

**Fibric soil material (peat)**

The least decomposed of all organic soil material. Peat contains a large amount of well preserved fiber that is readily identifiable according to botanical origin. Peat has the lowest bulk density and the highest water content at saturation of all organic soil material.

**Field moisture capacity**

The moisture content of a soil, expressed as a percentage of the oven-dry weight, after the gravitational, or free, water has drained away; the field moisture content 2 or 3 days after a soaking rain; also called *normal field capacity*, *normal moisture capacity*, or *capillary capacity*.

**Fill slope**

A sloping surface consisting of excavated soil material from a road cut. It commonly is on the downhill side of the road.

**Fine textured soil**

Sandy clay, silty clay, or clay.

**Firebreak**

An area cleared of flammable material to stop or help control creeping or running fires. It also serves as a line from which to work and to facilitate the movement of firefighters and equipment. Designated roads also serve as firebreaks.

**First bottom**

An obsolete, informal term loosely applied to the lowest flood-plain steps that are subject to regular flooding.

**Flaggy soil material**

Material that has, by volume, 15 to 35 percent flagstones. Very flaggy soil material has 35 to 60 percent flagstones, and extremely flaggy soil material has more than 60 percent flagstones.

**Flagstone**

A thin fragment of sandstone, limestone, slate, shale, or (rarely) schist 6 to 15 inches (15 to 38 centimeters) long.

**Flood plain**

The nearly level plain that borders a stream and is subject to flooding unless protected artificially.

**Flood-plain landforms**

A variety of constructional and erosional features produced by stream channel migration and flooding. Examples include backswamps, flood-plain splays, meanders, meander belts, meander scrolls, oxbow lakes, and natural levees.

**Flood-plain splay**

A fan-shaped deposit or other outspread deposit formed where an overloaded stream breaks through a levee (natural or artificial) and deposits its material (commonly coarse grained) on the flood plain.

**Flood-plain step**

An essentially flat, terrace-like alluvial surface within a valley that is frequently covered by floodwater from the present stream; any approximately horizontal surface still actively modified by fluvial scour and/or deposition. May occur individually or as a series of steps.

**Fluvial**

Of or pertaining to rivers or streams; produced by stream or river action.

**Foothills**

A region of steeply sloping hills that fringes a mountain range or high-plateau escarpment. The hills have relief of as much as 1,000 feet (300 meters).

**Footslope**

The concave surface at the base of a hillslope. A footslope is a transition zone between upslope sites of erosion and transport (shoulders and backslopes) and downslope sites of deposition (toeslopes).

**Forb**

Any herbaceous plant not a grass or a sedge.

**Forest cover**

All trees and other woody plants (underbrush) covering the ground in a forest.

**Forest type**

A stand of trees similar in composition and development because of given physical and biological factors by which it may be differentiated from other stands.

**Fragipan**

A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

**Genesis, soil**

The mode of origin of the soil. Refers especially to the processes or soil-forming factors responsible for the formation of the solum, or true soil, from the unconsolidated parent material.

**Gilgai**

Commonly, a succession of microbasins and microknolls in nearly level areas or of microvalleys and microridges parallel with the slope. Typically, the microrelief of clayey soils that shrink and swell considerably with changes in moisture content.

**Glaciofluvial deposits**

Material moved by glaciers and subsequently sorted and deposited by streams flowing from the melting ice. The deposits are stratified and occur in the form of outwash plains, valley trains, deltas, kames, eskers, and kame terraces.

**Glaciolacustrine deposits**

Material ranging from fine clay to sand derived from glaciers and deposited in glacial lakes mainly by glacial meltwater. Many deposits are bedded or laminated.

**Gleyed soil**

Soil that formed under poor drainage, resulting in the reduction of iron and other elements in the profile and in gray colors.

**Graded stripcropping**

Growing crops in strips that grade toward a protected waterway.

**Grassed waterway**

A natural or constructed waterway, typically broad and shallow, seeded to grass as protection against erosion. Conducts surface water away from cropland.



**Gravel**

Rounded or angular fragments of rock as much as 3 inches (2 millimeters to 7.6 centimeters) in diameter. An individual piece is a pebble.

**Gravel pit (map symbol)**

An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel.

**Gravelly soil material**

Material that has 15 to 35 percent, by volume, rounded or angular rock fragments, not prominently flattened, as much as 3 inches (7.6 centimeters) in diameter.

**Gravelly spot (map symbol)**

A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments.

**Green manure crop (agronomy)**

A soil-improving crop grown to be plowed under in an early stage of maturity or soon after maturity.

**Ground water**

Water filling all the unblocked pores of the material below the water table.

**Gully (map symbol)**

A small, steep-sided channel caused by erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. The distinction between a gully and a rill is one of depth. A gully generally is an obstacle to farm machinery and is too deep to be obliterated by ordinary tillage whereas a rill is of lesser depth and can be smoothed over by ordinary tillage.

**Hard bedrock**

Bedrock that cannot be excavated except by blasting or by the use of special equipment that is not commonly used in construction.

**Hard to reclaim**

Reclamation is difficult after the removal of soil for construction and other uses. Revegetation and erosion control are extremely difficult.

**Hardpan**

A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

**Head slope (geomorphology)**

A geomorphic component of hills consisting of a laterally concave area of a hillside, especially at the head of a drainageway. The overland waterflow is converging.

**Hemic soil material (mucky peat)**

Organic soil material intermediate in degree of decomposition between the less decomposed fibric material and the more decomposed sapric material.

**High-residue crops**

Such crops as small grain and corn used for grain. If properly managed, residue from these crops can be used to control erosion until the next crop in the rotation is established. These crops return large amounts of organic matter to the soil.

**Hill**

A generic term for an elevated area of the land surface, rising as much as 1,000 feet above surrounding lowlands, commonly of limited summit area and having a well defined outline. Slopes are generally more than 15 percent. The distinction between a hill and a mountain is arbitrary and may depend on local usage.

**Hillslope**

A generic term for the steeper part of a hill between its summit and the drainage line, valley flat, or depression floor at the base of a hill.

**Horizon, soil**

A layer of soil, approximately parallel to the surface, having distinct characteristics produced by soil-forming processes. In the identification of soil horizons, an uppercase letter represents the major horizons. Numbers or lowercase letters that follow represent subdivisions of the major horizons. An explanation of the subdivisions is given in the "Soil Survey Manual." The major horizons of mineral soil are as follows:

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*O horizon:* An organic layer of fresh and decaying plant residue.

*L horizon:* A layer of organic and mineral limnic materials, including coprogenous earth (sedimentary peat), diatomaceous earth, and marl.

*A horizon:* The mineral horizon at or near the surface in which an accumulation of humified organic matter is mixed with the mineral material. Also, a plowed surface horizon, most of which was originally part of a B horizon.

*E horizon:* The mineral horizon in which the main feature is loss of silicate clay, iron, aluminum, or some combination of these.

*B horizon:* The mineral horizon below an A horizon. The B horizon is in part a layer of transition from the overlying A to the underlying C horizon. The B horizon also has distinctive characteristics, such as (1) accumulation of clay, sesquioxides, humus, or a combination of these; (2) prismatic or blocky structure; (3) redder or browner colors than those in the A horizon; or (4) a combination of these.

*C horizon:* The mineral horizon or layer, excluding indurated bedrock, that is little affected by soil-forming processes and does not have the properties typical of the overlying soil material. The material of a C horizon may be either like or unlike that in which the solum formed. If the material is known to differ from that in the solum, an Arabic numeral, commonly a 2, precedes the letter C.

*Cr horizon:* Soft, consolidated bedrock beneath the soil.

*R layer:* Consolidated bedrock beneath the soil. The bedrock commonly underlies a C horizon, but it can be directly below an A or a B horizon.

*M layer:* A root-limiting subsoil layer consisting of nearly continuous, horizontally oriented, human-manufactured materials.

*W layer:* A layer of water within or beneath the soil.

### **Humus**

The well decomposed, more or less stable part of the organic matter in mineral soils.

### **Hydrologic soil groups**

Refers to soils grouped according to their runoff potential. The soil properties that influence this potential are those that affect the minimum rate of water infiltration on a bare soil during periods after prolonged wetting when the soil is not frozen. These properties include depth to a seasonal high water table, the infiltration rate, and depth to a layer that significantly restricts the downward movement of water. The slope and the kind of plant cover are not considered but are separate factors in predicting runoff.

### **Igneous rock**

Rock that was formed by cooling and solidification of magma and that has not been changed appreciably by weathering since its formation. Major varieties include plutonic and volcanic rock (e.g., andesite, basalt, and granite).

### **Illuviation**

The movement of soil material from one horizon to another in the soil profile. Generally, material is removed from an upper horizon and deposited in a lower horizon.

**Impervious soil**

A soil through which water, air, or roots penetrate slowly or not at all. No soil is absolutely impervious to air and water all the time.

**Increasesers**

Species in the climax vegetation that increase in amount as the more desirable plants are reduced by close grazing. Increasesers commonly are the shorter plants and the less palatable to livestock.

**Infiltration**

The downward entry of water into the immediate surface of soil or other material, as contrasted with percolation, which is movement of water through soil layers or material.

**Infiltration capacity**

The maximum rate at which water can infiltrate into a soil under a given set of conditions.

**Infiltration rate**

The rate at which water penetrates the surface of the soil at any given instant, usually expressed in inches per hour. The rate can be limited by the infiltration capacity of the soil or the rate at which water is applied at the surface.

**Intake rate**

The average rate of water entering the soil under irrigation. Most soils have a fast initial rate; the rate decreases with application time. Therefore, intake rate for design purposes is not a constant but is a variable depending on the net irrigation application. The rate of water intake, in inches per hour, is expressed as follows:

*Very low:* Less than 0.2

*Low:* 0.2 to 0.4

*Moderately low:* 0.4 to 0.75

*Moderate:* 0.75 to 1.25

*Moderately high:* 1.25 to 1.75

*High:* 1.75 to 2.5

*Very high:* More than 2.5

**Interfluve**

A landform composed of the relatively undissected upland or ridge between two adjacent valleys containing streams flowing in the same general direction. An elevated area between two drainageways that sheds water to those drainageways.

**Interfluve (geomorphology)**

A geomorphic component of hills consisting of the uppermost, comparatively level or gently sloping area of a hill; shoulders of backwearing hillslopes can narrow the upland or can merge, resulting in a strongly convex shape.



### **Intermittent stream**

A stream, or reach of a stream, that does not flow year-round but that is commonly dry for 3 or more months out of 12 and whose channel is generally below the local water table. It flows only during wet periods or when it receives ground-water discharge or long, continued contributions from melting snow or other surface and shallow subsurface sources.

### **Invaders**

On range, plants that encroach into an area and grow after the climax vegetation has been reduced by grazing. Generally, plants invade following disturbance of the surface.

### **Iron depletions**

See Redoximorphic features.

### **Irrigation**

Application of water to soils to assist in production of crops. Methods of irrigation are:

*Basin:* Water is applied rapidly to nearly level plains surrounded by levees or dikes.

*Border:* Water is applied at the upper end of a strip in which the lateral flow of water is controlled by small earth ridges called border dikes, or borders.

*Controlled flooding:* Water is released at intervals from closely spaced field ditches and distributed uniformly over the field.

*Corrugation:* Water is applied to small, closely spaced furrows or ditches in fields of close-growing crops or in orchards so that it flows in only one direction.

*Drip (or trickle):* Water is applied slowly and under low pressure to the surface of the soil or into the soil through such applicators as emitters, porous tubing, or perforated pipe.

*Furrow:* Water is applied in small ditches made by cultivation implements. Furrows are used for tree and row crops.

*Sprinkler:* Water is sprayed over the soil surface through pipes or nozzles from a pressure system.

*Subirrigation:* Water is applied in open ditches or tile lines until the water table is raised enough to wet the soil.

*Wild flooding:* Water, released at high points, is allowed to flow onto an area without controlled distribution.

### **Kame**

A low mound, knob, hummock, or short irregular ridge composed of stratified sand and gravel deposited by a subglacial stream as a fan or delta at the margin of a melting glacier; by a supraglacial stream in a low place or hole on the surface of the glacier; or as a ponded deposit on the surface or at the margin of stagnant ice.

**Karst (topography)**

A kind of topography that formed in limestone, gypsum, or other soluble rocks by dissolution and that is characterized by closed depressions, sinkholes, caves, and underground drainage.

**Knoll**

A small, low, rounded hill rising above adjacent landforms.

**Ksat**

See Saturated hydraulic conductivity.

**Lacustrine deposit**

Material deposited in lake water and exposed when the water level is lowered or the elevation of the land is raised.

**Lake plain**

A nearly level surface marking the floor of an extinct lake filled by well sorted, generally fine textured, stratified deposits, commonly containing varves.

**Lake terrace**

A narrow shelf, partly cut and partly built, produced along a lakeshore in front of a scarp line of low cliffs and later exposed when the water level falls.

**Landfill (map symbol)**

An area of accumulated waste products of human habitation, either above or below natural ground level.

**Landslide**

A general, encompassing term for most types of mass movement landforms and processes involving the downslope transport and outward deposition of soil and rock materials caused by gravitational forces; the movement may or may not involve saturated materials. The speed and distance of movement, as well as the amount of soil and rock material, vary greatly.

**Large stones**

Rock fragments 3 inches (7.6 centimeters) or more across. Large stones adversely affect the specified use of the soil.

**Lava flow (map symbol)**

A solidified, commonly lobate body of rock formed through lateral, surface outpouring of molten lava from a vent or fissure.

**Leaching**

The removal of soluble material from soil or other material by percolating water.

**Levee (map symbol)**

An embankment that confines or controls water, especially one built along the banks of a river to prevent overflow onto lowlands.

**Linear extensibility**

Refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. Linear extensibility is used to determine the shrink-swell potential of soils. It is an expression of the volume change between the water content of the clod at  $1/3$ - or  $1/10$ -bar tension (33kPa or 10kPa tension) and oven dryness. Volume change is influenced by the amount and type of clay minerals in the soil. The volume change is the percent change for the whole soil. If it is expressed as a fraction, the resulting value is COLE, coefficient of linear extensibility.

**Liquid limit**

The moisture content at which the soil passes from a plastic to a liquid state.

**Loam**

Soil material that is 7 to 27 percent clay particles, 28 to 50 percent silt particles, and less than 52 percent sand particles.

**Loess**

Material transported and deposited by wind and consisting dominantly of silt-sized particles.

**Low strength**

The soil is not strong enough to support loads.

**Low-residue crops**

Such crops as corn used for silage, peas, beans, and potatoes. Residue from these crops is not adequate to control erosion until the next crop in the rotation is established. These crops return little organic matter to the soil.

**Marl**

An earthy, unconsolidated deposit consisting chiefly of calcium carbonate mixed with clay in approximately equal proportions; formed primarily under freshwater lacustrine conditions but also formed in more saline environments.

**Marsh or swamp (map symbol)**

A water-saturated, very poorly drained area that is intermittently or permanently covered by water. Sedges, cattails, and rushes are the dominant vegetation in marshes, and trees or shrubs are the dominant vegetation in swamps. Not used in map units where the named soils are poorly drained or very poorly drained.

**Mass movement**

A generic term for the dislodgment and downslope transport of soil and rock material as a unit under direct gravitational stress.

**Masses**

See Redoximorphic features.

**Meander belt**

The zone within which migration of a meandering channel occurs; the flood-plain area included between two imaginary lines drawn tangential to the outer bends of active channel loops.

**Meander scar**

A crescent-shaped, concave or linear mark on the face of a bluff or valley wall, produced by the lateral erosion of a meandering stream that impinged upon and undercut the bluff.

**Meander scroll**

One of a series of long, parallel, close-fitting, crescent-shaped ridges and troughs formed along the inner bank of a stream meander as the channel migrated laterally down-valley and toward the outer bank.

**Mechanical treatment**

Use of mechanical equipment for seeding, brush management, and other management practices.

**Medium textured soil**

Very fine sandy loam, loam, silt loam, or silt.

**Mesa**

A broad, nearly flat topped and commonly isolated landmass bounded by steep slopes or precipitous cliffs and capped by layers of resistant, nearly horizontal rocky material. The summit width is characteristically greater than the height of the bounding escarpments.

**Metamorphic rock**

Rock of any origin altered in mineralogical composition, chemical composition, or structure by heat, pressure, and movement at depth in the earth's crust. Nearly all such rocks are crystalline.

**Mine or quarry (map symbol)**

An open excavation from which soil and underlying material have been removed and in which bedrock is exposed. Also denotes surface openings to underground mines.

**Mine spoil**

An accumulation of displaced earthy material, rock, or other waste material removed during mining or excavation. Also called earthy fill.

**Mineral soil**

Soil that is mainly mineral material and low in organic material. Its bulk density is more than that of organic soil.



**Minimum tillage**

Only the tillage essential to crop production and prevention of soil damage.

**Miscellaneous area**

A kind of map unit that has little or no natural soil and supports little or no vegetation.

**Miscellaneous water (map symbol)**

Small, constructed bodies of water that are used for industrial, sanitary, or mining applications and that contain water most of the year.

**Moderately coarse textured soil**

Coarse sandy loam, sandy loam, or fine sandy loam.

**Moderately fine textured soil**

Clay loam, sandy clay loam, or silty clay loam.

**Mollic epipedon**

A thick, dark, humus-rich surface horizon (or horizons) that has high base saturation and pedogenic soil structure. It may include the upper part of the subsoil.

**Moraine**

In terms of glacial geology, a mound, ridge, or other topographically distinct accumulation of unsorted, unstratified drift, predominantly till, deposited primarily by the direct action of glacial ice in a variety of landforms. Also, a general term for a landform composed mainly of till (except for kame moraines, which are composed mainly of stratified outwash) that has been deposited by a glacier. Some types of moraines are disintegration, end, ground, kame, lateral, recessional, and terminal.

**Morphology, soil**

The physical makeup of the soil, including the texture, structure, porosity, consistence, color, and other physical, mineral, and biological properties of the various horizons, and the thickness and arrangement of those horizons in the soil profile.

**Mottling, soil**

Irregular spots of different colors that vary in number and size. Descriptive terms are as follows: abundance—*few*, *common*, and *many*; size—*fine*, *medium*, and *coarse*; and contrast—*faint*, *distinct*, and *prominent*. The size measurements are of the diameter along the greatest dimension. *Fine* indicates less than 5 millimeters (about 0.2 inch); *medium*, from 5 to 15 millimeters (about 0.2 to 0.6 inch); and *coarse*, more than 15 millimeters (about 0.6 inch).

**Mountain**

A generic term for an elevated area of the land surface, rising more than 1,000 feet (300 meters) above surrounding lowlands, commonly of restricted summit area (relative to a plateau) and generally having steep sides. A mountain can

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occur as a single, isolated mass or in a group forming a chain or range. Mountains are formed primarily by tectonic activity and/or volcanic action but can also be formed by differential erosion.

### **Muck**

Dark, finely divided, well decomposed organic soil material. (See Sapric soil material.)

### **Mucky peat**

See Hemic soil material.

### **Mudstone**

A blocky or massive, fine grained sedimentary rock in which the proportions of clay and silt are approximately equal. Also, a general term for such material as clay, silt, claystone, siltstone, shale, and argillite and that should be used only when the amounts of clay and silt are not known or cannot be precisely identified.

### **Munsell notation**

A designation of color by degrees of three simple variables—hue, value, and chroma. For example, a notation of 10YR 6/4 is a color with hue of 10YR, value of 6, and chroma of 4.

### **Natric horizon**

A special kind of argillic horizon that contains enough exchangeable sodium to have an adverse effect on the physical condition of the subsoil.

### **Neutral soil**

A soil having a pH value of 6.6 to 7.3. (See Reaction, soil.)

### **Nodules**

See Redoximorphic features.

### **Nose slope (geomorphology)**

A geomorphic component of hills consisting of the projecting end (laterally convex area) of a hillside. The overland waterflow is predominantly divergent. Nose slopes consist dominantly of colluvium and slope-wash sediments (for example, slope alluvium).

### **Nutrient, plant**

Any element taken in by a plant essential to its growth. Plant nutrients are mainly nitrogen, phosphorus, potassium, calcium, magnesium, sulfur, iron, manganese, copper, boron, and zinc obtained from the soil and carbon, hydrogen, and oxygen obtained from the air and water.

### **Organic matter**

Plant and animal residue in the soil in various stages of decomposition. The content of organic matter in the surface layer is described as follows:

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*Very low:* Less than 0.5 percent

*Low:* 0.5 to 1.0 percent

*Moderately low:* 1.0 to 2.0 percent

*Moderate:* 2.0 to 4.0 percent

*High:* 4.0 to 8.0 percent

*Very high:* More than 8.0 percent

### **Outwash**

Stratified and sorted sediments (chiefly sand and gravel) removed or “washed out” from a glacier by meltwater streams and deposited in front of or beyond the end moraine or the margin of a glacier. The coarser material is deposited nearer to the ice.

### **Outwash plain**

An extensive lowland area of coarse textured glaciofluvial material. An outwash plain is commonly smooth; where pitted, it generally is low in relief.

### **Paleoterrace**

An erosional remnant of a terrace that retains the surface form and alluvial deposits of its origin but was not emplaced by, and commonly does not grade to, a present-day stream or drainage network.

### **Pan**

A compact, dense layer in a soil that impedes the movement of water and the growth of roots. For example, *hardpan*, *fragipan*, *claypan*, *plowpan*, and *traffic pan*.

### **Parent material**

The unconsolidated organic and mineral material in which soil forms.

### **Peat**

Unconsolidated material, largely undecomposed organic matter, that has accumulated under excess moisture. (See Fibric soil material.)

### **Ped**

An individual natural soil aggregate, such as a granule, a prism, or a block.

### **Pedisediment**

A layer of sediment, eroded from the shoulder and backslope of an erosional slope, that lies on and is being (or was) transported across a gently sloping erosional surface at the foot of a receding hill or mountain slope.

### **Pedon**

The smallest volume that can be called “a soil.” A pedon is three dimensional and large enough to permit study of all horizons. Its area ranges from about 10 to 100 square feet (1 square meter to 10 square meters), depending on the variability of the soil.

**Percolation**

The movement of water through the soil.

**Perennial water (map symbol)**

Small, natural or constructed lakes, ponds, or pits that contain water most of the year.

**Permafrost**

Ground, soil, or rock that remains at or below 0 degrees C for at least 2 years. It is defined on the basis of temperature and is not necessarily frozen.

**pH value**

A numerical designation of acidity and alkalinity in soil. (See Reaction, soil.)

**Phase, soil**

A subdivision of a soil series based on features that affect its use and management, such as slope, stoniness, and flooding.

**Piping**

Formation of subsurface tunnels or pipelike cavities by water moving through the soil.

**Pitting**

Pits caused by melting around ice. They form on the soil after plant cover is removed.

**Plastic limit**

The moisture content at which a soil changes from semisolid to plastic.

**Plasticity index**

The numerical difference between the liquid limit and the plastic limit; the range of moisture content within which the soil remains plastic.

**Plateau (geomorphology)**

A comparatively flat area of great extent and elevation; specifically, an extensive land region that is considerably elevated (more than 100 meters) above the adjacent lower lying terrain, is commonly limited on at least one side by an abrupt descent, and has a flat or nearly level surface. A comparatively large part of a plateau surface is near summit level.

**Playa**

The generally dry and nearly level lake plain that occupies the lowest parts of closed depressions, such as those on intermontane basin floors. Temporary flooding occurs primarily in response to precipitation and runoff. Playa deposits are fine grained and may or may not have a high water table and saline conditions.



**Plinthite**

The sesquioxide-rich, humus-poor, highly weathered mixture of clay with quartz and other diluents. It commonly appears as red mottles, usually in platy, polygonal, or reticulate patterns. Plinthite changes irreversibly to an ironstone hardpan or to irregular aggregates on repeated wetting and drying, especially if it is exposed also to heat from the sun. In a moist soil, plinthite can be cut with a spade. It is a form of laterite.

**Plowpan**

A compacted layer formed in the soil directly below the plowed layer.

**Ponding**

Standing water on soils in closed depressions. Unless the soils are artificially drained, the water can be removed only by percolation or evapotranspiration.

**Poorly graded**

Refers to a coarse grained soil or soil material consisting mainly of particles of nearly the same size. Because there is little difference in size of the particles, density can be increased only slightly by compaction.

**Pore linings**

See Redoximorphic features.

**Potential native plant community**

See Climax plant community.

**Potential rooting depth (effective rooting depth)**

Depth to which roots could penetrate if the content of moisture in the soil were adequate. The soil has no properties restricting the penetration of roots to this depth.

**Prescribed burning**

Deliberately burning an area for specific management purposes, under the appropriate conditions of weather and soil moisture and at the proper time of day.

**Productivity, soil**

The capability of a soil for producing a specified plant or sequence of plants under specific management.

**Profile, soil**

A vertical section of the soil extending through all its horizons and into the parent material.

**Proper grazing use**

Grazing at an intensity that maintains enough cover to protect the soil and maintain or improve the quantity and quality of the desirable vegetation. This practice increases the vigor and reproduction capacity of the key plants and

promotes the accumulation of litter and mulch necessary to conserve soil and water.

### **Rangeland**

Land on which the potential natural vegetation is predominantly grasses, grasslike plants, forbs, or shrubs suitable for grazing or browsing. It includes natural grasslands, savannas, many wetlands, some deserts, tundras, and areas that support certain forb and shrub communities.

### **Reaction, soil**

A measure of acidity or alkalinity of a soil, expressed as pH values. A soil that tests to pH 7.0 is described as precisely neutral in reaction because it is neither acid nor alkaline. The degrees of acidity or alkalinity, expressed as pH values, are:

*Ultra acid:* Less than 3.5

*Extremely acid:* 3.5 to 4.4

*Very strongly acid:* 4.5 to 5.0

*Strongly acid:* 5.1 to 5.5

*Moderately acid:* 5.6 to 6.0

*Slightly acid:* 6.1 to 6.5

*Neutral:* 6.6 to 7.3

*Slightly alkaline:* 7.4 to 7.8

*Moderately alkaline:* 7.9 to 8.4

*Strongly alkaline:* 8.5 to 9.0

*Very strongly alkaline:* 9.1 and higher

### **Red beds**

Sedimentary strata that are mainly red and are made up largely of sandstone and shale.

### **Redoximorphic concentrations**

See Redoximorphic features.

### **Redoximorphic depletions**

See Redoximorphic features.

### **Redoximorphic features**

Redoximorphic features are associated with wetness and result from alternating periods of reduction and oxidation of iron and manganese compounds in the soil. Reduction occurs during saturation with water, and oxidation occurs when the soil is not saturated. Characteristic color patterns are created by these processes. The reduced iron and manganese ions may be removed from a soil if vertical or lateral fluxes of water occur, in which case there is no iron or manganese precipitation in that soil. Wherever the iron and manganese are oxidized and precipitated, they form either soft masses or hard concretions or nodules. Movement of iron and manganese as a result of redoximorphic processes in a soil may result in redoximorphic features that are defined as follows:

## Custom Soil Resource Report

1. Redoximorphic concentrations.—These are zones of apparent accumulation of iron-manganese oxides, including:
  - A. Nodules and concretions, which are cemented bodies that can be removed from the soil intact. Concretions are distinguished from nodules on the basis of internal organization. A concretion typically has concentric layers that are visible to the naked eye. Nodules do not have visible organized internal structure; *and*
  - B. Masses, which are noncemented concentrations of substances within the soil matrix; *and*
  - C. Pore linings, i.e., zones of accumulation along pores that may be either coatings on pore surfaces or impregnations from the matrix adjacent to the pores.
2. Redoximorphic depletions.—These are zones of low chroma (chromas less than those in the matrix) where either iron-manganese oxides alone or both iron-manganese oxides and clay have been stripped out, including:
  - A. Iron depletions, i.e., zones that contain low amounts of iron and manganese oxides but have a clay content similar to that of the adjacent matrix; *and*
  - B. Clay depletions, i.e., zones that contain low amounts of iron, manganese, and clay (often referred to as silt coatings or skeletans).
3. Reduced matrix.—This is a soil matrix that has low chroma *in situ* but undergoes a change in hue or chroma within 30 minutes after the soil material has been exposed to air.

### **Reduced matrix**

See Redoximorphic features.

### **Regolith**

All unconsolidated earth materials above the solid bedrock. It includes material weathered in place from all kinds of bedrock and alluvial, glacial, eolian, lacustrine, and pyroclastic deposits.

### **Relief**

The relative difference in elevation between the upland summits and the lowlands or valleys of a given region.

### **Residuum (residual soil material)**

Unconsolidated, weathered or partly weathered mineral material that accumulated as bedrock disintegrated in place.

### **Rill**

A very small, steep-sided channel resulting from erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. A rill generally is not an obstacle to wheeled vehicles and is shallow enough to be smoothed over by ordinary tillage.

**Riser**

The vertical or steep side slope (e.g., escarpment) of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural, steplike landforms, such as successive stream terraces.

**Road cut**

A sloping surface produced by mechanical means during road construction. It is commonly on the uphill side of the road.

**Rock fragments**

Rock or mineral fragments having a diameter of 2 millimeters or more; for example, pebbles, cobbles, stones, and boulders.

**Rock outcrop (map symbol)**

An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow over bedrock or where "Rock outcrop" is a named component of the map unit.

**Root zone**

The part of the soil that can be penetrated by plant roots.

**Runoff**

The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground-water runoff or seepage flow from ground water.

**Saline soil**

A soil containing soluble salts in an amount that impairs growth of plants. A saline soil does not contain excess exchangeable sodium.

**Saline spot (map symbol)**

An area where the surface layer has an electrical conductivity of 8 mmhos/cm more than the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has an electrical conductivity of 2 mmhos/cm or less.

**Sand**

As a soil separate, individual rock or mineral fragments from 0.05 millimeter to 2.0 millimeters in diameter. Most sand grains consist of quartz. As a soil textural class, a soil that is 85 percent or more sand and not more than 10 percent clay.

**Sandstone**

Sedimentary rock containing dominantly sand-sized particles.



**Sandy spot (map symbol)**

A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer.

**Sapric soil material (muck)**

The most highly decomposed of all organic soil material. Muck has the least amount of plant fiber, the highest bulk density, and the lowest water content at saturation of all organic soil material.

**Saturated hydraulic conductivity (Ksat)**

The ease with which pores of a saturated soil transmit water. Formally, the proportionality coefficient that expresses the relationship of the rate of water movement to hydraulic gradient in Darcy's Law, a law that describes the rate of water movement through porous media. Commonly abbreviated as "Ksat." Terms describing saturated hydraulic conductivity are:

*Very high:* 100 or more micrometers per second (14.17 or more inches per hour)

*High:* 10 to 100 micrometers per second (1.417 to 14.17 inches per hour)

*Moderately high:* 1 to 10 micrometers per second (0.1417 inch to 1.417 inches per hour)

*Moderately low:* 0.1 to 1 micrometer per second (0.01417 to 0.1417 inch per hour)

*Low:* 0.01 to 0.1 micrometer per second (0.001417 to 0.01417 inch per hour)

*Very low:* Less than 0.01 micrometer per second (less than 0.001417 inch per hour).

To convert inches per hour to micrometers per second, multiply inches per hour by 7.0572. To convert micrometers per second to inches per hour, multiply micrometers per second by 0.1417.

**Saturation**

Wetness characterized by zero or positive pressure of the soil water. Under conditions of saturation, the water will flow from the soil matrix into an unlined auger hole.

**Scarification**

The act of abrading, scratching, loosening, crushing, or modifying the surface to increase water absorption or to provide a more tillable soil.

**Sedimentary rock**

A consolidated deposit of clastic particles, chemical precipitates, or organic remains accumulated at or near the surface of the earth under normal low temperature and pressure conditions. Sedimentary rocks include consolidated equivalents of alluvium, colluvium, drift, and eolian, lacustrine, and marine deposits. Examples are sandstone, siltstone, mudstone, claystone, shale, conglomerate, limestone, dolomite, and coal.

**Sequum**

A sequence consisting of an illuvial horizon and the overlying eluvial horizon. (See Eluviation.)

**Series, soil**

A group of soils that have profiles that are almost alike, except for differences in texture of the surface layer. All the soils of a series have horizons that are similar in composition, thickness, and arrangement.

**Severely eroded spot (map symbol)**

An area where, on the average, 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units in which "severely eroded," "very severely eroded," or "gullied" is part of the map unit name.

**Shale**

Sedimentary rock that formed by the hardening of a deposit of clay, silty clay, or silty clay loam and that has a tendency to split into thin layers.

**Sheet erosion**

The removal of a fairly uniform layer of soil material from the land surface by the action of rainfall and surface runoff.

**Short, steep slope (map symbol)**

A narrow area of soil having slopes that are at least two slope classes steeper than the slope class of the surrounding map unit.

**Shoulder**

The convex, erosional surface near the top of a hillslope. A shoulder is a transition from summit to backslope.

**Shrink-swell**

The shrinking of soil when dry and the swelling when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. It can also damage plant roots.

**Shrub-coppice dune**

A small, streamlined dune that forms around brush and clump vegetation.

**Side slope (geomorphology)**

A geomorphic component of hills consisting of a laterally planar area of a hillside. The overland waterflow is predominantly parallel. Side slopes are dominantly colluvium and slope-wash sediments.

**Silica**

A combination of silicon and oxygen. The mineral form is called quartz.

**Silica-sesquioxide ratio**

The ratio of the number of molecules of silica to the number of molecules of alumina and iron oxide. The more highly weathered soils or their clay fractions in warm-temperate, humid regions, and especially those in the tropics, generally have a low ratio.

**Silt**

As a soil separate, individual mineral particles that range in diameter from the upper limit of clay (0.002 millimeter) to the lower limit of very fine sand (0.05 millimeter). As a soil textural class, soil that is 80 percent or more silt and less than 12 percent clay.

**Siltstone**

An indurated silt having the texture and composition of shale but lacking its fine lamination or fissility; a massive mudstone in which silt predominates over clay.

**Similar soils**

Soils that share limits of diagnostic criteria, behave and perform in a similar manner, and have similar conservation needs or management requirements for the major land uses in the survey area.

**Sinkhole (map symbol)**

A closed, circular or elliptical depression, commonly funnel shaped, characterized by subsurface drainage and formed either by dissolution of the surface of underlying bedrock (e.g., limestone, gypsum, or salt) or by collapse of underlying caves within bedrock. Complexes of sinkholes in carbonate-rock terrain are the main components of karst topography.

**Site index**

A designation of the quality of a forest site based on the height of the dominant stand at an arbitrarily chosen age. For example, if the average height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 75 feet, the site index is 75.

**Slickensides (pedogenic)**

Grooved, striated, and/or glossy (shiny) slip faces on structural peds, such as wedges; produced by shrink-swell processes, most commonly in soils that have a high content of expansive clays.

**Slide or slip (map symbol)**

A prominent landform scar or ridge caused by fairly recent mass movement or descent of earthy material resulting from failure of earth or rock under shear stress along one or several surfaces.

**Slope**

The inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by horizontal distance, then multiplied by 100. Thus, a slope of 20 percent is a drop of 20 feet in 100 feet of horizontal distance.

**Slope alluvium**

Sediment gradually transported down the slopes of mountains or hills primarily by nonchannel alluvial processes (i.e., slope-wash processes) and characterized by particle sorting. Lateral particle sorting is evident on long slopes. In a profile sequence, sediments may be distinguished by differences in size and/or specific gravity of rock fragments and may be separated by stone lines. Burnished peds and sorting of rounded or subrounded pebbles or cobbles distinguish these materials from unsorted colluvial deposits.

**Slow refill**

The slow filling of ponds, resulting from restricted water transmission in the soil.

**Slow water movement**

Restricted downward movement of water through the soil. See Saturated hydraulic conductivity.

**Sodic (alkali) soil**

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

**Sodic spot (map symbol)**

An area where the surface layer has a sodium adsorption ratio that is at least 10 more than that of the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has a sodium adsorption ratio of 5 or less.

**Sodicity**

The degree to which a soil is affected by exchangeable sodium. Sodicity is expressed as a sodium adsorption ratio (SAR) of a saturation extract, or the ratio of  $\text{Na}^+$  to  $\text{Ca}^{++} + \text{Mg}^{++}$ . The degrees of sodicity and their respective ratios are:

*Slight:* Less than 13:1

*Moderate:* 13-30:1

*Strong:* More than 30:1

**Sodium adsorption ratio (SAR)**

A measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration.

**Soft bedrock**

Bedrock that can be excavated with trenching machines, backhoes, small rippers, and other equipment commonly used in construction.



## **Soil**

A natural, three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief and by the passage of time.

## **Soil separates**

Mineral particles less than 2 millimeters in equivalent diameter and ranging between specified size limits. The names and sizes, in millimeters, of separates recognized in the United States are as follows:

*Very coarse sand:* 2.0 to 1.0

*Coarse sand:* 1.0 to 0.5

*Medium sand:* 0.5 to 0.25

*Fine sand:* 0.25 to 0.10

*Very fine sand:* 0.10 to 0.05

*Silt:* 0.05 to 0.002

*Clay:* Less than 0.002

## **Solum**

The upper part of a soil profile, above the C horizon, in which the processes of soil formation are active. The solum in soil consists of the A, E, and B horizons. Generally, the characteristics of the material in these horizons are unlike those of the material below the solum. The living roots and plant and animal activities are largely confined to the solum.

## **Spoil area (map symbol)**

A pile of earthy materials, either smoothed or uneven, resulting from human activity.

## **Stone line**

In a vertical cross section, a line formed by scattered fragments or a discrete layer of angular and subangular rock fragments (commonly a gravel- or cobble-sized lag concentration) that formerly was draped across a topographic surface and was later buried by additional sediments. A stone line generally caps material that was subject to weathering, soil formation, and erosion before burial. Many stone lines seem to be buried erosion pavements, originally formed by sheet and rill erosion across the land surface.

## **Stones**

Rock fragments 10 to 24 inches (25 to 60 centimeters) in diameter if rounded or 15 to 24 inches (38 to 60 centimeters) in length if flat.

## **Stony**

Refers to a soil containing stones in numbers that interfere with or prevent tillage.

**Stony spot (map symbol)**

A spot where 0.01 to 0.1 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surrounding soil has no surface stones.

**Strath terrace**

A type of stream terrace; formed as an erosional surface cut on bedrock and thinly mantled with stream deposits (alluvium).

**Stream terrace**

One of a series of platforms in a stream valley, flanking and more or less parallel to the stream channel, originally formed near the level of the stream; represents the remnants of an abandoned flood plain, stream bed, or valley floor produced during a former state of fluvial erosion or deposition.

**Stripcropping**

Growing crops in a systematic arrangement of strips or bands that provide vegetative barriers to wind erosion and water erosion.

**Structure, soil**

The arrangement of primary soil particles into compound particles or aggregates. The principal forms of soil structure are:

*Platy*: Flat and laminated

*Prismatic*: Vertically elongated and having flat tops

*Columnar*: Vertically elongated and having rounded tops

*Angular blocky*: Having faces that intersect at sharp angles (planes)

*Subangular blocky*: Having subrounded and planar faces (no sharp angles)

*Granular*: Small structural units with curved or very irregular faces

Structureless soil horizons are defined as follows:

*Single grained*: Entirely noncoherent (each grain by itself), as in loose sand

*Massive*: Occurring as a coherent mass

**Stubble mulch**

Stubble or other crop residue left on the soil or partly worked into the soil. It protects the soil from wind erosion and water erosion after harvest, during preparation of a seedbed for the next crop, and during the early growing period of the new crop.

**Subsoil**

Technically, the B horizon; roughly, the part of the solum below plow depth.

**Subsoiling**

Tilling a soil below normal plow depth, ordinarily to shatter a hardpan or claypan.

**Substratum**

The part of the soil below the solum.

**Subsurface layer**

Any surface soil horizon (A, E, AB, or EB) below the surface layer.

**Summer fallow**

The tillage of uncropped land during the summer to control weeds and allow storage of moisture in the soil for the growth of a later crop. A practice common in semiarid regions, where annual precipitation is not enough to produce a crop every year. Summer fallow is frequently practiced before planting winter grain.

**Summit**

The topographically highest position of a hillslope. It has a nearly level (planar or only slightly convex) surface.

**Surface layer**

The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, ranging in depth from 4 to 10 inches (10 to 25 centimeters). Frequently designated as the "plow layer," or the "Ap horizon."

**Surface soil**

The A, E, AB, and EB horizons, considered collectively. It includes all subdivisions of these horizons.

**Talus**

Rock fragments of any size or shape (commonly coarse and angular) derived from and lying at the base of a cliff or very steep rock slope. The accumulated mass of such loose broken rock formed chiefly by falling, rolling, or sliding.

**Taxadjuncts**

Soils that cannot be classified in a series recognized in the classification system. Such soils are named for a series they strongly resemble and are designated as taxadjuncts to that series because they differ in ways too small to be of consequence in interpreting their use and behavior. Soils are recognized as taxadjuncts only when one or more of their characteristics are slightly outside the range defined for the family of the series for which the soils are named.

**Terminal moraine**

An end moraine that marks the farthest advance of a glacier. It typically has the form of a massive arcuate or concentric ridge, or complex of ridges, and is underlain by till and other types of drift.

**Terrace (conservation)**

An embankment, or ridge, constructed across sloping soils on the contour or at a slight angle to the contour. The terrace intercepts surface runoff so that water soaks into the soil or flows slowly to a prepared outlet. A terrace in a field

generally is built so that the field can be farmed. A terrace intended mainly for drainage has a deep channel that is maintained in permanent sod.

**Terrace (geomorphology)**

A steplike surface, bordering a valley floor or shoreline, that represents the former position of a flood plain, lake, or seashore. The term is usually applied both to the relatively flat summit surface (tread) that was cut or built by stream or wave action and to the steeper descending slope (scarp or riser) that has graded to a lower base level of erosion.

**Terracettes**

Small, irregular steplike forms on steep hillslopes, especially in pasture, formed by creep or erosion of surficial materials that may be induced or enhanced by trampling of livestock, such as sheep or cattle.

**Texture, soil**

The relative proportions of sand, silt, and clay particles in a mass of soil. The basic textural classes, in order of increasing proportion of fine particles, are *sand, loamy sand, sandy loam, loam, silt loam, silt, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, and clay*. The sand, loamy sand, and sandy loam classes may be further divided by specifying "coarse," "fine," or "very fine."

**Thin layer**

Otherwise suitable soil material that is too thin for the specified use.

**Till**

Dominantly unsorted and nonstratified drift, generally unconsolidated and deposited directly by a glacier without subsequent reworking by meltwater, and consisting of a heterogeneous mixture of clay, silt, sand, gravel, stones, and boulders; rock fragments of various lithologies are embedded within a finer matrix that can range from clay to sandy loam.

**Till plain**

An extensive area of level to gently undulating soils underlain predominantly by till and bounded at the distal end by subordinate recessional or end moraines.

**Tilth, soil**

The physical condition of the soil as related to tillage, seedbed preparation, seedling emergence, and root penetration.

**Toeslope**

The gently inclined surface at the base of a hillslope. Toeslopes in profile are commonly gentle and linear and are constructional surfaces forming the lower part of a hillslope continuum that grades to valley or closed-depression floors.



**Topsoil**

The upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to topdress roadbanks, lawns, and land affected by mining.

**Trace elements**

Chemical elements, for example, zinc, cobalt, manganese, copper, and iron, in soils in extremely small amounts. They are essential to plant growth.

**Tread**

The flat to gently sloping, topmost, laterally extensive slope of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural steplike landforms, such as successive stream terraces.

**Tuff**

A generic term for any consolidated or cemented deposit that is 50 percent or more volcanic ash.

**Upland**

An informal, general term for the higher ground of a region, in contrast with a low-lying adjacent area, such as a valley or plain, or for land at a higher elevation than the flood plain or low stream terrace; land above the footslope zone of the hillslope continuum.

**Valley fill**

The unconsolidated sediment deposited by any agent (water, wind, ice, or mass wasting) so as to fill or partly fill a valley.

**Variiegation**

Refers to patterns of contrasting colors assumed to be inherited from the parent material rather than to be the result of poor drainage.

**Varve**

A sedimentary layer or a lamina or sequence of laminae deposited in a body of still water within a year. Specifically, a thin pair of graded glaciolacustrine layers seasonally deposited, usually by meltwater streams, in a glacial lake or other body of still water in front of a glacier.

**Very stony spot (map symbol)**

A spot where 0.1 to 3.0 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surface of the surrounding soil is covered by less than 0.01 percent stones.

**Water bars**

Smooth, shallow ditches or depressional areas that are excavated at an angle across a sloping road. They are used to reduce the downward velocity of water and divert it off and away from the road surface. Water bars can easily be driven over if constructed properly.

**Weathering**

All physical disintegration, chemical decomposition, and biologically induced changes in rocks or other deposits at or near the earth's surface by atmospheric or biologic agents or by circulating surface waters but involving essentially no transport of the altered material.

**Well graded**

Refers to soil material consisting of coarse grained particles that are well distributed over a wide range in size or diameter. Such soil normally can be easily increased in density and bearing properties by compaction. Contrasts with poorly graded soil.

**Wet spot (map symbol)**

A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit.

**Wilting point (or permanent wilting point)**

The moisture content of soil, on an oven-dry basis, at which a plant (specifically a sunflower) wilts so much that it does not recover when placed in a humid, dark chamber.

**Windthrow**

The uprooting and tipping over of trees by the wind.

Prepared for **The Unity Council**

**GEOTECHNICAL INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL  
BUILDING  
2700 INTERNATIONAL BOULEVARD  
OAKLAND, CALIFORNIA**

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PROJECT***

June 17, 2022  
Project No. 22-2216

June 17, 2022  
Project No. 22-2216

Ms. Echo Bergquist  
Project Manager | Real Estate Development  
The Unity Council  
1900 Fruitvale Ave, Suite 2A  
Oakland, California 94601

Subject: Geotechnical Investigation Report  
Proposed Multi-Family Residential Building  
2700 International Boulevard  
Oakland, California

Dear Ms. Bergquist:

We are pleased to present the results of our geotechnical investigation for the proposed multi-family residential building to be constructed at 2700 International Boulevard in Oakland, California. Our services were provided in accordance with our proposal dated March 16, 2021.

The site is located on the northeast side of International Boulevard between Mitchell Street and 27<sup>th</sup> Avenue. The subject property is bordered by International Boulevard on the southwest, 27<sup>th</sup> Avenue on the northwest, Mitchell Street on the southeast, and residential properties on the northeast. The subject property consists of five adjoining parcels, with a total area of about 0.61 acres, and is roughly rectangular with maximum plan dimensions of roughly 200 feet by 150 feet. The site is currently occupied by a three-story commercial office building, a two-story building with commercial and residential space, an asphalt-paved parking lot, and landscaping.

We understand the proposed project will consist of demolishing the existing improvements and constructing a six-story, 75-unit affordable housing building that will cover the majority of the site. The at-grade building will consist of five wood-framed levels over a concrete podium level that will house commercial spaces along the International Boulevard frontage and parking within the back half of the building.

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for this project is the presence of moderately expansive near-surface soil, which is susceptible to large volume changes with changes in moisture content.

Provided the estimated static and seismically induced settlements presented in our report are acceptable from a structural and architectural standpoint, we conclude the proposed



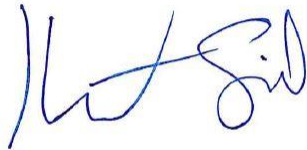
Ms. Echo Bergquist  
Project Manager | Real Estate Development  
The Unity Council  
June 17, 2022  
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building may be supported on spread footings. Due to the presence of moderately expansive and weak near-surface soil, the footings should be deepened to at least 30 inches below existing grades, or at least 24 inches below the lowest adjacent final soil subgrade (not counting the capillary moisture break, where present), whichever is lower.

Our report contains specific recommendations regarding earthwork and grading, foundation design, and other geotechnical issues. The recommendations contained in our report are based on limited subsurface exploration. Consequently, variations between expected and actual soil conditions may be found in localized areas during construction. Therefore, we should be engaged to observe foundation installation, grading, and fill placement during construction, during which time we may make changes in our recommendations, if deemed necessary.

We appreciate the opportunity to provide our services to you on this project. If you have any questions, please call.

Sincerely,  
ROCKRIDGE GEOTECHNICAL, INC.



Krystian Samlik, P.E.  
Senior Project Engineer



Logan D. Medeiros, P.E., G.E.  
Associate Engineer

Enclosure

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**GEOTECHNICAL INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING  
2700 INTERNATIONAL BOULEVARD  
Oakland, California**

## **1.0 INTRODUCTION**

This report presents the results of our geotechnical investigation for the proposed multi-family residential building to be constructed at 2700 International Boulevard in Oakland, California. The site is located on the northeast side of International Boulevard between Mitchell Street and 27<sup>th</sup> Avenue, as shown on the Site Location Map, Figure 1.

The subject property is bordered by International Boulevard on the southwest, 27th Avenue on the northwest, Mitchell Street on the southeast, and residential properties on the northeast. The subject property consists of five adjoining parcels (APN 025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, 025-0712-014) with a total area of about 0.61 acres. The property is roughly rectangular with maximum plan dimensions of roughly 200 feet by 150 feet, as shown on the Site Plan, Figure 2. The site is currently occupied by a three-story commercial office building, a two-story building with commercial and residential space, an asphalt-paved parking lot, and landscaping.

We understand the proposed project will consist of demolishing the existing improvements and constructing a six-story, 75-unit affordable housing building that will cover the majority of the site. The at-grade building will consist of five wood-framed levels over a concrete podium level that will house commercial spaces along the International Boulevard frontage and parking within the back half of the building.

## **2.0 SCOPE OF SERVICES**

Our services were performed in accordance with our proposal dated March 16, 2021. Our scope of services consisted of evaluating subsurface conditions at the site by performing five cone penetration tests (CPTs), drilling two test borings, performing laboratory tests on select soil

samples, and performing engineering analyses to develop conclusions and recommendations regarding:

- site seismicity and seismic hazards, including the potential for liquefaction, liquefaction-induced ground failure, lateral spreading, and fault rupture
- the most appropriate foundation type(s) for the proposed building
- design criteria for the recommended foundation type(s), including vertical and lateral capacities
- estimates of static and seismically induced foundation settlement
- subgrade preparation for slab-on-grade floors and exterior concrete flatwork
- site grading and fill placement, including fill quality and compaction requirements
- rigid (concrete) and flexible (asphalt) pavement design
- 2019 California Building Code (CBC) site class and mapped design spectral response acceleration parameters
- corrosivity of the near-surface soil and the potential effects on buried concrete and metal structures and foundations
- construction considerations.

### **3.0 FIELD INVESTIGATION AND LABORATORY TESTING**

Subsurface conditions at the site were explored by performing five CPTs, drilling two test borings, and performing laboratory testing on select soil samples. Prior to performing the field exploration, we obtained a drilling permit from the Alameda County Public Works Agency (ACPWA). In addition, we contacted Underground Service Alert (USA) to notify them of our work, as required by law, and retained C. Cruz Sub-Surface Locators, a private utility locator, to check for buried utilities at the boring and CPT locations to reduce the potential for encountering buried utilities during drilling. Details of the field investigation and laboratory testing are described in this section.

#### **3.1 Cone Penetration Tests**

Five CPTs, designated as CPT-1 through CPT-5, were performed on April 27, 2022 by Middle Earth Geo Testing Inc. of Orange, California at the approximate locations shown on Figure 2.

CPT-1, -3, and -5 were each advanced to a depth of about 50 feet below the ground surface (bgs). CPT-2 and -4 met practical refusal at about 86 and 66-1/2 feet bgs, respectively. The CPTs were performed by hydraulically pushing a 1.7-inch-diameter cone-tipped probe with a projected area of 15 square centimeters into the ground. The cone-tipped probe measured tip resistance and the friction sleeve behind the cone tip measured frictional resistance. Electrical strain gauges within the cone continuously measured soil parameters for the entire depth advanced. Soil data, including tip resistance, frictional resistance, and pore water pressure were recorded by a computer while the test was conducted. The cone used for CPT-2 and -4 also measured the in-situ soil shear wave velocity in approximately five-foot intervals. Accumulated data were processed by computer to provide engineering information such as the soil behavior types and approximate strength characteristics of the soil encountered.

The CPT logs showing tip resistance, friction ratio, pore water pressure, as well as interpreted soil behavior type and shear wave velocities (CPT-2 and -4), are presented in Appendix A on Figures A-1 through A-5. Upon completion, the CPT holes were backfilled with cement grout in accordance with ACPWD requirements and patched with cold-mix asphalt.

### **3.2 Test Boring**

Two test borings, designated as Borings B-1 and B-2, was drilled on May 2, 2022 by Exploration Geoservices of San Jose, California, at the approximate locations shown on Figure 2. Borings B-1 and B-2 were drilled to a depth of 41-1/2 feet bgs using a truck-mounted drill rig equipped with hollow-stem flight augers. During drilling, our field engineer logged the soil encountered and obtained representative samples for visual classification and laboratory testing. The logs of the borings are presented on Figures A-6 and A-7 in Appendix A. The soil encountered in the boring was classified in accordance with the classification system presented on Figure A-8.

Soil samples were obtained using a Modified California (MC) split-barrel sampler with a 3.0-inch outside diameter and 2.5-inch inside diameter, lined with 2.43-inch inside diameter stainless steel tubes.

The type of sampler used was selected based on soil type and the desired sample quality for laboratory testing. In general, the MC sampler was used to obtain samples in medium stiff to stiff cohesive soil. The sampler was driven with a 140-pound downhole safety hammer falling about 30 inches per drop. The sampler was driven up to 18 inches and the hammer blows required to drive the sampler were recorded every six inches and are presented on the boring log. A “blow count” is defined as the number of hammer blows per six inches of penetration or 50 blows for six inches or less of penetration. The blow counts required to drive the MC sampler was converted to approximate SPT N-values using a factor of 0.63 to account for sampler type and approximate hammer energy. The blow counts used for this conversion were the last two blow counts. The converted SPT N-values are presented on the boring logs.

Upon completion, the boreholes were backfilled with neat cement grout in accordance with ACPWD requirements and patched with concrete. The soil cuttings from the boring were placed in drums and temporarily stored onsite. The results of laboratory analytical testing indicated the drummed soil contents were non-hazardous and the drums were subsequently disposed of at a landfill.

### **3.3 Laboratory Testing**

We re-examined each soil sample obtained from our boring to confirm the field classifications and selected representative samples for laboratory testing. Soil samples were tested to measure moisture content, dry density, Atterberg limits (plasticity index), percent passing the No. 200 sieve, and corrosivity. The results of the laboratory tests are presented on the boring logs and in Appendix B.

## **4.0 SUBSURFACE CONDITIONS**

Regional geologic information (Figure 3) indicates the site is underlain by Holocene-age alluvial fan and fluvial deposits (Qhaf). Alluvial deposits generally consist of a mixture of fine-grained and coarse-grained deposits and are deposited by rivers and streams. Where explored, the alluvium consists of predominately clay with varying sand and gravel content interbedded with sand and gravel with varying clay and silt content that extends to the maximum depth explored



of 86 feet bgs. The clay is generally stiff to hard to a depth of about 10 feet bgs and becomes very stiff to hard below a depth of 10 feet bgs. The sand and gravel layers are generally medium dense to very dense.

Atterberg limits tests performed on samples of the near-surface clay obtained from Borings B-1 and B-2 indicate the near surface clay has plasticity indices of 23 and 22 and, therefore, has moderate expansion potential<sup>1</sup>.

#### **4.1 Groundwater**

Groundwater was measured in our borings B-1 and B-2 at depths of 14.75 and 17.5 feet bgs at the end of drilling, respectively. Groundwater was measured in the CPTs at depths ranging from 14 to 18 feet bgs using a weighted tape prior to grouting. The groundwater levels in the borings and CPTs may not have been fully stabilized at the time of these measurements. Furthermore, the groundwater level at the site is expected to fluctuate several feet seasonally with potentially larger fluctuations annually, depending on the amount of rainfall.

We reviewed the report Seismic Hazard Zone Report (2003) prepared by the California Geological Survey (CGS) for the Oakland East 7.5-Minute Quadrangle. The report indicates a historic high groundwater level at the site vicinity to be about 10 feet bgs.

To further evaluate the potential fluctuations in groundwater level in the site vicinity, we reviewed information on the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov/>). Groundwater monitoring data is available for a site that formerly had four underground storage tanks on the south side of International Boulevard, approximately 1,350 feet northwest of 2700 International Boulevard. Between 1991 and 2015, groundwater was measured quarterly in seventeen monitoring wells between depths of about 5 and 18 feet bgs. In addition, four monitoring wells were observed between 2014 and 2017 approximately 1,900 feet southwest of 2700 International Boulevard at the northeastern

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<sup>1</sup> Expansive soil undergoes large volume changes with changes in moisture content (i.e., it shrinks when dried and swells when wetted).

corner of Fruitvale Avenue and Farnam Street for a gas station. The groundwater was measured between depths of 6 and 16 feet bgs.

Based on available groundwater information, we conclude a design high groundwater depth of 6 feet bgs be used for this project.

## **5.0 SEISMIC CONSIDERATIONS**

### **5.1 Regional Seismicity**

The site is located in the Coast Ranges Geomorphic Province of California that is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon North American plates and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges Geomorphic Province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The major active fault in the area is the Hayward fault. This and other faults in the region are shown on Figure 4. Numerous damaging earthquakes have occurred along these faults in recorded time. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated characteristic moment magnitude<sup>2</sup> [Petersen et al. (2014) & Thompson et al. (2016)] are summarized in Table 1. These references are based on the Third Uniform California Earthquake Rupture Forecast (UCERF3), prepared by Field et al. (2013).

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<sup>2</sup> Moment magnitude ( $M_w$ ) is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

**TABLE 1  
Regional Faults and Seismicity**

<b>Fault Segment</b>	<b>Approximate Distance from Site (km)</b>	<b>Direction</b>	<b>Characteristic Moment Magnitude</b>
Total Hayward + Rodgers Creek (RC+HN+HS+HE)	4.1	East	7.58
Hayward (North, HN)	4.1	East	6.90
Hayward (South, HS)	4.7	East	7.00
Total Calaveras (CN+CC+CS+CE)	18	East	7.43
Calaveras (North, CN)	18	East	6.86
Mount Diablo Thrust	20	East	6.67
Mount Diablo Thrust North CFM	20	Northeast	6.72
Concord	25	East	6.45
Total North San Andreas (SAO+SAN+SAP+SAS)	26	Southwest	8.04
North San Andreas (Peninsula, SAP)	26	Southwest	7.38
Mount Diablo Thrust South	29	East	6.50
Green Valley	32	Northeast	6.30
Clayton	32	Northeast	6.57
San Gregorio (North)	33	West	7.44
Greenville (North)	33	East	6.86
Monte Vista - Shannon	35	South	7.14
North San Andreas (North Coast, SAN)	40	West	7.52
Great Valley 05 (Pittsburg - Kirby Hills alt1)	40	Northeast	6.60
Las Positas	42	East	6.50
West Napa	43	North	6.97
Great Valley 05 (Pittsburg - Kirby Hills alt2)	43	Northeast	6.66
Rodgers Creek - Healdsburg	47	Northwest	7.19

Since 1800, four major earthquakes have been recorded on the North San Andreas Fault. In 1836, an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) scale occurred east of Monterey Bay on the San Andreas Fault (Toppozada and Borchardt 1998). The estimated moment magnitude ( $M_w$ ) for this earthquake is about 6.25. In 1838, an earthquake occurred with an estimated intensity of about VIII-IX (MM), corresponding to an  $M_w$  of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas Fault from Shelter Cove to San Juan Bautista approximately 470 kilometers in length. It had a maximum intensity of XI (MM), an  $M_w$  of about 7.9, and was felt 560 kilometers away in Oregon, Nevada, and Los Angeles. The Loma Prieta Earthquake of October 17, 1989 had an  $M_w$  of 6.9 and occurred about 88 kilometers south of the site. On August 24, 2014, an earthquake with an estimated maximum intensity of VIII (severe) on the MM scale occurred on the West Napa fault. This earthquake was the largest earthquake event in the San Francisco Bay Area since the Loma Prieta Earthquake. The  $M_w$  of the 2014 South Napa Earthquake was 6.0.

In 1868, an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward Fault. The estimated  $M_w$  for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (estimated  $M_w$  of about 6.5) was reported on the Calaveras Fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake, which corresponds to an  $M_w$  of 6.2.

As a part of the UCERF3 project, researchers estimated that the probability of at least one  $M_w \geq 6.7$  earthquake occurring in the greater San Francisco Bay Area during a 30-year period (starting in 2014) is 72 percent. The highest probabilities are assigned to sections of the Hayward (South), Calaveras (Central), and the North San Andreas (Santa Cruz Mountains) faults. The respective probabilities are approximately 25, 21, and 17 percent.



## 5.2 Seismic Hazards

Because the site is in a seismically active region, we evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction,<sup>3</sup> lateral spreading<sup>4</sup> and cyclic densification<sup>5</sup>. We used the results of our field investigation to evaluate the potential of these phenomena occurring at the project site.

### 5.2.1 Ground Shaking

The ground shaking intensity felt at the project site will depend on: 1) the size of the earthquake (magnitude), 2) the distance from the site to the fault source, 3) the directivity (focusing of earthquake energy along the fault in the direction of the rupture), and 4) subsurface conditions. The site is approximately 4 kilometers from the Hayward Fault. Therefore, the potential exists for a large earthquake to induce strong to very strong ground shaking at the site during the life of the project.

### 5.2.2 Fault Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. We therefore conclude the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low.

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<sup>3</sup> Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

<sup>4</sup> Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

<sup>5</sup> Cyclic densification, also referred to as differential compaction, is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

### 5.2.3 Liquefaction and Associated Hazards

Liquefaction is a phenomenon in which saturated soil temporarily loses strength from the build-up of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction.

The site has been mapped inside a zone of liquefaction potential on the map titled *Earthquake Zones of Required Investigation, Oakland East Quadrangle, Official Map*, prepared by the California Geological Survey (CGS), dated February 14, 2003 (Figure 5). CGS has provided recommendations for procedures and report content for site investigations performed within seismic hazard zones in Special Publication 117 (SP-117), titled *Guidelines for Evaluating and Mitigating Seismic Hazard Zones in California*, dated September 11, 2008. SP-117 recommends subsurface investigations in mapped liquefaction hazard zones be performed using rotary-wash borings and/or CPTs to a depth of at least 50 feet bgs.

Liquefaction susceptibility was assessed using the software CLiq v3.4.1.4 (GeoLogismiki, 2022). CLiq uses measured CPT data and assesses liquefaction susceptibility and post-earthquake vertical settlement given a user-defined earthquake magnitude and peak ground acceleration (PGA). We performed the liquefaction triggering analysis using the methodology proposed by Idriss and Boulanger (2014). We also used the relationship proposed by Zhang, Robertson, and Brachman (2002) to estimate post-liquefaction volumetric strains and corresponding ground surface settlement; this relationship is an extension of the work by Ishihara and Yoshimine (1992). Our analyses were performed using an “during earthquake” groundwater depth of 6 feet bgs. In accordance with the 2019 CBC, we used a peak ground acceleration of 0.89 times gravity (g) in our liquefaction evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean ( $MCE_G$ ) peak ground acceleration adjusted for site effects ( $PGA_M$ ). We also used a moment magnitude 7.58 earthquake, which is consistent with the characteristic moment magnitude for the Hayward Fault, as presented in Table 1.

The results of our liquefaction analyses indicate there are thin layers of potentially liquefiable soil between depths of 10 and 42 feet bgs. The potentially liquefiable layers are generally less than about one foot thick. We estimate total liquefaction-induced ground settlement of at the site following a Maximum Considered Earthquake (MCE) event with  $PGA_M$  of 0.89g will be less than about 1/2 inch and differential settlement will be less than about 1/4 inch across a horizontal distance of 30 feet.

Ishihara (1985) presented an empirical relationship that provides criteria used to evaluate whether liquefaction-induced ground failure, such as sand boils, would be expected to occur under a given level of shaking for a liquefiable layer of given thickness overlain by a resistant, or protective, surficial layer. Our analysis indicates the non-liquefiable soil overlying the potentially liquefiable soil layers at the site is sufficiently thick and the potentially liquefiable layers are sufficiently thin such that the potential for surface manifestations from liquefaction, such as sand boils and loss of bearing capacity for shallow foundations, is low.

Considering the discontinuous nature of the potentially liquefiable layers and the relatively flat regional topography, we conclude the risk of lateral spreading is low.

#### **5.2.4 Cyclic Densification**

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The soil encountered above the groundwater table is not susceptible to cyclic densification due to its cohesion. Therefore, we conclude the potential for cyclic densification to occur at the site is very low.

## **6.0 DISCUSSIONS AND CONCLUSIONS**

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for this project is the presence of moderately expansive near-surface soil. This and other geotechnical issues, as they pertain to the proposed development, are discussed in this section.

### **6.1 Foundation Support and Settlement**

We conclude the very stiff alluvium underlying the site can support the proposed structure on a shallow foundation system, such as conventional spread footings or a mat foundation, without excessive settlement. We estimate total and differential settlements of properly constructed spread footings, designed based on the recommendations presented in Section 7.2 of this report, will be less than one inch and 1/2 inch across a 30-foot horizontal distance, respectively, assuming the footings are embedded at least 30 inches below the existing grade. We anticipate at least half of the estimated static settlements will occur during construction. As discussed in Section 5.2.3, the footings will be subject to additional total and differential liquefaction-induced settlements of about 1/2 inch and 1/4 inch, respectively, following a major earthquake.

If the settlements presented above are deemed excessive from a structural standpoint, the building may be supported on a stiffened mat foundation, which we anticipate can likely be designed to reduce differential settlement to less than about 1/2 inch over a horizontal distance of 30 feet.

### **6.2 Expansive Soil**

Atterberg limits tests performed on samples of the existing near-surface clay indicate the material is moderately expansive. Expansive near-surface soil is subject to volume changes during fluctuations in moisture content. These volume changes can cause movement and cracking of foundations, pavements, and slabs. Therefore, foundations, pavements, and slabs should be designed and constructed to resist the effects of the expansive soil.



In general, the effects of expansive soil can be mitigated by moisture-conditioning the expansive soil, providing select, non-expansive fill or lime-treated soil below interior and exterior slabs, and supporting foundations below the zone of severe moisture change. If the perimeter footings extend at least 24 inches below the outside design soil subgrade, while also achieving the minimum 30-inch embedment below existing grades (as discussed in Section 6.1), the footings would be supported below the zone of severe moisture change.

To prevent the soil subgrade beneath the building slab-on-grade from drying during construction and to reduce the long-term effects of expansive subgrade soil, a minimum of 6 inches of non-expansive fill should be placed on the prepared subgrade (not counting the capillary moisture break). The non-expansive fill may consist of imported select fill material. Alternatively, the upper 12 inches of soil subgrade may be treated in place with lime to reduce its expansion potential. If the lime-treatment option is selected, care must be taken to confine the treatment to the building pad so that landscaped areas are not negatively impacted. The recommended 6-inch-thick select fill layer is applicable to the footings-and-slab-on-grade option discussed in Section 6.1—the select fill layer is not required if the building is supported on a stiffened mat foundation.

### **6.3 Construction Considerations**

The soil to be excavated for the new foundations and underground utilities is expected to be predominantly clay and clayey sand, which can be excavated with conventional earth-moving equipment such as loaders and backhoes. If the site grading is performed during the rainy season, the near-surface clay will likely be wet and will have to be dried before compaction can be achieved. Heavy rubber-tired equipment, such as haul trucks, scrapers, and vibratory rollers, could cause excessive deflection (pumping) of the wet clay and therefore should be avoided if this condition occurs. If the project schedule or weather conditions do not permit sufficient time for drying of the soil by aeration, the subgrade can be treated with lime prior to compaction to create a stable subgrade. It is also important that the moisture content of subgrade soil is sufficiently high to reduce the expansion potential. If the grading work is performed during the dry season, moisture-conditioning may be required.

We understand the proposed building will be constructed at-grade and, therefore, we do not anticipate significant deep excavations. However, construction of the proposed elevator(s) and any underground vaults, if planned, may require excavations in excess of four feet below the existing ground surface. Where there is sufficient clearance from the property line, the excavation sides may be slope cut at a maximum inclination of 1:1 (horizontal: vertical), which is consistent with OSHA Type B soil. Where there is insufficient space to slope-cut the excavations, shoring may be required. The selection, design, construction, and performance of the shoring system (if needed) should be the responsibility of the contractor.

#### **6.4 Soil Corrosivity**

Corrosivity tests were performed by Project X Corrosion Engineering of Murrieta, California on soil samples obtained from Borings B-1 and B-2 at depths of 3.5 and 2.25 feet bgs, respectively. The corrosivity test results are presented on Figure B-3 in Appendix B.

The minimum resistivity test results (2,010 to 2,948 ohm-cm) indicate the near-surface soil is “highly corrosive<sup>6</sup>” to buried metals. Accordingly, all buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric-coated steel or iron should be protected against corrosion depending upon the critical nature of the structure. If it is necessary to have metal in contact with soil, a corrosion engineer should be consulted to provide recommendations for corrosion protection.

The results of the pH tests (7.5 and 8.0) indicate the near-surface is “negligibly corrosive” to buried metallic and concrete structures. The chloride ion concentrations (96.7 and 69.6 mg/kg) indicate the chlorides in the near-surface soil are “negligibly corrosive” to buried metallic structures and reinforcing steel in concrete structures below ground. The results also indicate the sulfate ion concentrations (201.7 and 164.3 mg/kg) are sufficiently low such that sulfates do not to pose a threat to buried concrete and mortars.

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<sup>6</sup> Roberge, Pierre R. (2018). Corrosion Basics, an Introduction, Third Edition. NACE International, p. 189.

## **7.0 RECOMMENDATIONS**

Our recommendations for site preparation and grading, foundation support, seismic design and other geotechnical aspects of the project are presented in the following sections.

### **7.1 Site Preparation and Grading**

Site demolition should include the removal of all existing pavements, former foundation elements and underground utilities, if any. In general, abandoned underground utilities should be removed to the property line or service connections and properly capped or plugged with concrete. Where existing utility lines will not interfere with the proposed construction, they may be abandoned in-place provided the lines are filled with lean concrete or cement grout to the property line. Voids resulting from demolition activities that extend below finished improvements should be properly backfilled with engineered fill under our observation and following the recommendations provided later in this section.

Any vegetation and organic topsoil (if present) should be stripped in areas to receive improvements (i.e., building, pavement, or flatwork). If zones of existing undocumented fill or weak/unstable soil are encountered during site grading, the fill/unstable soil should be over-excavated under the observation of our field engineer and replaced as a properly compacted fill.

After site clearing and demolition is completed, in areas that will receive fill or improvements (i.e. building pad subgrade), the soil subgrade should be scarified to a depth of at least eight inches, moisture-conditioned, and compacted in accordance with the requirements presented below in Table 2 (Section 7.1.1).

As discussed in Section 6.2, the soil subgrade beneath slab-on-grade floors should include non-expansive soil consisting of at least 6 inches of select fill or 12 inches on lime-treated on-site soil; the non-expansive fill should be measured from the bottom of capillary moisture break layer for slab-on-grade floors. If the mat foundation option is used, the non-expansive fill layer is not required. Exterior concrete flatwork should also be underlain by at least 6 inches of select fill, such as Class 2 aggregate base (AB).

### 7.1.1 Fill Materials and Compaction Criteria

All fill should be placed in horizontal lifts not exceeding eight inches in loose thickness, moisture-conditioned, and compacted in accordance with the requirements provided below in Table 2. Each type of material is described in the following text according to its uses and specifications.

**TABLE 2  
Summary of Compaction Requirements**

<b>Location</b>	<b>Required Relative Compaction<sup>7</sup> (percent)</b>	<b>Moisture Requirement</b>
Building pad – on-site expansive clay	90+	2+% above optimum
Building pad – low-plasticity soil	90+	Above optimum
Exterior slabs – on-site expansive clay	90+	2+% above optimum
Exterior slabs – low-plasticity soil	90+	Above optimum
Vehicular pavements – on-site expansive clay	92+	2+% above optimum
Vehicular pavements – low-plasticity soil	95+	Above optimum
Vehicular pavements - aggregate base	95+	Near optimum
General fill – on-site expansive clay	90+	2+% above optimum
General fill – low-plasticity soil	90+	Above optimum
General fill – granular soil	95+	Near optimum
Utility trench backfill – onsite expansive clay	90+	2+% above optimum
Utility trench backfill – low-plasticity	90+	Above optimum
Utility trench - clean sand or gravel	95+	Near optimum

Note: Select fill and lime-treated clay are considered low-plasticity soil.

<sup>7</sup> Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.



***On-site Soil***

On-site soil may be used as general fill, provided the material is free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, and be approved by the Geotechnical Engineer.

***Select Fill***

Select fill should consist of imported soil that is free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, have a liquid limit less than 40 and plasticity index less than 12, and be approved by the Geotechnical Engineer. Samples of proposed select fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site.

The grading contractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not provided, a minimum of two weeks will be required to perform any necessary analytical testing.

***Aggregate Base Material***

Imported aggregate base material may be used as general fill, trench backfill (above bedding materials), or as select fill beneath building pad or exterior concrete flatwork. Aggregate base should meet the requirements in the 2015 Caltrans Standard Specifications, Section 26, for Class 2 aggregate base (3/4-inch maximum).

***Controlled Low-Strength Material***

Controlled low-strength material (CLSM) may be considered as an alternative to fill beneath the building, concrete flatwork, or pavement. CLSM should meet the requirements in the 2015 Caltrans Standard Specifications. It is an ideal backfill material when adequate room is limited or not available for conventional compaction equipment, or when settlement of the backfill must be minimized. No compaction is required to place CLSM. CLSM should have a minimum 28-day unconfined strength of 100 pounds per square inch (psi).

### ***Lime Treatment***

The lime treatment process should be designed by a contractor specializing in its use and who is experienced in the application of lime in similar soil conditions. Based on our experience with lime treatment, we judge that the specialty contractor should be able to treat the moderately expansive on-site material to produce a non-expansive fill for the upper 12 inches of slab-on-grade subgrade. For planning purposes, we recommend assuming the lime treatment will consist of five percent of Dolomitic Quicklime by dry weight of soil. The dry weight of soil should be assumed to be 105 pounds per cubic foot (pcf) for calculating lime quantities. The specialty contractor should: 1) perform a lime demand test prior to treatment to determine the percentage of Quicklime required to achieve a pH of 12.4 or higher in the treated soil, 2) perform an Atterberg limits test to confirm the proposed percentage of Quicklime will reduce the plasticity index of the treated soil to 12 or less, and 3) prepare a lime treatment procedure for our review prior to construction.

Prior to lime treatment, we recommend the site be graded to a level pad elevation in accordance with our previous recommendations and all below-grade obstructions removed. The soil treated with lime should be mixed and compacted in one lift. The lime should be thoroughly blended with the soil and allowed to set for 24 hours prior to remixing and compaction. The lime-treated soil should be moisture-conditioned to above optimum moisture content and compacted to at least 90 percent relative compaction.

It should be noted that disposal of lime-treated soil is typically expensive because of the high pH of the treated soil. In addition, lime-treated soil should be completely removed from landscaping areas as the high pH will prevent plant growth.

#### **7.1.2 Utility Trench Backfill**

Excavations for utility trenches can be readily made with a backhoe. All temporary excavations used in construction should be designed, planned, constructed, and maintained by the contractor and should conform to the current CAL-OSHA requirements.

To provide uniform support, pipes or conduits should be bedded on a minimum of four inches of clean sand or fine gravel. After the pipes and conduits are tested, inspected (if required) and approved, they should be covered to a depth of six inches with clean sand or fine gravel, which should be mechanically tamped.

Backfill for utility trenches and other excavations is also considered fill, and should be placed and compacted according to the recommendations presented in Table 2. If imported clean sand or gravel (defined as soil with less than five percent fines) is used as backfill, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill should not be permitted. Special care should be taken when backfilling utility trenches in pavement areas. Poor compaction may cause excessive settlements, resulting in damage to the pavement section.

Foundations for the proposed building should be bottomed below an imaginary line extending up at a 1.5:1 (horizontal:vertical) inclination from the base of the utility trenches running parallel to the foundation. Alternatively, the portion of the utility trench (excluding bedding) that is below the 1.5:1 line can be backfilled with CLSM (see Section 7.1.1 for material requirements). If utility trenches are to be excavated below this zone-of-influence line after construction of the building foundations, the trench walls need to be fully supported with shoring until CLSM is placed.

### **7.1.3 Exterior Flatwork Subgrade Preparation**

We recommend a minimum of 6 inches of select fill be placed beneath proposed exterior concrete flatwork, including patio slabs and sidewalks. Select fill beneath exterior slabs-on-grade, such as patios and sidewalks, should be moisture-conditioned and compacted in accordance with the requirements provided above in Table 2.

In areas to receive new concrete flatwork, the upper eight inches of clay should be scarified, moisture-conditioned, and re-compacted in accordance with the requirements presented in Table 2 prior to placement of select fill. This grading should be performed under the observation of our field engineer. If zones of weak, loose, or excessively dry soil that extend deeper than the

upper eight inches are encountered during grading, the material should be over-excavated down to firm material, as determined by our field engineer, and replaced with engineered fill.

#### **7.1.4 Drainage and Landscaping**

Positive surface drainage should be provided around the building to direct surface water away from the foundations. To reduce the potential for water ponding adjacent to the structure, we recommend the ground surface within a horizontal distance of five feet from the structure slope down away from the structure with a surface gradient of at least two percent in unpaved areas and one percent in paved areas. In addition, roof downspouts should be discharged into controlled drainage facilities to keep the water away from the foundations. The use of water-intensive landscaping around the perimeter of the building should be avoided to reduce the amount of water introduced to the expansive clay subgrade.

We recommended that bioswales constructed at the site be provided with underdrains and/or drain inlets. The subdrain pipes should be installed eight inches above the bottom of the infiltration area for treatment areas that are at least five feet away from the structure and pavements. The intent of this recommendation is to allow infiltration into the underlying soil, but to reduce the potential for bio-retention areas to flood during periods of heavy rainfall. The sides of bioswales should be sloped at a maximum gradient of 1:1 (horizontal: vertical).

Where bioswales will be located within five feet of the building, the bottom of the treatment area should be lined with an impermeable liner. Where bioswales will be located within five feet of pavements, a four-inch-diameter perforated subdrain pipe should be placed four inches above the base of the treatment area or the bottom of the treatment area should be lined with an impermeable liner. Where a vertical curb or foundation is constructed near a bioswale, the curb and the edge of the foundation should be founded below an imaginary line extending up at an inclination of 1.5:1 (horizontal: vertical) from the base of the bioswale. For bio-retention features that will have vertical concrete walls, the walls should be designed to resist lateral earth pressures and, where appropriate, vehicular surcharge pressures imposed on the walls by either: 1) constructing a footing for the wall, or 2) installing horizontal struts inside the feature.



Care should be taken to minimize the potential for subsurface water to collect beneath pavements and pedestrian walkways. Where landscape beds and tree wells are immediately adjacent to pavements and flatwork, we recommend vertical cutoff barriers be incorporated into the design to prevent irrigation water from saturating the subgrade and aggregate base. These barriers may consist of either flexible impermeable membranes or deepened concrete curbs.

Prior experience and industry literature indicate that some species of high water-demand<sup>8</sup> trees can induce ground-surface settlement by drawing water from the expansive clay, causing it to shrink. Where these types of trees are planted near buildings, the ground-surface settlement may result in damage to structure. This problem usually occurs 10 or more years after planting, as the trees reach mature height. To reduce the risk of tree-induced, building settlement, we recommend trees of the following genera not be planted within 25 feet of the proposed building unless adequate deep irrigation is provided at the tree locations: *Eucalyptus*, *Populus*, *Quercus*, *Crataegus*, *Salix*, *Sorbus* (simple-leafed), *Ulmus*, *Cupressus*, *Chamaecyparis*, and *Cupressocyparis*. Because this is a limited list and does not include all genera that may induce ground-surface settlement, a tree specialist should be consulted prior to selection of trees to be planted at the site.

## 7.2 Foundations

Provided the estimated static and seismically induced settlements presented in Section 6.1 are acceptable from a structural standpoint, we conclude the proposed at-grade building may be supported on conventional spread footings or a mat bearing on firm native soil.

Recommendations for spread footings and a mat are presented in this section.

### 7.2.1 Spread Footings

Spread footings should bear on firm native alluvium. Continuous footings should be at least 18 inches wide and isolated spread footings should be at least 24 inches wide. Footings should be

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<sup>8</sup> “Water-demand” refers to the ability of the tree to withdraw large amounts of water from the soil subgrade, rather than soil suction exerted by the root system.

founded at least 30 inches below the existing site grades or 24 inches below the lowest adjacent final soil subgrade (not counting the capillary moisture break, where present), whichever is lower.

Footings for the proposed building may be designed using allowable bearing pressures of 4,000 pounds per square foot (psf) for dead-plus-live loads and 5,300 psf for total design loads, which include wind or seismic forces. These allowable bearing pressures include factors of safety of at least 2.0 and 1.5 for dead-plus-live loads and total loads, respectively.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the footings and friction between the bottoms of the footings and the supporting soil. To compute frictional resistance, we recommend using an allowable friction coefficient of 0.3. To compute the passive resistance for sustained loading, we recommend using an equivalent fluid weight of 250 pounds per cubic foot (pcf). To compute the passive resistance for transient loading, we recommend using a uniform (rectangular) pressure of 1,300 psf. Passive resistance for the upper foot of soil should be ignored unless it is confined by a pavement or slab. The values for the friction coefficient and passive pressure include a factor of safety of 1.5 and may be used in combination without further reduction.

Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete. The bottoms and sides of the footing excavations should be moistened following excavation and maintained in a moist condition until concrete is placed. We should check footing excavations prior to placement of reinforcing steel.

### **7.2.2 Mat Foundation**

For initial structural design of the mat foundation we recommend using a coefficient of vertical subgrade reaction of 25 pounds per cubic inch (pci) for dead-plus-live loads. This value has been reduced to account for the size of the mat/equivalent footings (therefore, this is not  $k_{v1}$  for 1-foot-square plate) and may be increased by 50 percent for total loads. Once the structural engineer evaluates the initial distribution of bearing stress on the bottom of the mat, we can review the distribution and revise the coefficient of subgrade reaction, if warranted.

Considering the large area of the mat, we expect the average bearing stress under the mat to be relatively low; however, concentrated stresses will occur at column locations and at the edges of the mat. The maximum bearing pressure beneath the mat should not exceed 4,000 psf under dead-plus-live-load conditions and 5,300 psf under total load conditions.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the mat and friction between the bottom of the mat and the supporting soil (or vapor barrier). To compute the passive resistance for sustained loading, we recommend using an equivalent fluid weight of 250 pounds per cubic foot (pcf). To compute the passive resistance for transient loading, we recommend using a uniform (rectangular) pressure of 1,300 psf. The upper foot of soil should be ignored unless confined by a slab or pavement. The allowable friction factor will depend on whether the base of the mat is in direct contact with soil. If no membrane is used, an allowable base friction coefficient of 0.30 may be used in design. If a vapor retarder is used, a base friction factor of 0.20 should be used. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without further reduction.

The mat subgrade should be free of standing water, debris, and disturbed materials prior to placing the vapor retarder and concrete. We should check the mat subgrade prior to placement of the vapor retarder, steel, and concrete.

### **7.3 Concrete Slab-on-Grade Floor**

The subgrade for the slab-on-grade floor (for the spread footing foundation option) or mat foundation should be prepared in accordance with our recommendations in Section 7.1. Where water vapor transmission through the floor slab/mat is not desirable, we recommend installing a water vapor retarder beneath the floor slab/mat. Furthermore, if a conventional slab-on-grade floor is used (for the footing option), the vapor retarder should be underlain by a capillary moisture break.

A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. The particle size of the capillary break material should meet the gradation requirements presented in Table 3.

**TABLE 3  
Gradation Requirements for Capillary Moisture Break**

<b>Sieve Size</b>	<b>Percentage Passing Sieve</b>
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6

For a conventional slab-on-grade, the vapor retarder should meet the requirements for Class B vapor retarders stated in ASTM E1745. Where the building will be supported on a mat foundation, the capillary moisture break may be omitted provided the vapor retarder meets the requirements for Class A vapor retarders. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder.

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the slab. Where the concrete is poured directly over the vapor retarder, we recommend the w/c ratio of the concrete not exceed 0.45. Water should not be added to the concrete mix in the field. If necessary, workability should be increased by adding plasticizers. In addition, the slab should be properly cured. Before the floor covering is placed, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.



#### **7.4 Permanent Below-Grade Walls**

Below-grade walls (i.e., elevator pit walls) should be designed to resist lateral earth pressure imposed by the retained soil and vehicular surcharge pressures, where applicable. Since the elevator pit walls will be restrained from movement at the sides, they should be designed for at-rest conditions. We recommend restrained walls that will retain less than six feet of soil be designed using at-rest equivalent fluid weights of 55 and 87 pcf if the walls are drained and undrained, respectively.

To protect against moisture migration, below-grade walls should be waterproofed and water stops should be placed at all construction joints. Although the below-grade walls will likely be above the design groundwater level, water can accumulate behind the walls from other sources, such as rainfall, irrigation, and broken water lines, etc. If the “drained” earth pressures presented above are used to design the walls, they will need to incorporate a drainage system.

Alternatively, the walls may be designed for the recommended “undrained” earth pressures presented above over their entire height, in which case the drainage system may be omitted.

One acceptable method for backdraining an elevator pit wall is to place a prefabricated drainage panel against the back of the wall. The drainage panel should extend down to a perforated PVC collector pipe at the base of the wall. The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material or 3/4-inch drain rock wrapped in filter fabric (Mirafi NC or equivalent). A proprietary, prefabricated collector drain system, such as Tremdrain Total Drain or Hydroduct Coil (or equivalent), designed to work in conjunction with the drainage panel may be used in lieu of the perforated pipe surrounded by gravel described above. The pipe should be connected to a suitable discharge point; a sump and pump system may be required to drain the collector pipes.

#### **7.5 Pavement Design**

Design recommendations for asphalt and Portland cement concrete pavements are presented in the following sections. Because of the near-surface soil in moderately expansive, permeable

pavements are not recommended at this site because of the potential for distress of pavements and surrounding improvements due to wetting-induced heave of the soil.

### 7.5.1 Flexible (Asphalt Concrete) Pavement Design

The State of California flexible pavement design method was used to develop the recommended asphalt concrete (AC) pavement sections. On the basis of our experience, we selected an R-value of 5, which is appropriate for expansive clay soils. Recommended pavement sections for traffic indices (TIs) ranging from 4.5 to 7.5 are presented in Table 4. The project Civil Engineer should select the appropriate TI(s) for the intended application(s). We can provide additional pavement sections for different TIs upon request.

**TABLE 4  
Asphalt Concrete Pavement Sections**

<b>TI</b>	<b>Asphaltic Concrete (inches)</b>	<b>Class 2 AB R = 78 (inches)</b>
4.5	2.5	9.5
5.0	3.0	10.0
5.5	3.0	12.0
6.0	3.5	13.0
6.5	4.0	13.5
7.0	4.0	15.5
7.5	4.5	16.5

The upper 8 inches of the subgrade should be moisture-conditioned and compacted in accordance with requirements presented in Section 7.1 and be non-yielding. The AB should be moisture-conditioned to near optimum and compacted to at least 95 percent relative compaction and be non-yielding.

If pavements are adjacent to irrigated landscaped areas (including infiltration basins), curbs adjacent to those areas should extend through the AB and at least three inches into the underlying soil to reduce the potential for irrigation water to infiltrate into the pavement section.

### **7.5.2 Rigid (Portland-Cement Concrete) Pavement**

Concrete pavement design is based on a maximum single-axle load of 20,000 pounds, a maximum tandem axle load of 32,000 pounds, and light truck traffic (i.e., a few trucks per week). The recommended rigid pavement section for these axle loads is six inches of Portland cement concrete over six inches of Class 2 AB. Where fire truck traffic is expected, the pavement section should consist of 7 inches of Portland cement concrete over six inches of Class 2 AB. Where only passenger vehicles will use the pavement, the recommended minimum pavement section is five inches of Portland cement concrete over six inches of Class 2 AB.

The modulus of rupture of the concrete should be at least 500 psi at 28 days. Contraction joints should be constructed at maximum spacing of 12.5 and 15 feet for 5 inch, 6-inch, and 6.5-inch-thick pavement sections, respectively. Where the outer edge of a concrete pavement meets asphalt concrete pavement, the concrete slab should be thickened by 50 percent at a taper not to exceed a slope of 1 in 10. For areas that will receive truck traffic, we recommend the slab be reinforced with a minimum of No. 4 bars at 16-inch spacing in both directions.

Recommendations for subgrade preparation and AB compaction for concrete pavement are the same as those we have described above for asphalt concrete pavement.

### **7.6 Seismic Design**

The results of shear wave velocity measurements at the CPT-2 and CPT-4 locations indicate the average shear wave velocity is about 1,060 and 1,110 feet per second, respectively, for the upper 100 feet of soil (extrapolated using regression model by Boore, 2004). As discussed in Section 5.2.3, the site is underlain by relatively thin layers of potentially liquefiable soil. Although the 2019 CBC calls for a Site Class F designation for sites underlain by potentially liquefiable soil, we conclude a Site Class D designation is more appropriate because the potentially liquefiable layers are thin and relatively discontinuous such that the site will not incur significant non-linear behavior during strong ground shaking. Therefore, for seismic design, we recommend Site Class D be used.

The latitude and longitude of the site are  $37.7808^{\circ}$  and  $-122.2309^{\circ}$ , respectively. For design in accordance with 2019 (ASCE 7-16), we recommend the following:

- Site Class D – stiff soil
- $S_s = 1.923g$ ,  $S_1 = 0.735g$

The 2019 CBC is based on the guidelines contained within ASCE 7-16. Per ASCE 7-16, where  $S_1$  is greater than 0.2 times gravity (g) for Site Class D, a ground motion hazard analysis is needed unless the seismic response coefficient ( $C_s$ ) value will be calculated as outlined in Section 11.4.8, Exception 2 of ASCE 7-16. Assuming the  $C_s$  value will be calculated as outlined in Section 11.4.8, Exception 2 of ASCE 7-16, we recommend the following seismic design parameters:

- $F_a = 1.0$ ,  $F_v = 1.7$
- $S_{MS} = 1.923g$ ,  $S_{M1} = 1.250g$
- $S_{DS} = 1.282g$ ,  $S_{D1} = 0.833g$
- Seismic Design Category D for Risk Factors I, II, and III

## **8.0 GEOTECHNICAL SERVICES DURING CONSTRUCTION**

Prior to construction, Rockridge Geotechnical should review the project plans and specifications to verify that they conform to the intent of our recommendations. During construction, our field engineer should provide on-site observation and testing during site preparation, placement and compaction of fill and aggregate base, and installation of foundations. These observations will allow us to compare actual with anticipated soil conditions and to check that the contractor's work conforms to the geotechnical aspects of the plans and specifications.

## **9.0 LIMITATIONS**

This geotechnical investigation has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. The recommendations made in this report are based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed in the borings and CPTs.



If any variations or undesirable conditions are encountered during construction, we should be notified so that additional recommendations can be made. The foundation recommendations presented in this report are developed exclusively for the proposed development described in this report and are not valid for other locations and construction in the project vicinity.

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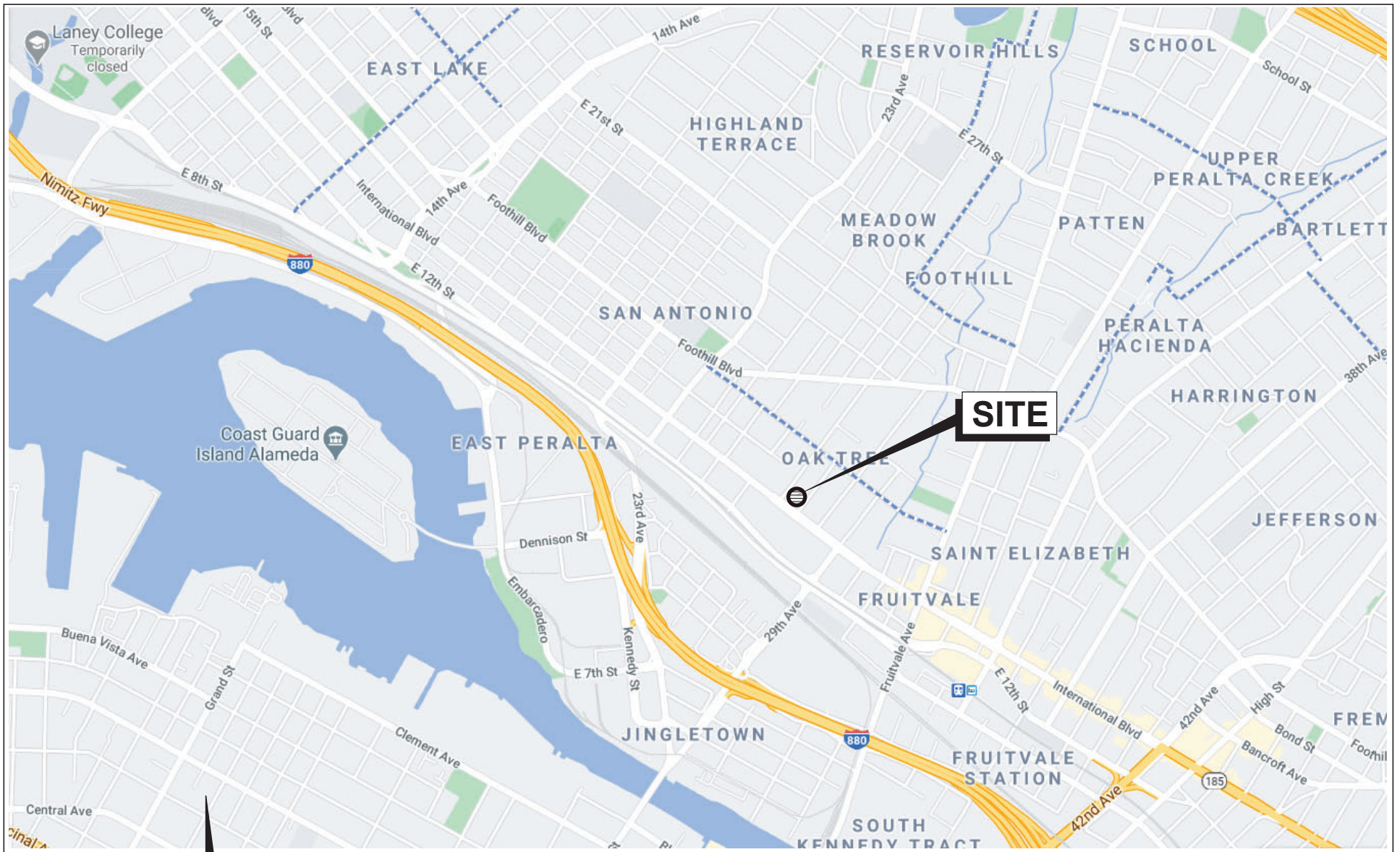
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**FIGURES**





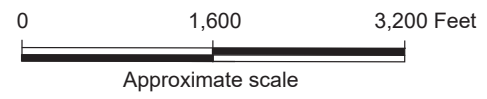
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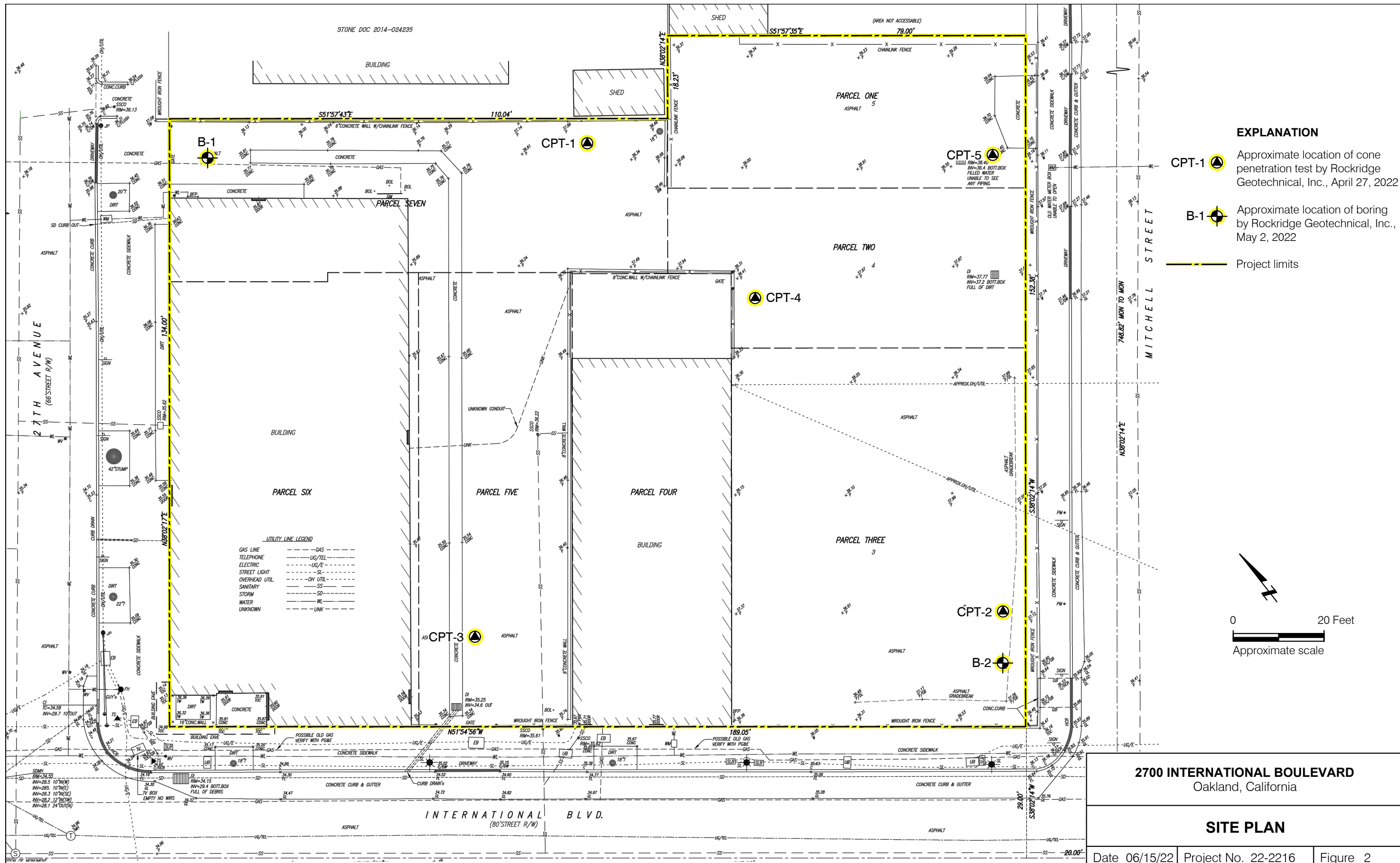
**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

**SITE LOCATION MAP**



Date 05/06/22	Project No. 22-2216	Figure 1
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Oakland, California

**SITE PLAN**

Date 06/15/22 | Project No. 22-2216 | Figure 2



Reference: Base map from a drawing titled "Boundary & Topographic Survey", by Kister, Savio & Rei, Land Surveying & Civil Engineering, dated September 11, 2020.





Base map: USGS MF 2342, Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California (Graymer, 2000).

EXPLANATION	
	Contact - Depositional or intrusive contact, dashed where approximately located, dotted where concealed
	Fault - Dashed where approximately located, small dashed where inferred, dotted where concealed, queried where locations is uncertain
	Reverse or thrust fault - Dotted where concealed
	Anticline - Shows fold axis, dotted where concealed
	Syncline
	Strike and dip of bedding
	Overtured bedding
	Flat bedding
	Vertical bedding
	Strike and dip of foliation
	Vertical foliation
	Strike and dip of joints in plutonic rocks
	Vertical joint
	af Artificial fill (Historic)
	Qhaf1 Younger alluvial fan deposits (Holocene)
	Qhaf Alluvial fan and fluvial deposits (Holocene)
	Qds Dune sand (Holocene and Pleistocene)
	Qmt Marine terrace deposits (Pleistocene)
	Qpaf Alluvial fan and fluvial deposits (Pleistocene)

0 1,000 2,000 Feet

Approximate scale

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**REGIONAL GEOLOGIC MAP**



Date 05/06/22 Project No. 22-2216 Figure 3





Base Map: U.S. Geological Survey (USGS), National Seismic Hazards Maps - Fault Sources, 2014.

**EXPLANATION**

-  Strike slip
-  Thrust (Reverse)



0 5 10 Miles



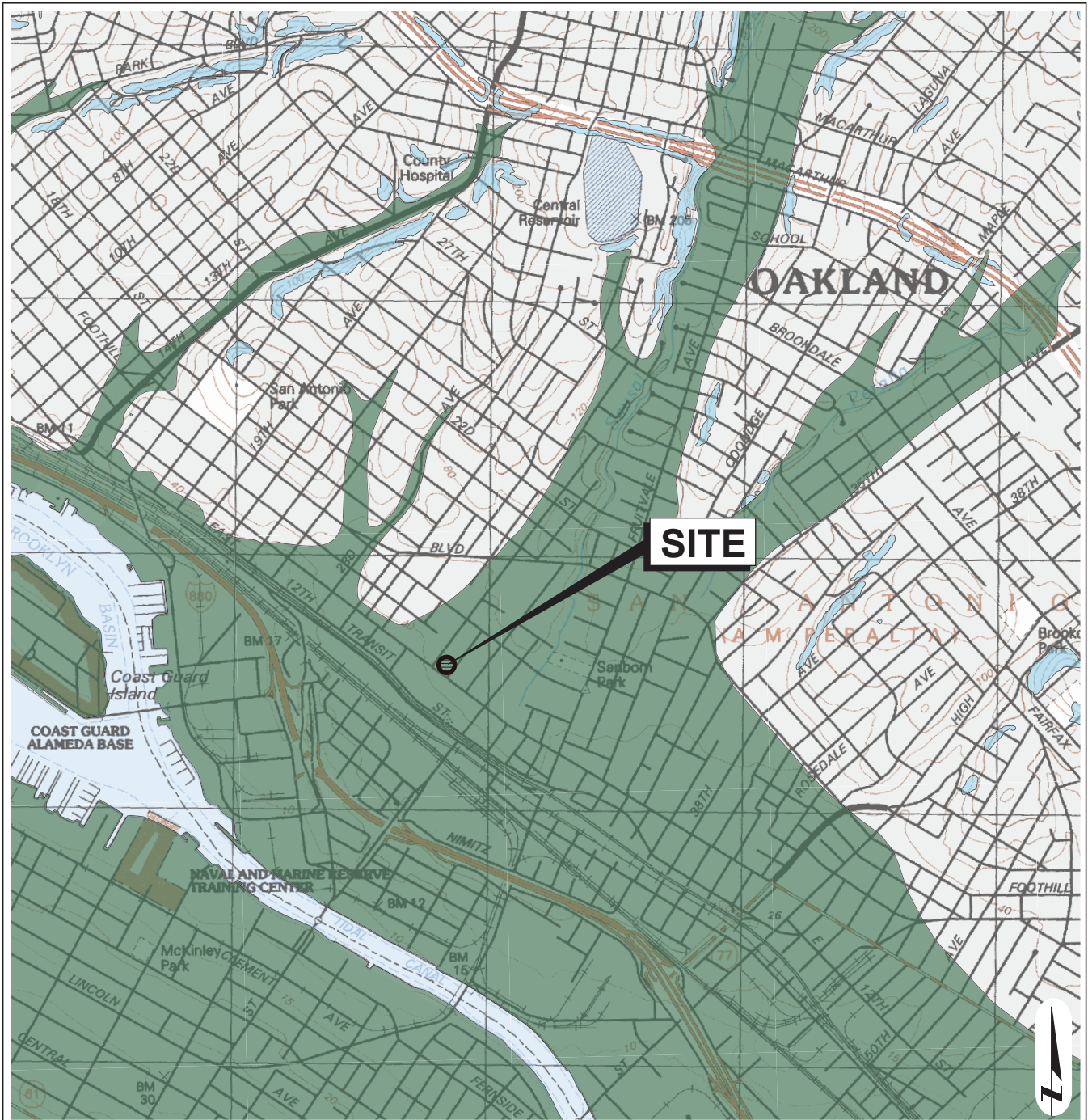
Approximate scale

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**REGIONAL FAULT MAP**







**Liquefaction Zones**

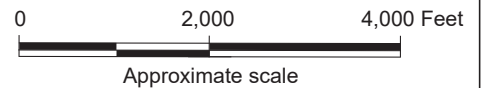
Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



**Earthquake-Induced Landslide Zones**

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Reference:  
 Earthquake Zones of Required Investigation  
 Oakland East Quadrangle  
 California Geological Survey  
 Released February 14, 2003



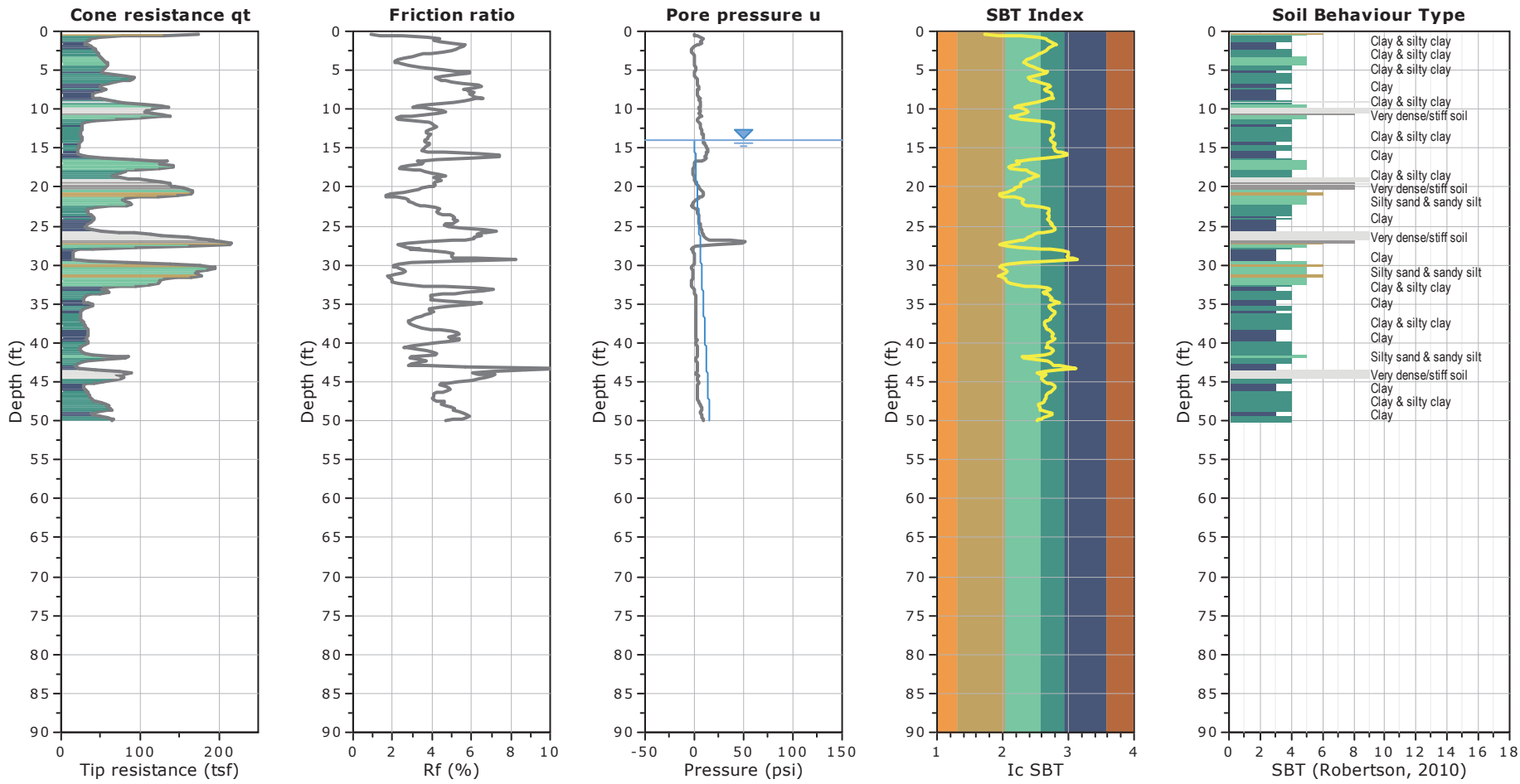
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**EARTHQUAKE ZONES OF REQUIRED INVESTIGATION MAP**



Date 05/06/22 Project No. 22-2216 Figure 5

**APPENDIX A**  
Cone Penetration Test Results and Boring Logs



Total depth: 50 ft, Date: April 27, 2022  
 Groundwater Depth: 14 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

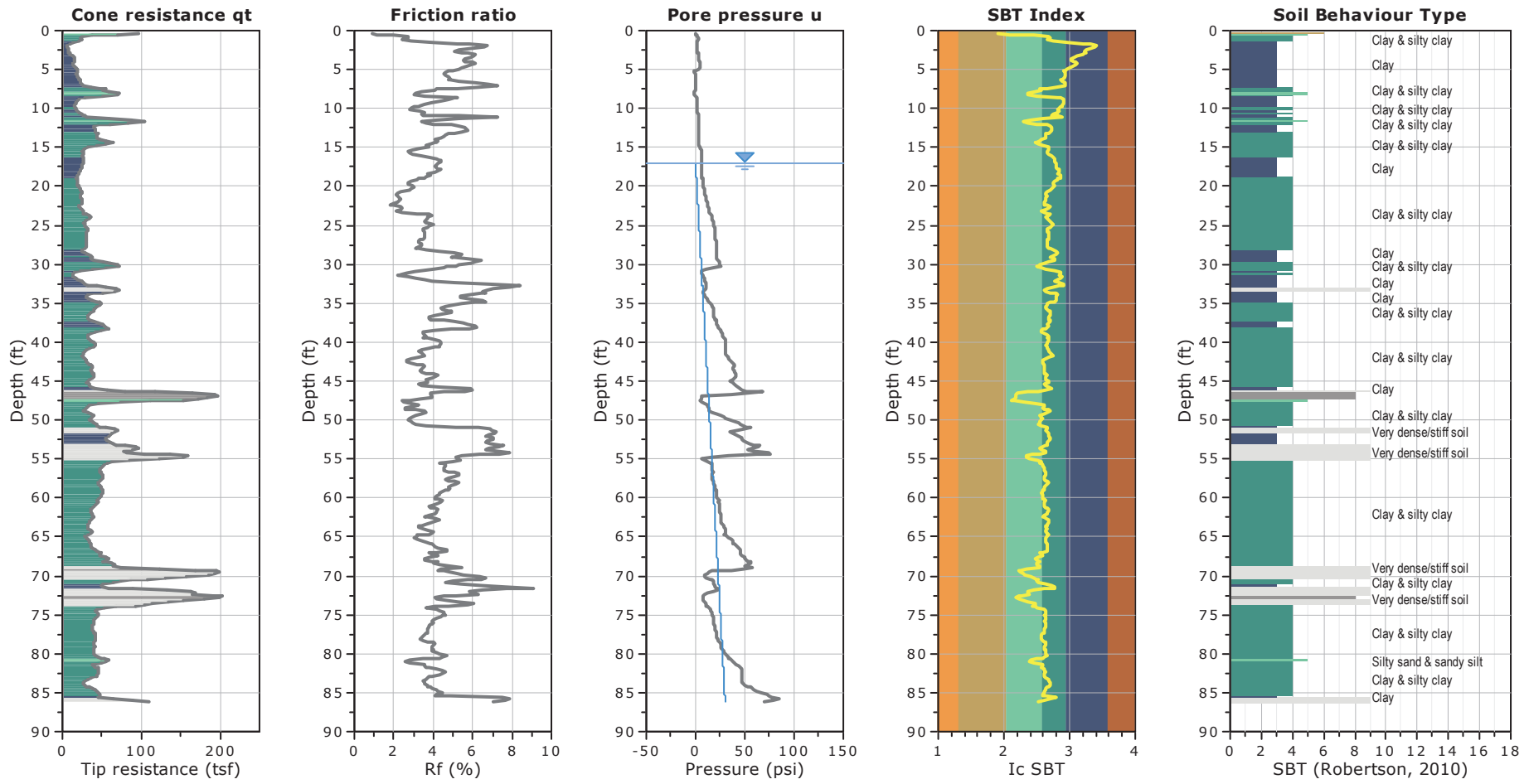
- SBT legend**
- 1. Sensitive fine grained
  - 2. Organic material
  - 3. Clay to silty clay
  - 4. Clayey silt to silty clay
  - 5. Silty sand to sandy silt
  - 6. Clean sand to silty sand
  - 7. Gravely sand to sand
  - 8. Very stiff sand to clayey sand
  - 9. Very stiff fine grained

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**CONE PENETRATION TEST RESULTS  
 CPT-1**

Date 05/06/22 | Project No. 22-2216 | Figure A-1



Total depth: 86.1 ft, Date: April 27, 2022  
 Groundwater Depth: 17 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

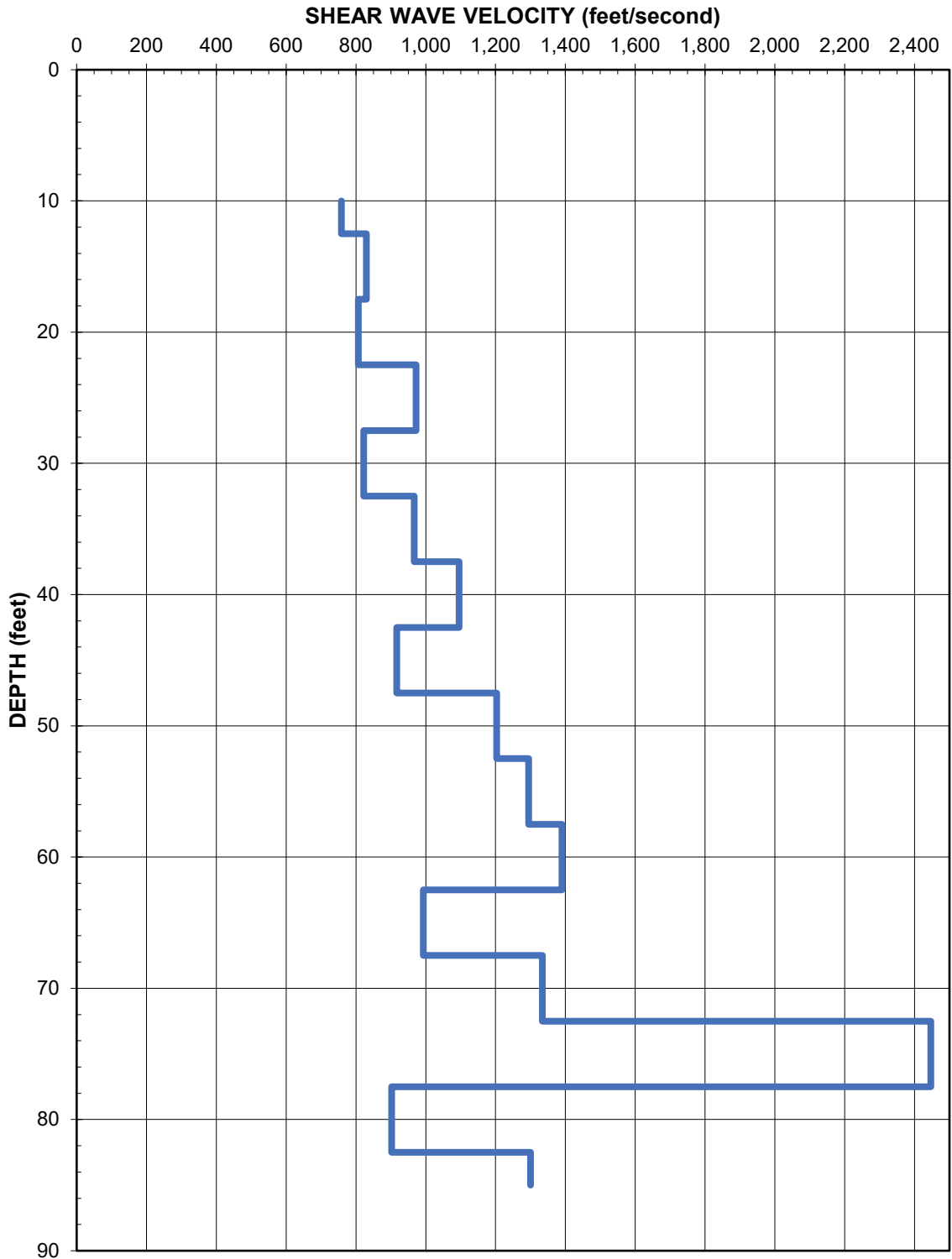
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**CONE PENETRATION TEST RESULTS  
CPT-2**

Date 06/06/22 | Project No. 22-2216 | Figure A-2a



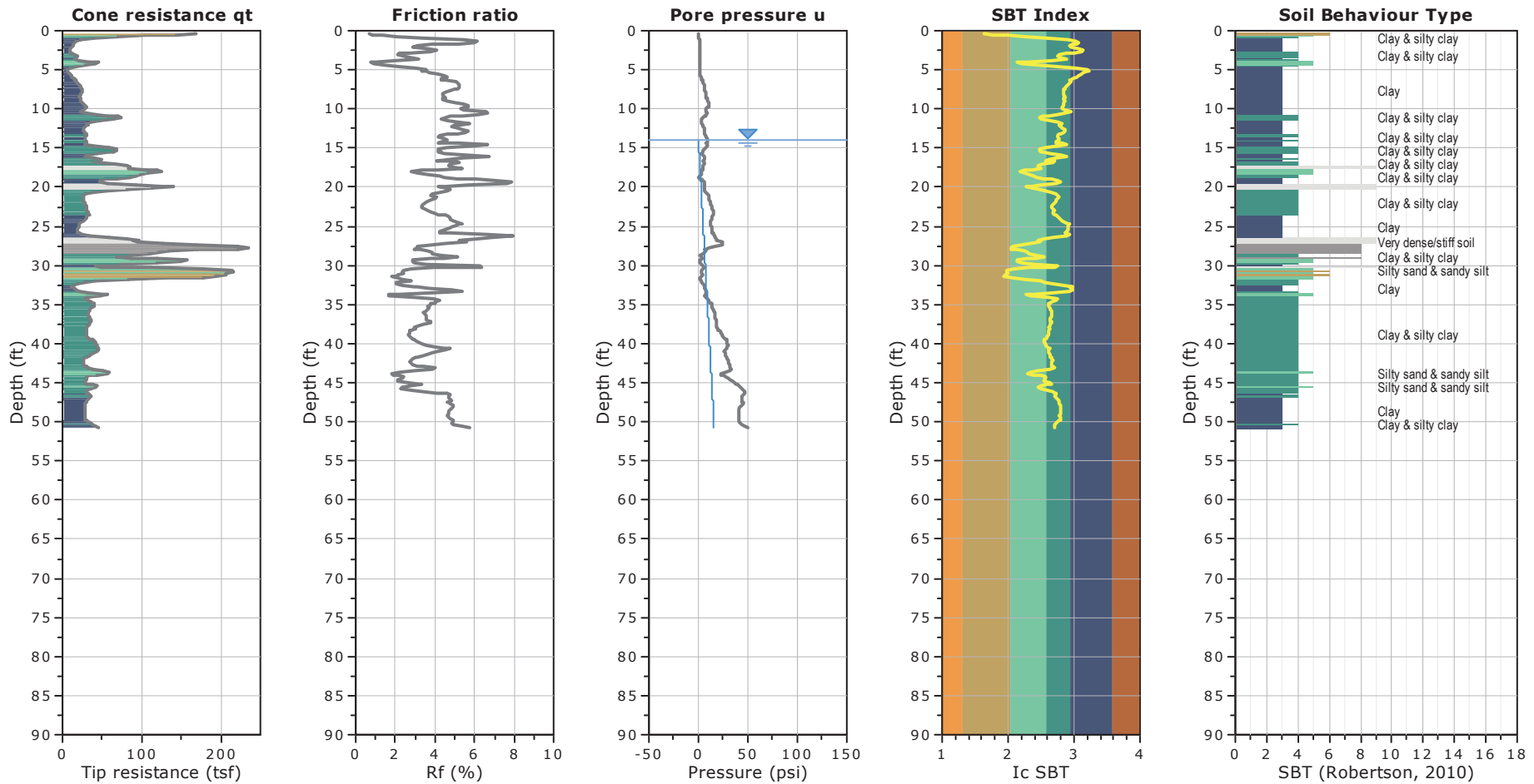


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**SHEAR WAVE VELOCITY PROFILE  
CPT-2**

Date 06/06/22 | Project No. 22-2216 | Figure A-2b



Total depth: 50.7 ft, Date: April 27, 2022  
 Groundwater Depth: 14 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

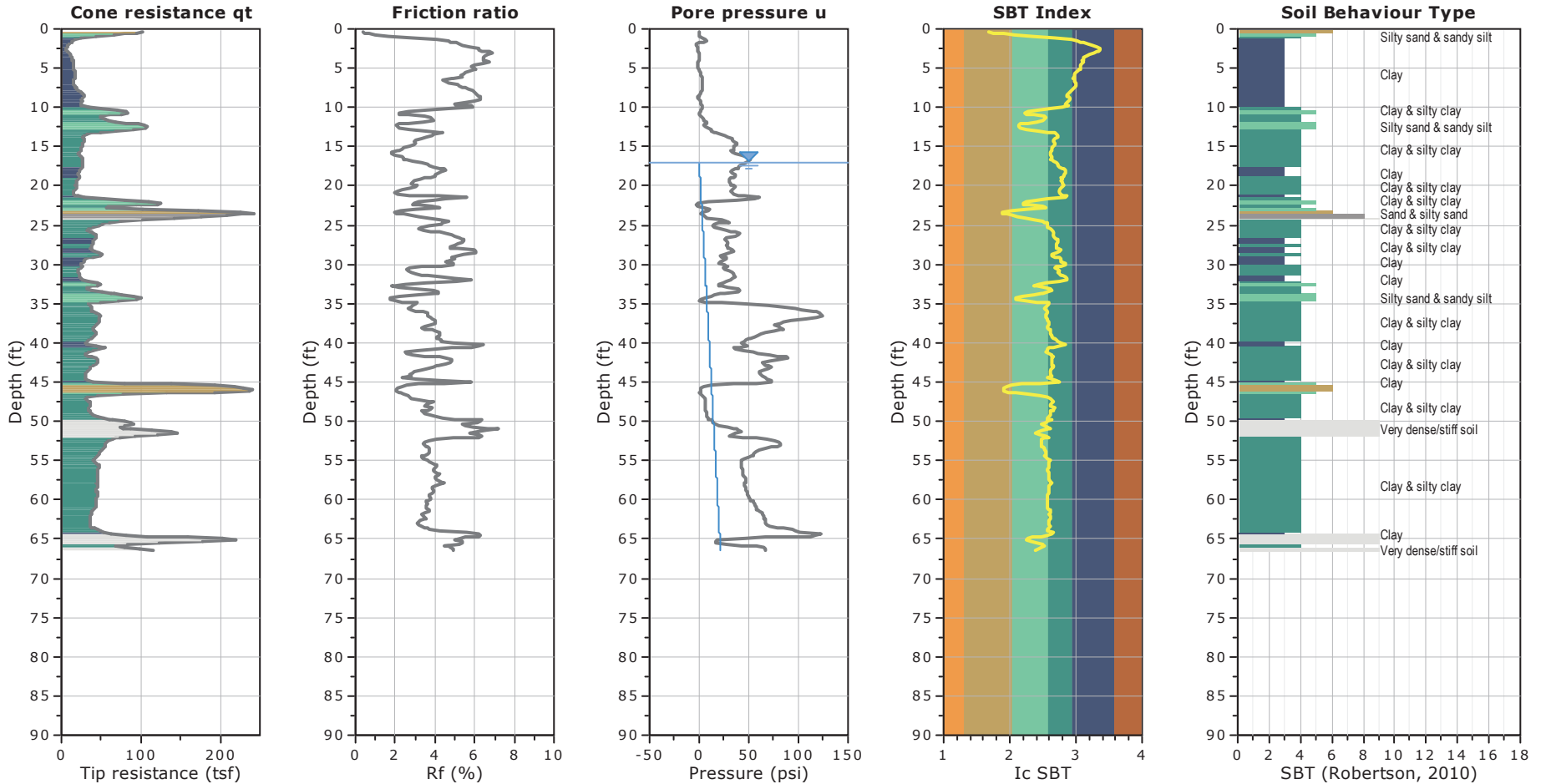
- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

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**CONE PENETRATION TEST RESULTS  
 CPT-3**

Date 05/06/22 | Project No. 22-2216 | Figure A-3



Total depth: 66.4 ft, Date: April 27, 2022  
 Groundwater Depth: 17 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

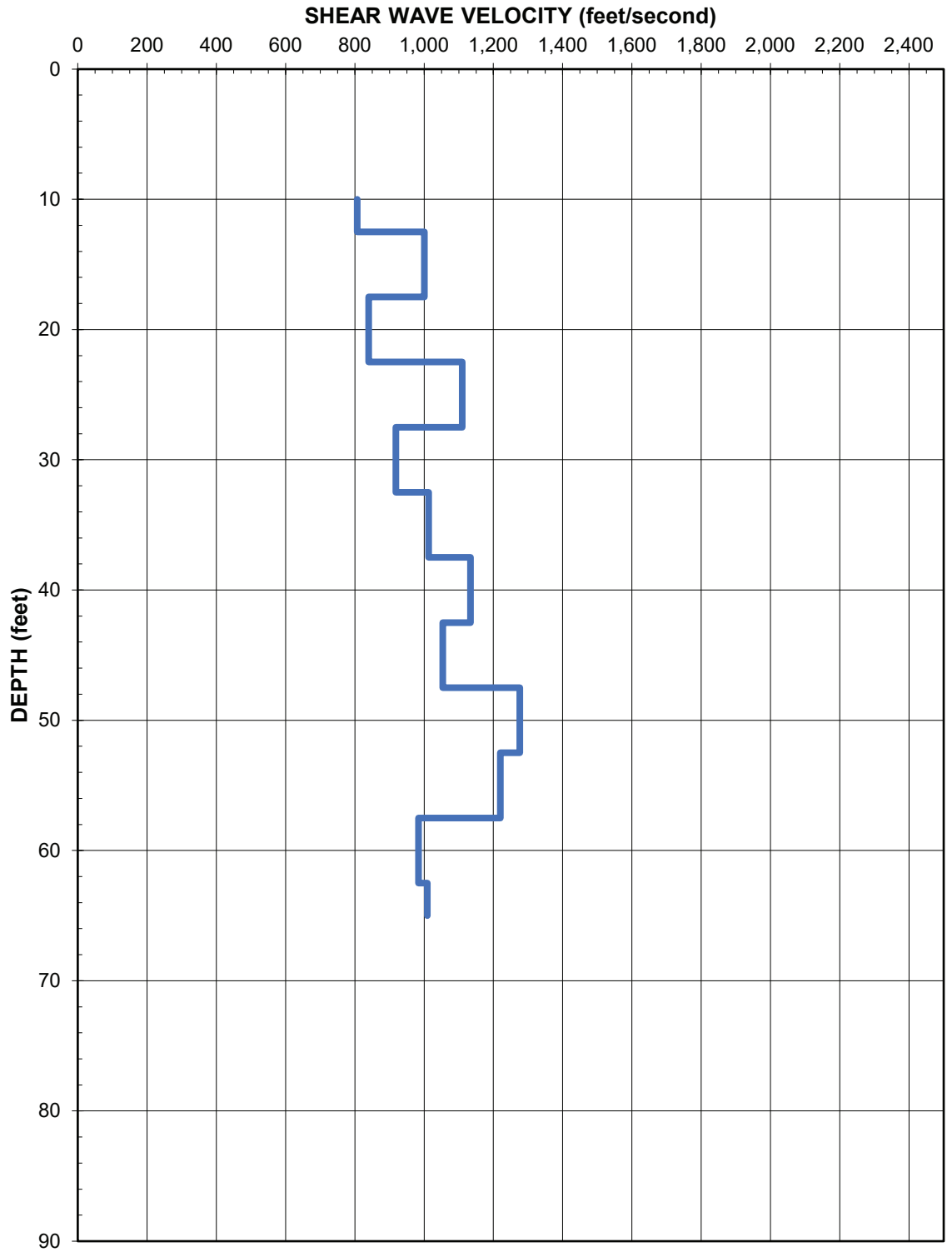
- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

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**CONE PENETRATION TEST RESULTS  
CPT-4**

Date 06/06/22 | Project No. 22-2216 | Figure A-4a



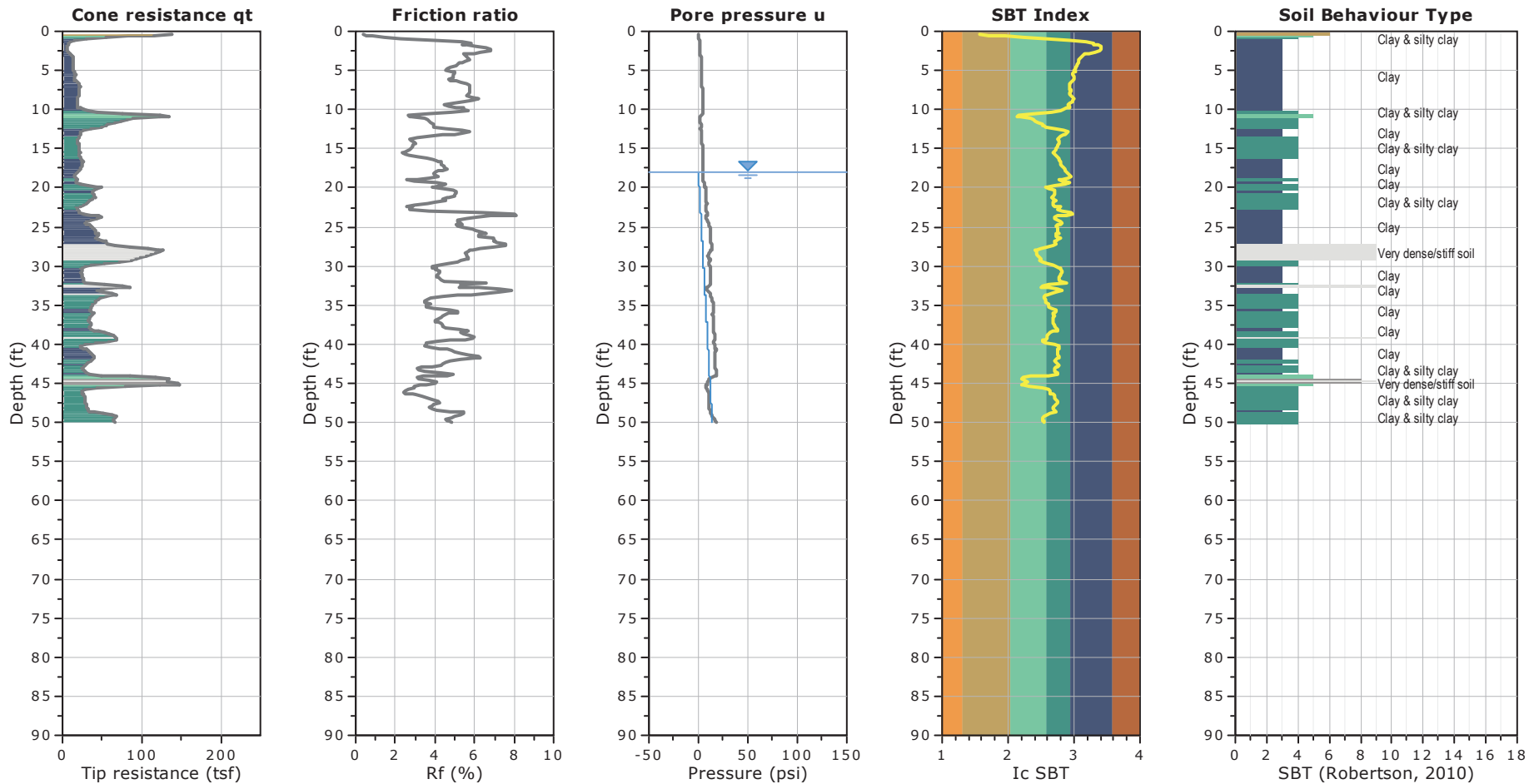
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Oakland, California



**SHEAR WAVE VELOCITY PROFILE  
CPT-4**

Date 06/06/22 | Project No. 22-2216 | Figure A-4b





Total depth: 50 ft, Date: April 27, 2022  
 Groundwater Depth: 18 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

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**CONE PENETRATION TEST RESULTS  
 CPT-5**

Date 05/06/22 | Project No. 22-2216 | Figure A-5

PROJECT: **2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-1

PAGE 1 OF 2

Boring location: See Site Plan, Figure 2

Logged by: J. Graham  
Drilled by: Exploration Geoservices  
Rig: Mobile B-40

Date started: 05/02/2022 Date finished: 05/02/2022

Drilling method: 8-inch-diameter hollow-stem auger

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Safety Hammer

Sampler: Modified California (MC)

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA								
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cut Ft			
1						2 inches of asphalt concrete									
						6 inches of aggregate base									
2	MC		13 19 23	26	CL	SANDY CLAY (CL) dark brown, very stiff, moist, trace gravel LL = 40, PI = 23; see Appendix B						15.7		105	
3						SANDY CLAY with GRAVEL (CL) brown, very stiff to hard, moist, medium fine sand Soil Corrosivity Test; see Appendix B									
4	MC		14 24 23	30	CL										
5						CLAYEY SAND with GRAVEL (SC) light brown, very dense, moist, coarse gravel Particle Size Distribution; see Appendix B						29	9.6	117	
6	MC		31 44 38	52	SC										
7						CLAY with SAND and GRAVEL (CL) brown, hard, moist									
8	MC		10 18 35	33	CL										
9						CLAYEY SAND with GRAVEL (SC) brown, dense, moist, medium fine sand									
10						medium dense Particle Size Distribution; see Appendix B						40	17.1	116	
11	MC		14 17 26	27	SC										
12															
13															
14															
15						▼ (05/02/2022; 10:40 AM) wet olive-brown, dense									
16	MC		26 28 34	39											
17															
18						CLAY with SAND (CL) light brown with black mottling, hard, wet									
19															
20															
21	MC		21 36 41	49	CL										
22															
23															
24						CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse gravel									
25						▽ (05/02/2022; 9:40 AM)									
26	MC		27 24 31	35	SC										
27															
28															
29						SANDY CLAY (CL) brown with yellow mottling, hard, wet, trace gravel									
30															



Project No.: 22-2216

Figure: A-6a

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA								
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft			
31	MC		50/6"	32/6"	CL	SANDY CLAY (CL) brown with yellow mottling, hard, wet, trace gravel									
32															
33															
34						gray with yellow-brown mottling									
35															
36	MC		19 25 34	37											
37															
38															
39															
40															
41	MC		16 28 42	44											
42															
43															
44															
45															
46															
47															
48															
49															
50															
51															
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54															
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56															
57															
58															
59															
60															

Boring terminated at a depth of 41.5 feet below ground surface.  
Boring backfilled with cement grout.  
Groundwater encountered at a depth of 25 feet initially then 14.75 feet at the end of drilling.

<sup>1</sup>MC blow counts for the last two increments were converted to SPT N-Values using a factor of 0.63 to account for sampler type and hammer energy.



Project No.: **22-2216**

Figure: **A-6b**

PROJECT: **2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-2

PAGE 1 OF 2

Boring location: See Site Plan, Figure 2

Logged by: J. Graham  
Drilled by: Exploration Geoservices  
Rig: Mobile B-40

Date started: 05/02/2022 Date finished: 05/02/2022

Drilling method: 8-inch-diameter hollow-stem auger

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Safety Hammer

Sampler: Modified California (MC)

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA								
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cut Ft			
1						1 inch of asphalt concrete									
2						6 inches of aggregate base									
3	MC		7 12 16	18	CL	CLAY with SAND (CL) dark brown, very stiff, moist, trace gravel LL = 40, PI = 22; see Appendix B Soil Corrosivity Test; see Appendix B						23.0	99		
4	MC		7 14 20	21								20.3	109		
6	MC		6 21 21	26	SC	CLAYEY SAND with GRAVEL (SC) yellow-brown, medium dense, moist									
8	MC		8 8 13	13		SANDY CLAY (CL) brown, stiff, moist, trace gravel Particle Size Distribution; see Appendix B						66	16.6	114	
10	MC		8 13 16	18		brown, very stiff, trace gravel									
15	MC		11 19 26	28	CL	yellow brown with gray mottling									
17						▼ (05/02/2022; 14:21 PM)									
20	MC		9 13 16	18		wet Particle Size Distribution; see Appendix B						66	22.9		
24						CLAY with SAND (CL) yellow-brown, very stiff, wet									
25	MC		12 13 18	20	CL										
28						CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse sand									
29					SC										
30						▼ (05/02/2022; 13:45 PM)									



Project No.: 22-2216

Figure: A-7a







PROJECT:

**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-2

PAGE 2 OF 2

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA						
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft	
31	MC		19 26 26	33	SC	CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse sand							
32													
33					CL	SANDY CLAY (CL) olive-gray, hard, wet, trace gravel							
34													
35	MC		14 28 40	43									
36													
37													
38													
39													
40	MC		14 26 28	34		yellow-brown with gray mottling							
41													
42													
43													
44													
45													
46													
47													
48													
49													
50													
51													
52													
53													
54													
55													
56													
57													
58													
59													
60													

Boring terminated at a depth of 41.5 feet below ground surface.  
Boring backfilled with cement grout.  
Groundwater encountered at a depth of 30 feet initially then 17.5 feet at the end of drilling.

<sup>1</sup>MC blow counts for the last two increments were converted to SPT N-Values using a factor of 0.63 to account for sampler type and hammer energy.



Project No.: 22-2216










Figure: A-7b



## UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	<b>GW</b>	Well-graded gravels or gravel-sand mixtures, little or no fines
		<b>GP</b>	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		<b>GM</b>	Silty gravels, gravel-sand-silt mixtures
		<b>GC</b>	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	<b>SW</b>	Well-graded sands or gravelly sands, little or no fines
		<b>SP</b>	Poorly-graded sands or gravelly sands, little or no fines
		<b>SM</b>	Silty sands, sand-silt mixtures
		<b>SC</b>	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	<b>ML</b>	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		<b>CL</b>	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		<b>OL</b>	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	<b>MH</b>	Inorganic silts of high plasticity
		<b>CH</b>	Inorganic clays of high plasticity, fat clays
		<b>OH</b>	Organic silts and clays of high plasticity
<b>Highly Organic Soils</b>		<b>PT</b>	Peat and other highly organic soils

### SAMPLE DESIGNATIONS/SYMBOLS

GRAIN SIZE CHART		
Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4	76.2 to 4.76
	3" to 3/4" 3/4" to No. 4	76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200	4.76 to 0.075
	No. 4 to No. 10	4.76 to 2.00
	No. 10 to No. 40 No. 40 to No. 200	2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

-  Sample taken with California or Modified California split-barrel sampler. Darkened area indicates soil recovered
-  Classification sample taken with Standard Penetration Test sampler
-  Undisturbed sample taken with thin-walled tube
-  Disturbed sample
-  Sampling attempted with no recovery
-  Core sample
-  Analytical laboratory sample
-  Sample taken with Direct Push sampler
-  Sonic

-  Unstabilized groundwater level
-  Stabilized groundwater level

### SAMPLER TYPE

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>C</b> Core barrel</li> <li><b>CA</b> California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter</li> <li><b>D&amp;M</b> Dames &amp; Moore piston sampler using 2.5-inch outside diameter, thin-walled tube</li> <li><b>O</b> Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube</li> </ul> | <ul style="list-style-type: none"> <li><b>PT</b> Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube</li> <li><b>MC</b> Modified California sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter</li> <li><b>SPT</b> Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.38- or 1.5-inch inside diameter (refer to text)</li> <li><b>ST</b> Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure</li> </ul> |
|---|---|

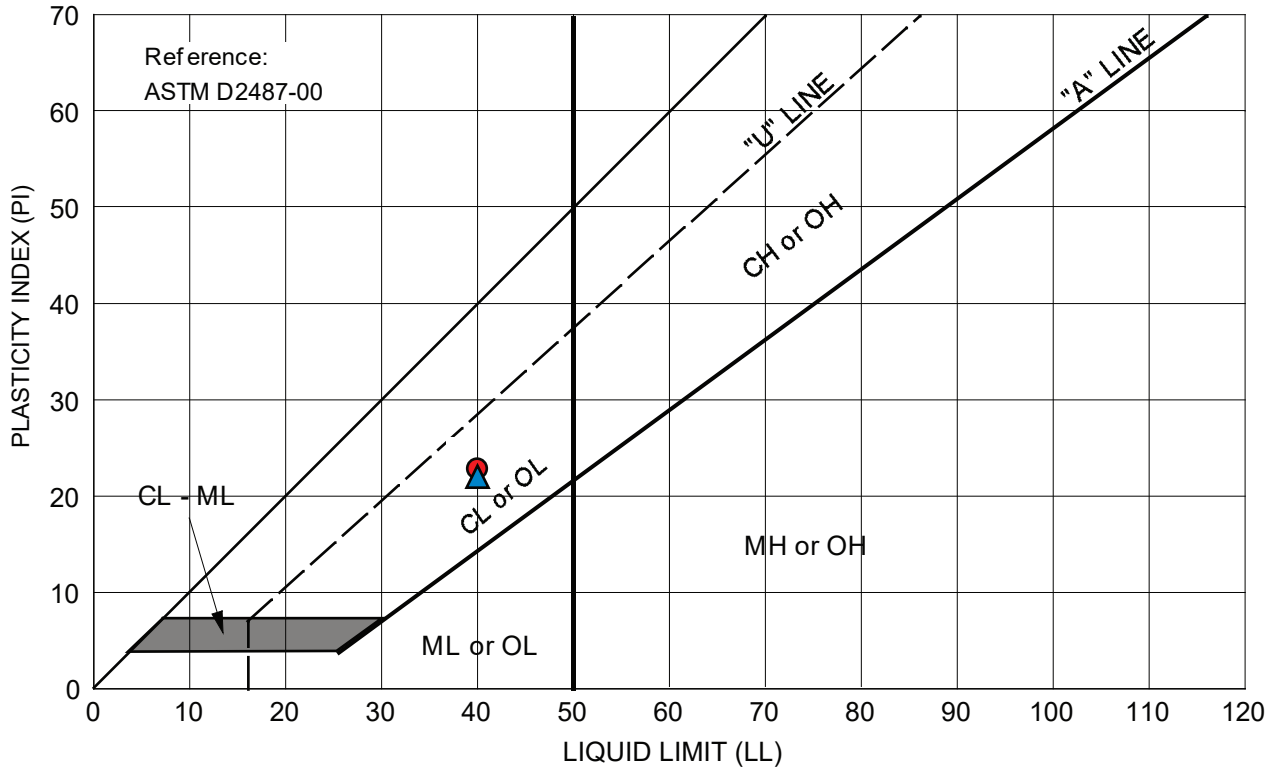
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Oakland, California



## CLASSIFICATION CHART

Date 05/06/22	Project No. 22-2216	Figure A-8
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**APPENDIX B**  
Laboratory Test Results



Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	B-1 at 1.5 feet	SANDY CLAY (CL), dark brown	15.7	40	23	--
▲	B-2 at 2.75 feet	CLAY with SAND (CL), dark brown	23.0	40	22	--

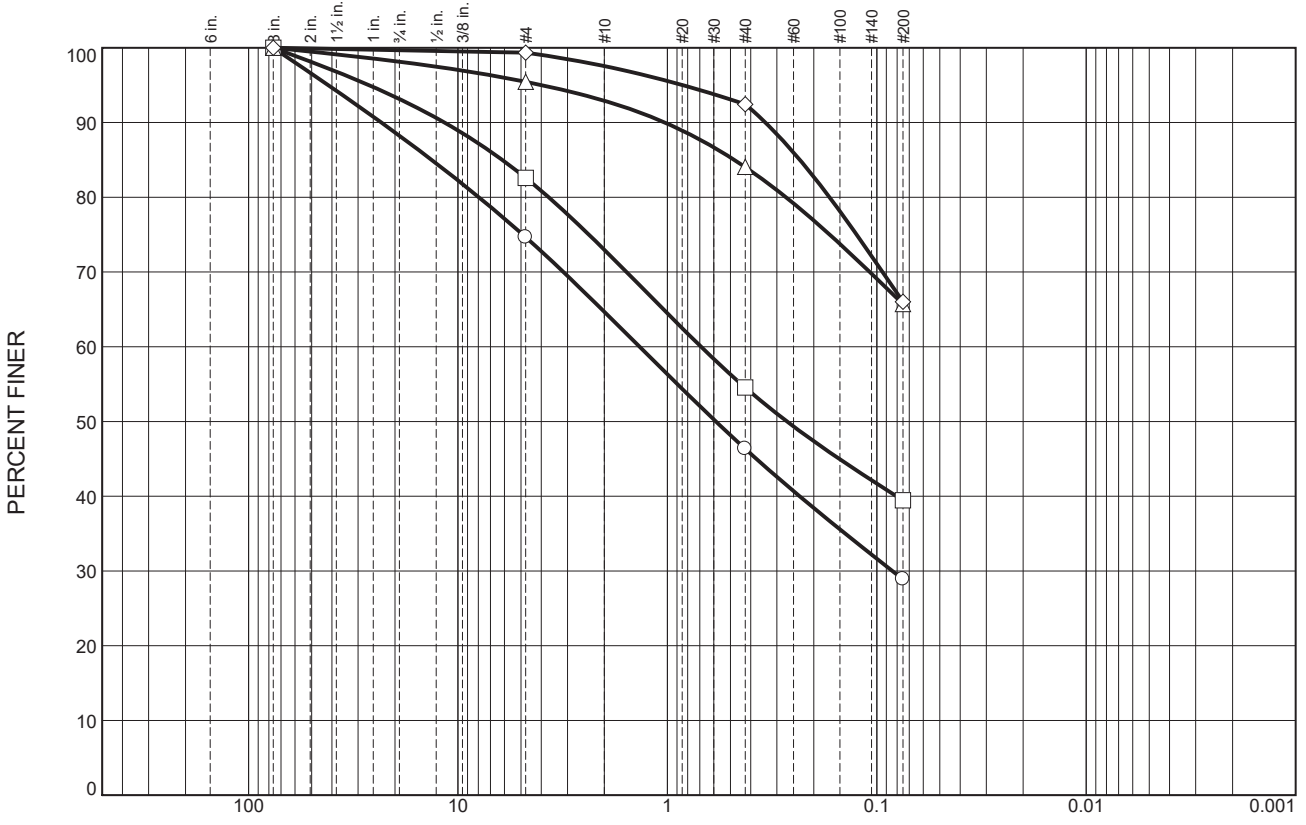
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Oakland, California

**RR** ROCKRIDGE  
GEOTECHNICAL

**PLASTICITY CHART**

Date 06/06/22 Project No. 22-2216 Figure B-1





	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	11.8	13.6	9.9	18.4	17.4	28.9	
□	0.0	6.8	10.6	9.6	18.5	15.0	39.5	
△	0.0	1.9	2.6	2.6	8.8	18.4	65.7	
◇	0.0	0.3	0.4	1.8	5.1	26.4	66.0	

SOIL DATA				
SYMBOL	SOURCE	DEPTH (ft.)	Material Description	USCS
○	B-1	5.5'	CLAYEY SAND with GRAVEL, light brown	SC
□	B-1	11.0'	CLAYEY SAND with GRAVEL, brown	SC
△	B-2	9.0'	SANDY CLAY, brown	CL
◇	B-2	20.5'	SANDY CLAY, yellow brown with gray mottling	CL

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**PARTICLE SIZE DISTRIBUTION REPORT**



Date 06/06/22 Project No. 22-2216 Figure B-2



Bore# / Description	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
	Depth	Sulfates		Chlorides		Resistivity		pH	Redox	Sulfide	Nitrate	Ammonium	Lithium	Sodium	Potassium	Magnesium	Calcium	Fluoride	Phosphate
	(ft)	SO <sub>4</sub> <sup>2-</sup>		Cl <sup>-</sup>		As Rec'd   Minimum			(mV)	S <sup>2-</sup>	NO <sub>3</sub> <sup>-</sup>	NH <sub>4</sub> <sup>+</sup>	Li <sup>+</sup>	Na <sup>+</sup>	K <sup>+</sup>	Mg <sup>2+</sup>	Ca <sup>2+</sup>	F <sup>-</sup>	PO <sub>4</sub> <sup>3-</sup>
	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)				(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-1: SANDY CLAY with GRAVEL (CL), brown	3.5	201.7	0.0202	96.7	0.0097	9,380	2,948	8.0	188	2.60	1.2	22.2	NT.	NT.	NT.	NT.	NT.	0.9	74.4
B-2: CLAY with SAND (CL), dark brown	2.25	164.3	0.0164	69.6	0.0070	2,345	2,010	7.5	199	4.70	10.4	51.2	NT.	NT.	NT.	NT.	NT.	0.8	2.5

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography  
 mg/kg = milligrams per kilogram (parts per million) of dry soil weight  
 ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown  
 Chemical Analysis performed on 1:3 Soil-To-Water extract  
 PPM = mg/kg (soil) = mg/L (Liquid)

29990 Technology Dr., Suite 13, Murrieta, CA 92563 Tel: 213-928-7213 Fax: 951-226-1720  
 www.projectxcorrosion.com

2700 INTERNATIONAL BOULEVARD  
 Oakland, California



**SOIL CORROSIVITY  
 TEST RESULTS**

Date 06/06/22 | Project No. 22-2216 | Figure B-3

**APPENDIX C**  
Summary of Liquefaction Analyses

**LIQUEFACTION ANALYSIS REPORT**

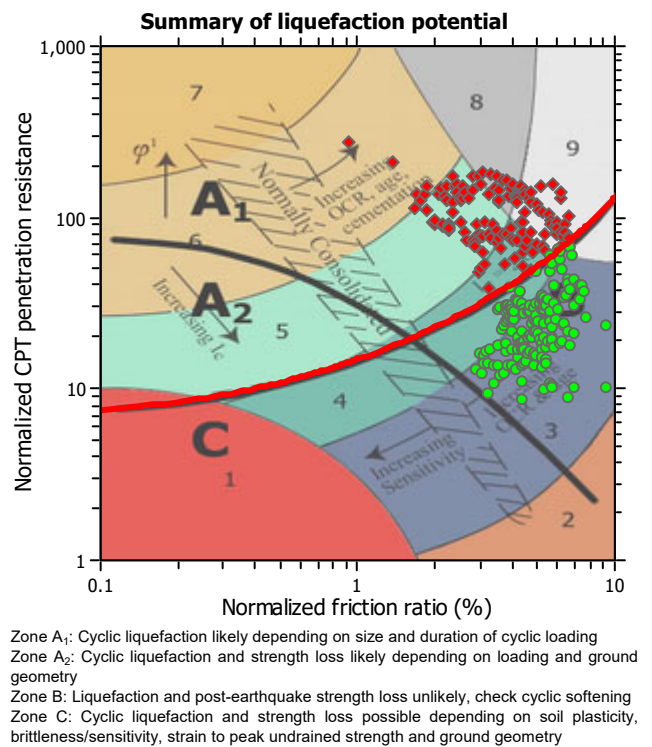
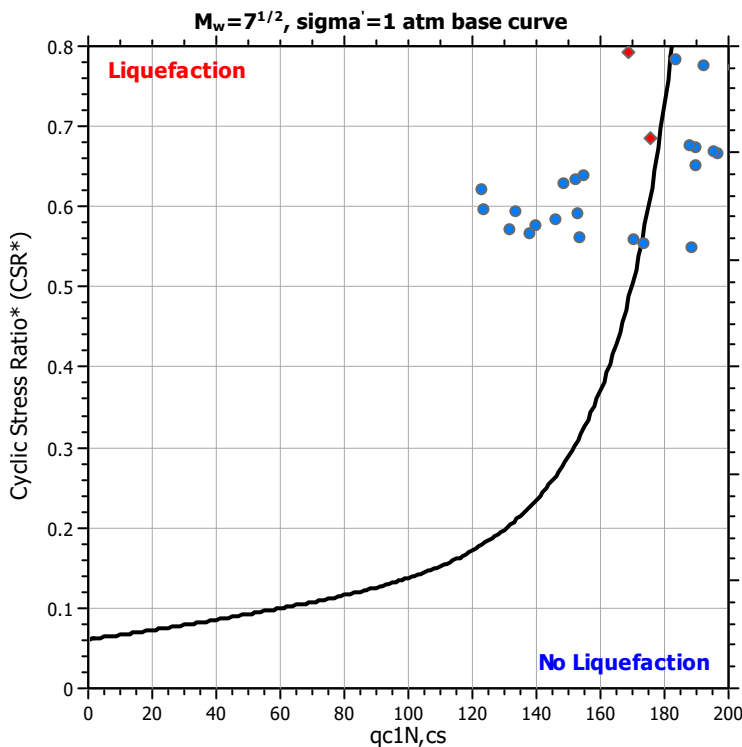
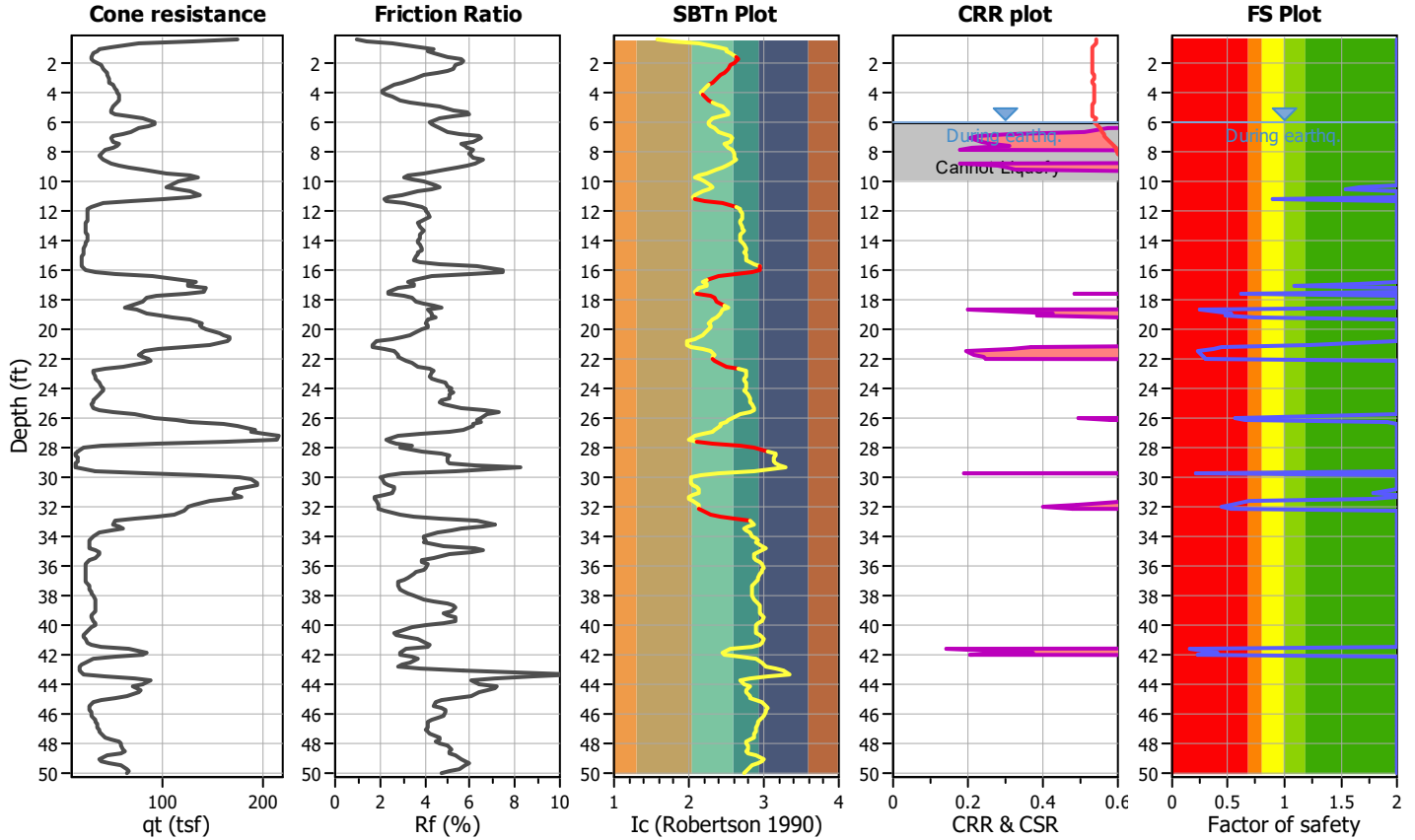
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**Location :**

**CPT file : CPT-01ALT**

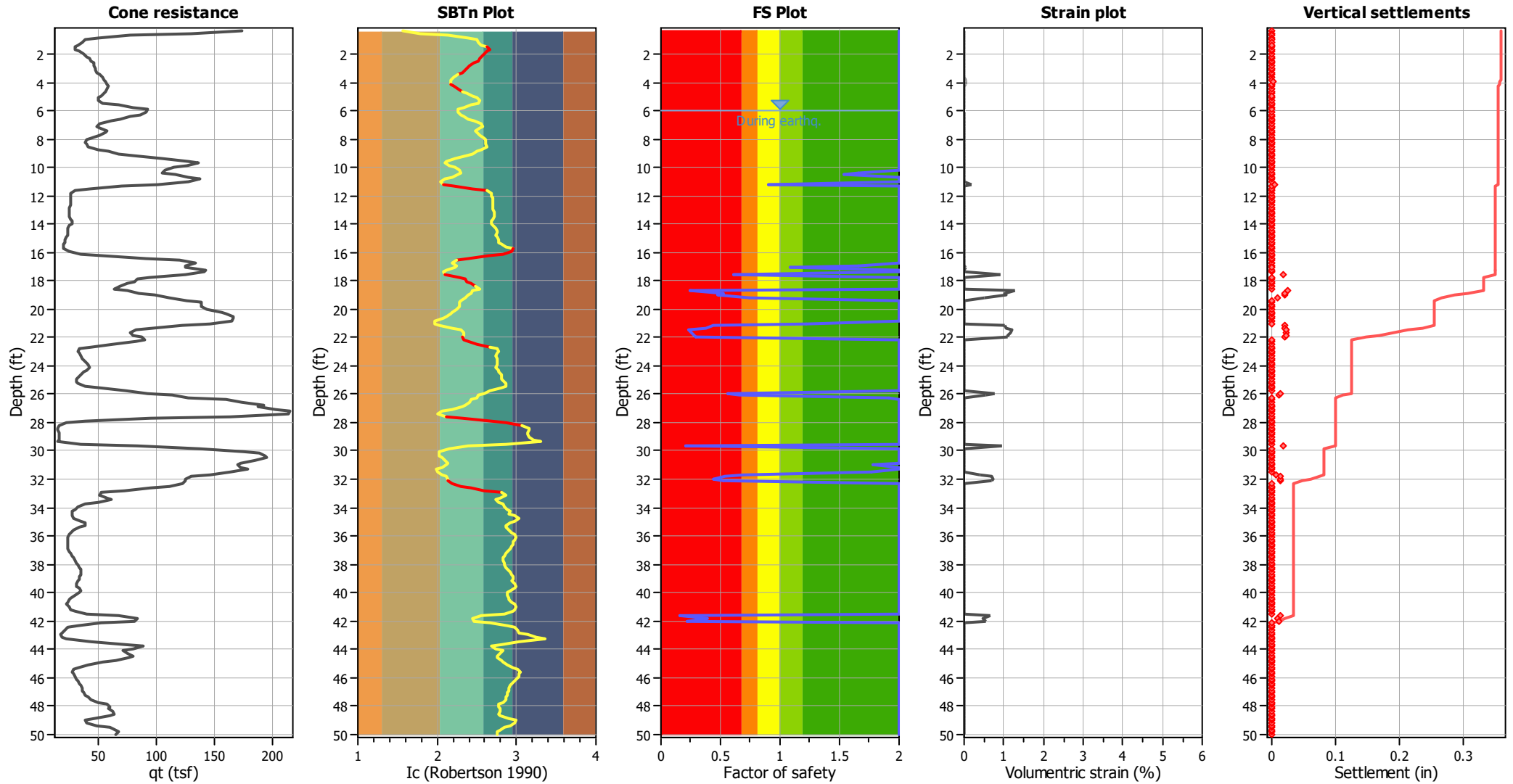
**Input parameters and analysis data**

Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.40 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		





### Estimation of post-earthquake settlements



**Abbreviations**

- $q_t$ : Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

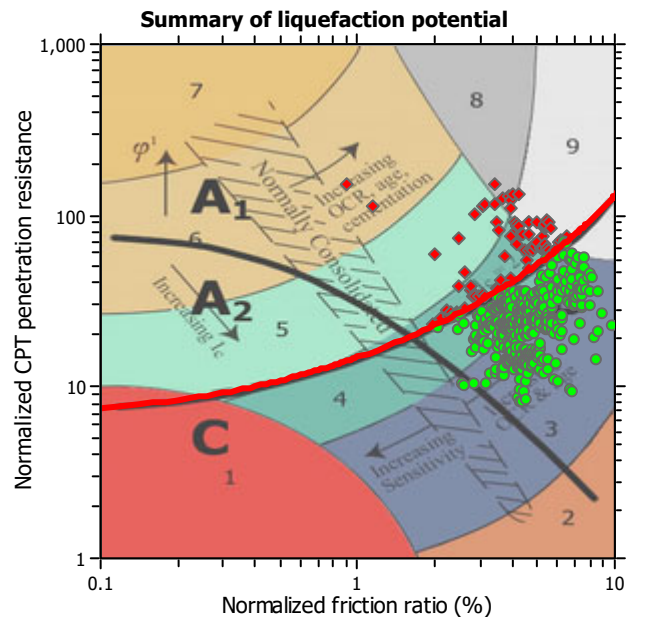
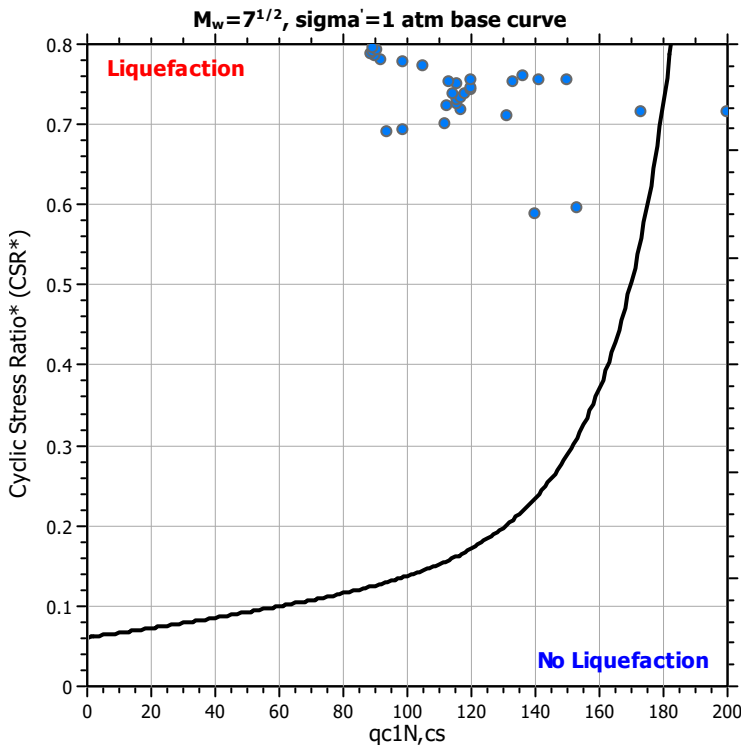
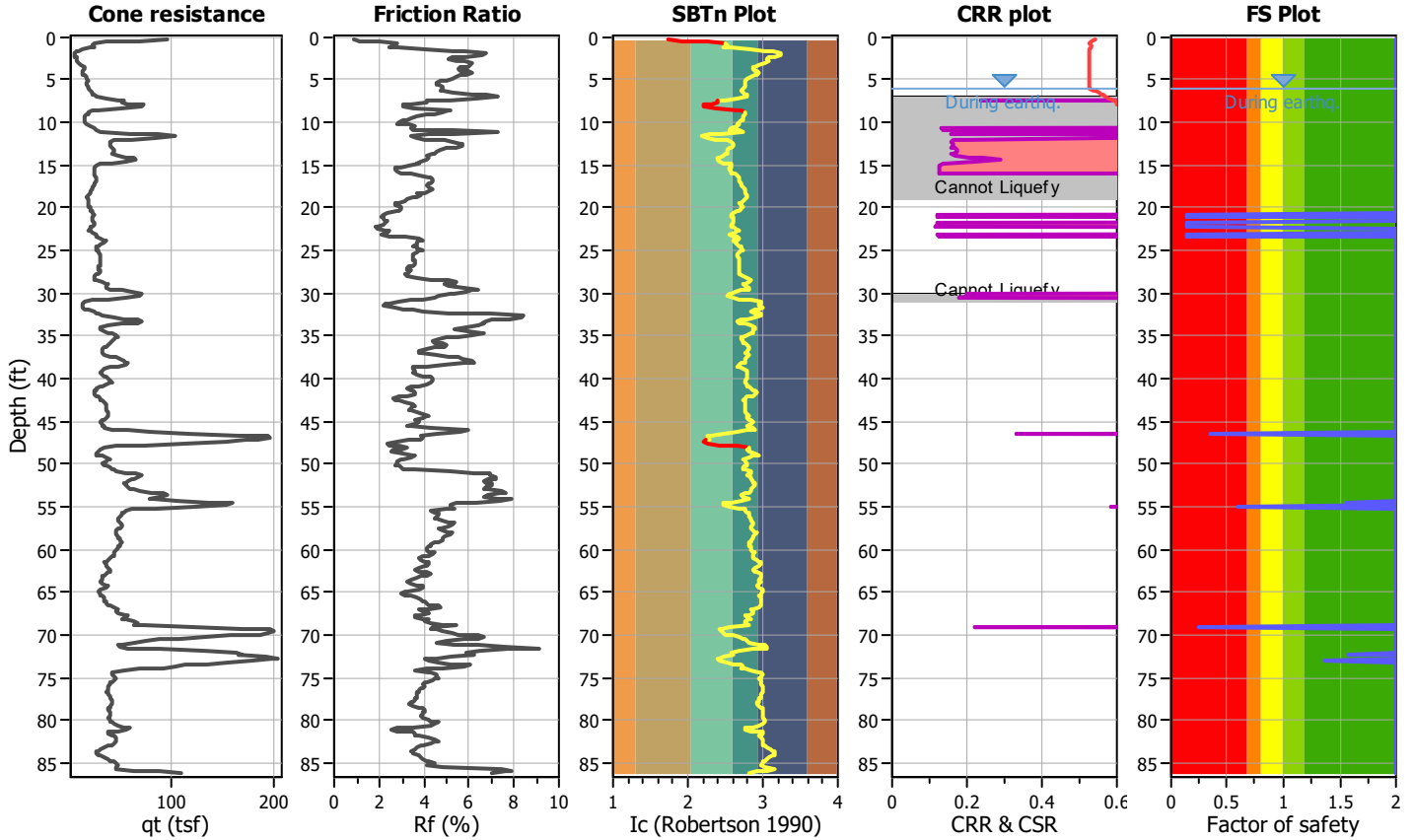
**Project title : 2700 Internation Blvd**

**Location :**

**CPT file : CPT-02**

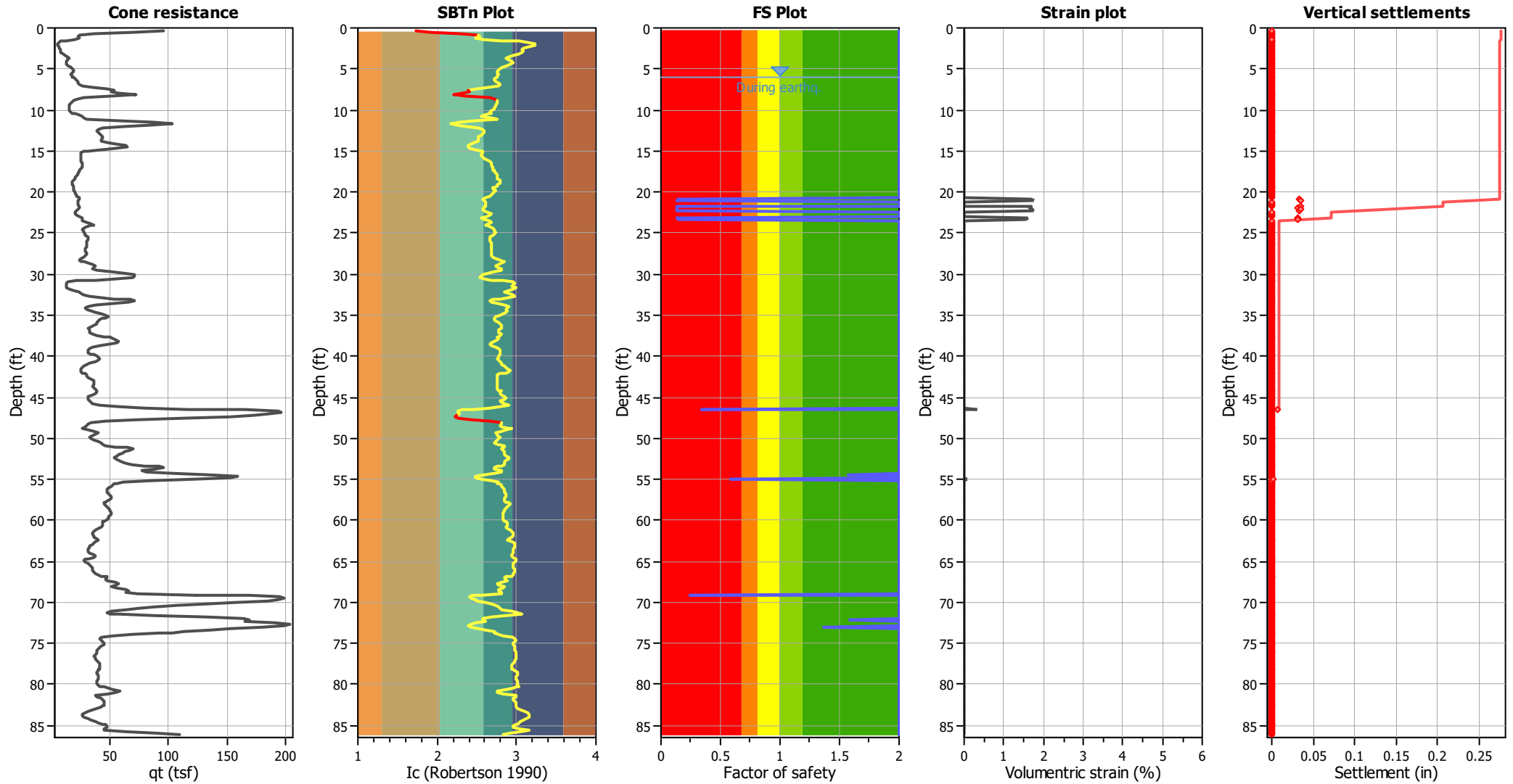
**Input parameters and analysis data**

Analysis method:	B&I (2014)	G.W.T. (in-situ):	7.80 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		



Zone A<sub>1</sub>: Cyclic liquefaction likely depending on size and duration of cyclic loading  
 Zone A<sub>2</sub>: Cyclic liquefaction and strength loss likely depending on loading and ground geometry  
 Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening  
 Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

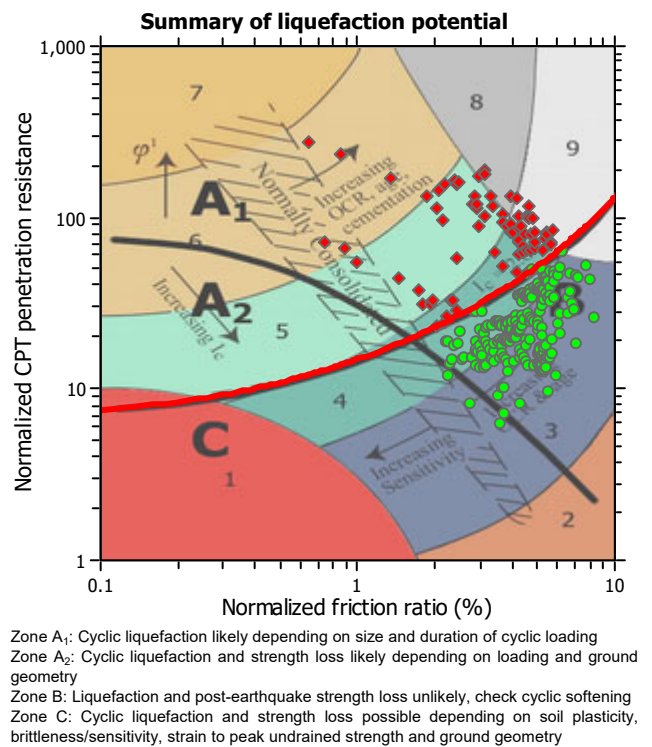
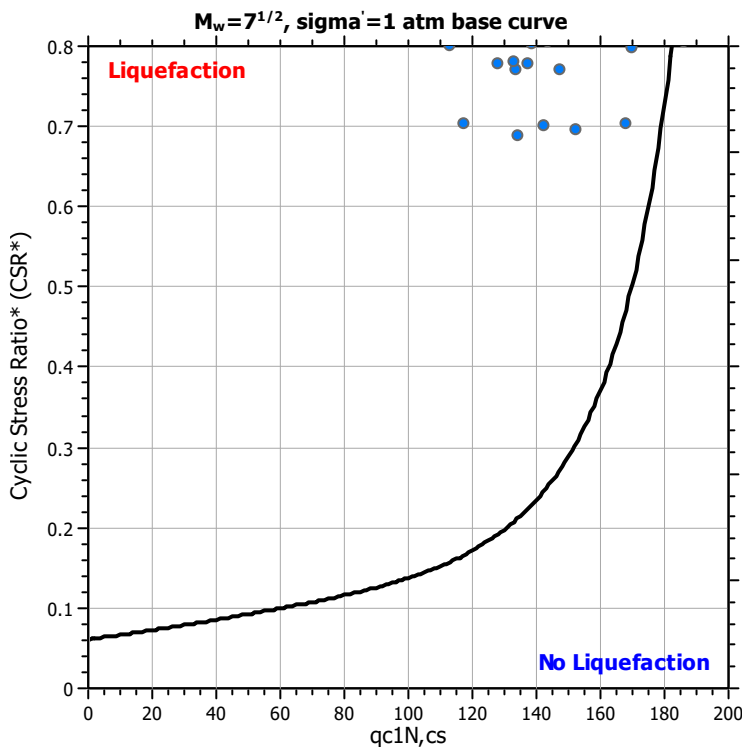
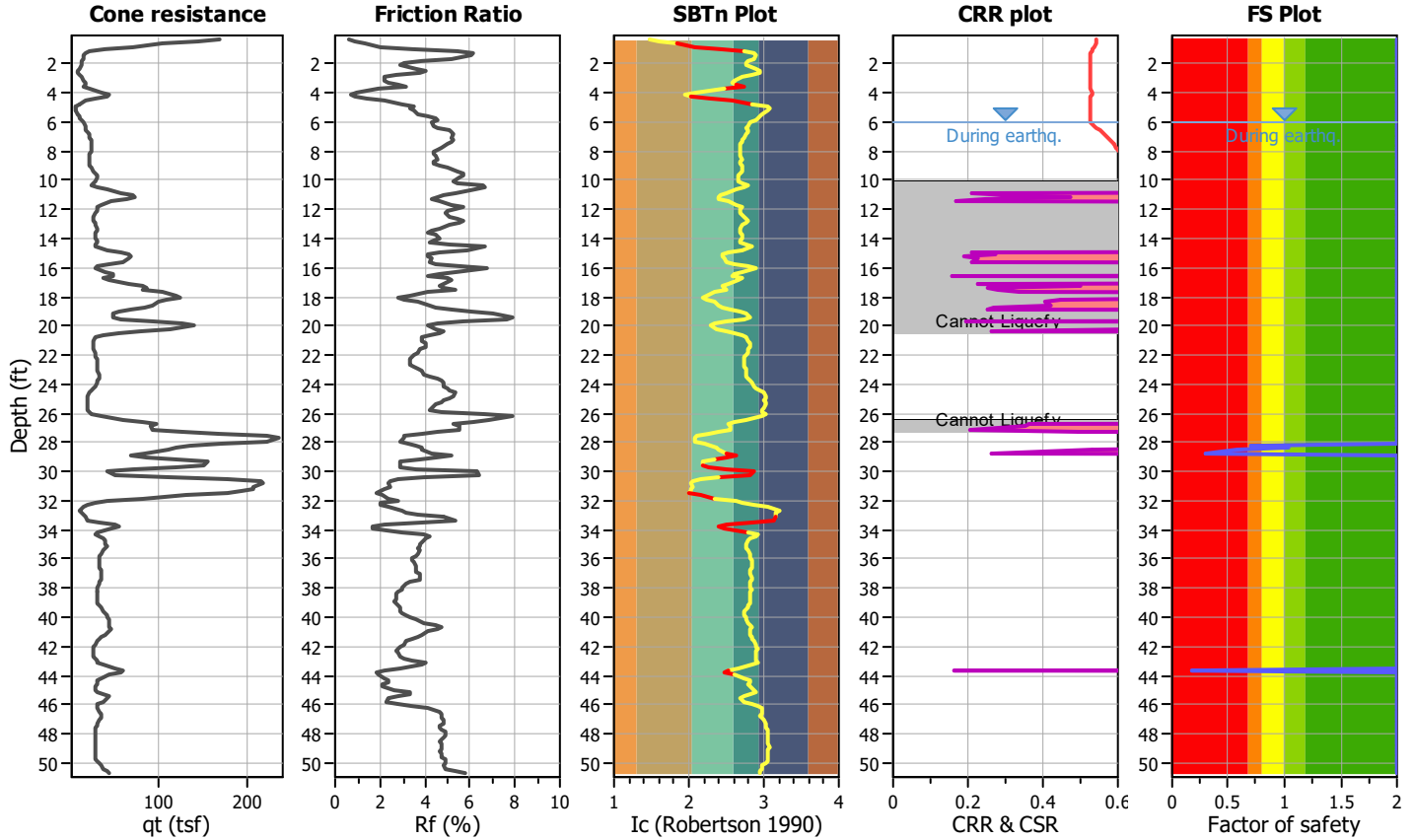
**Project title : 2700 Internation Blvd**

**Location :**

**CPT file : CPT-03**

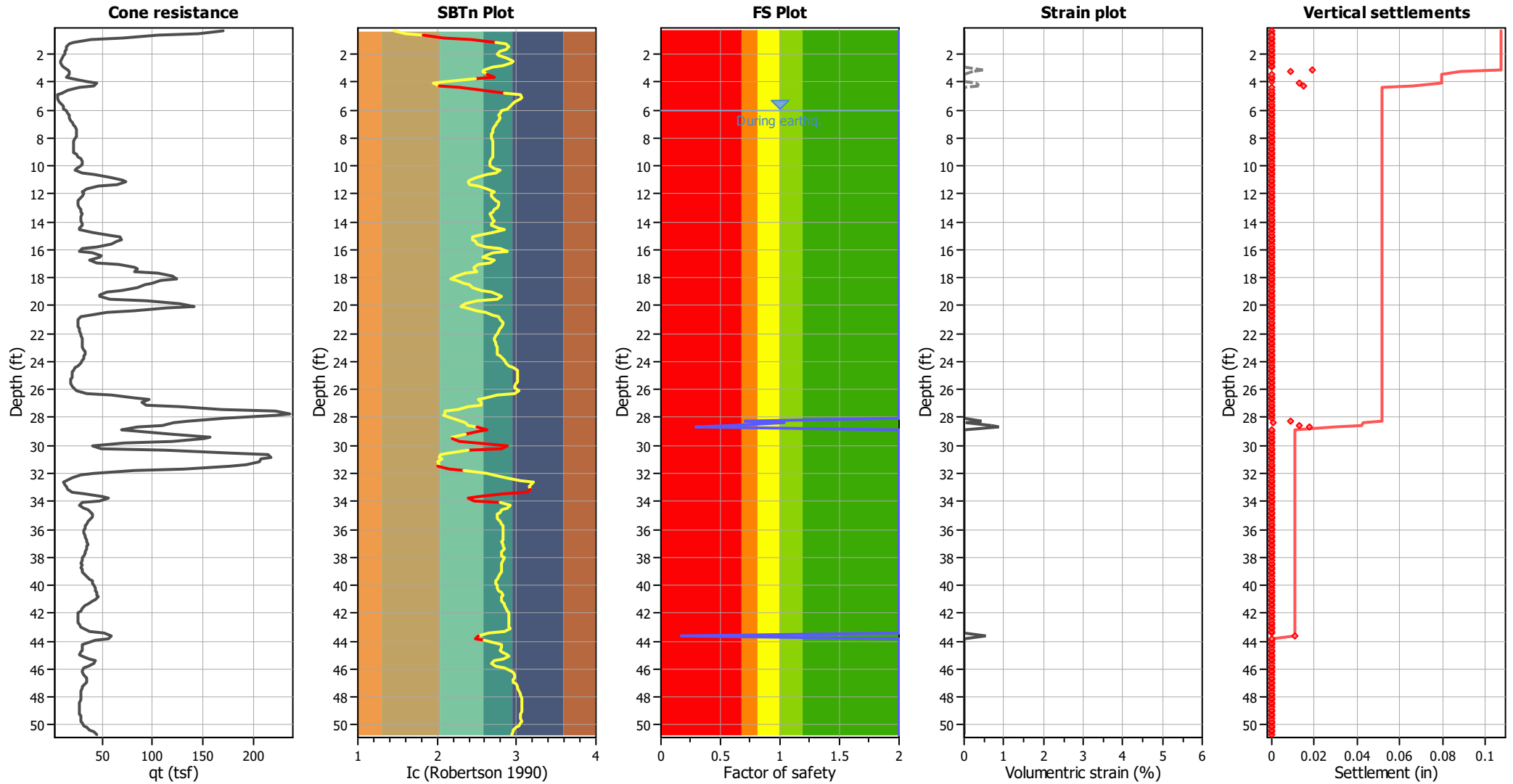
**Input parameters and analysis data**

Analysis method:	B&I (2014)	G.W.T. (in-situ):	16.60 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		





### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

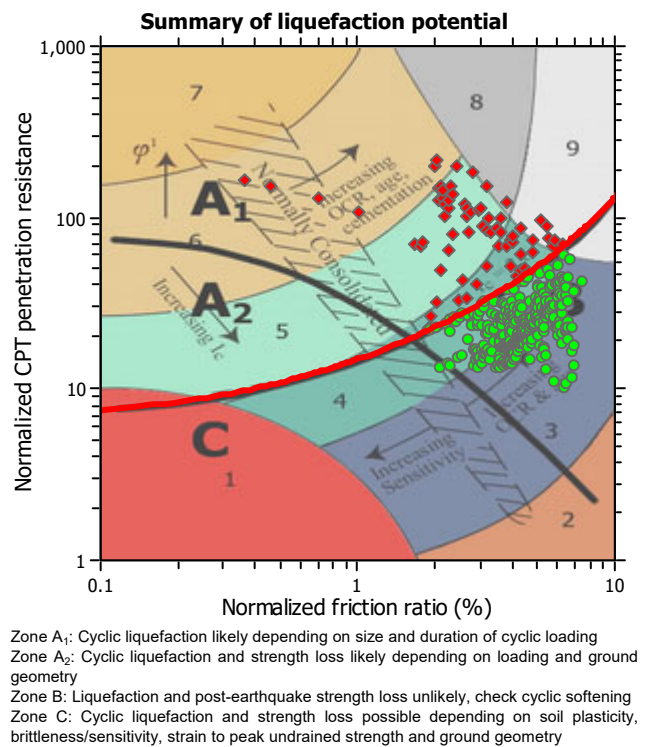
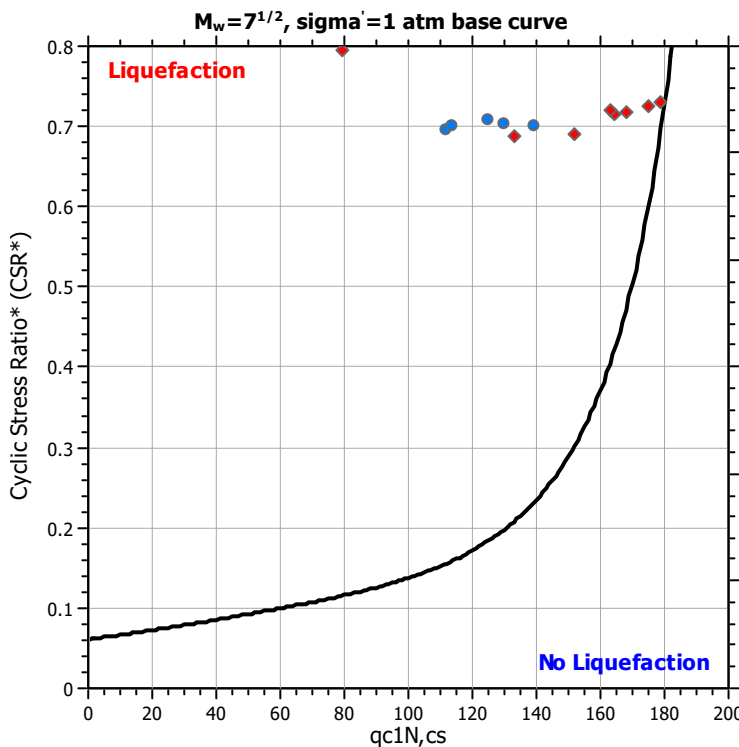
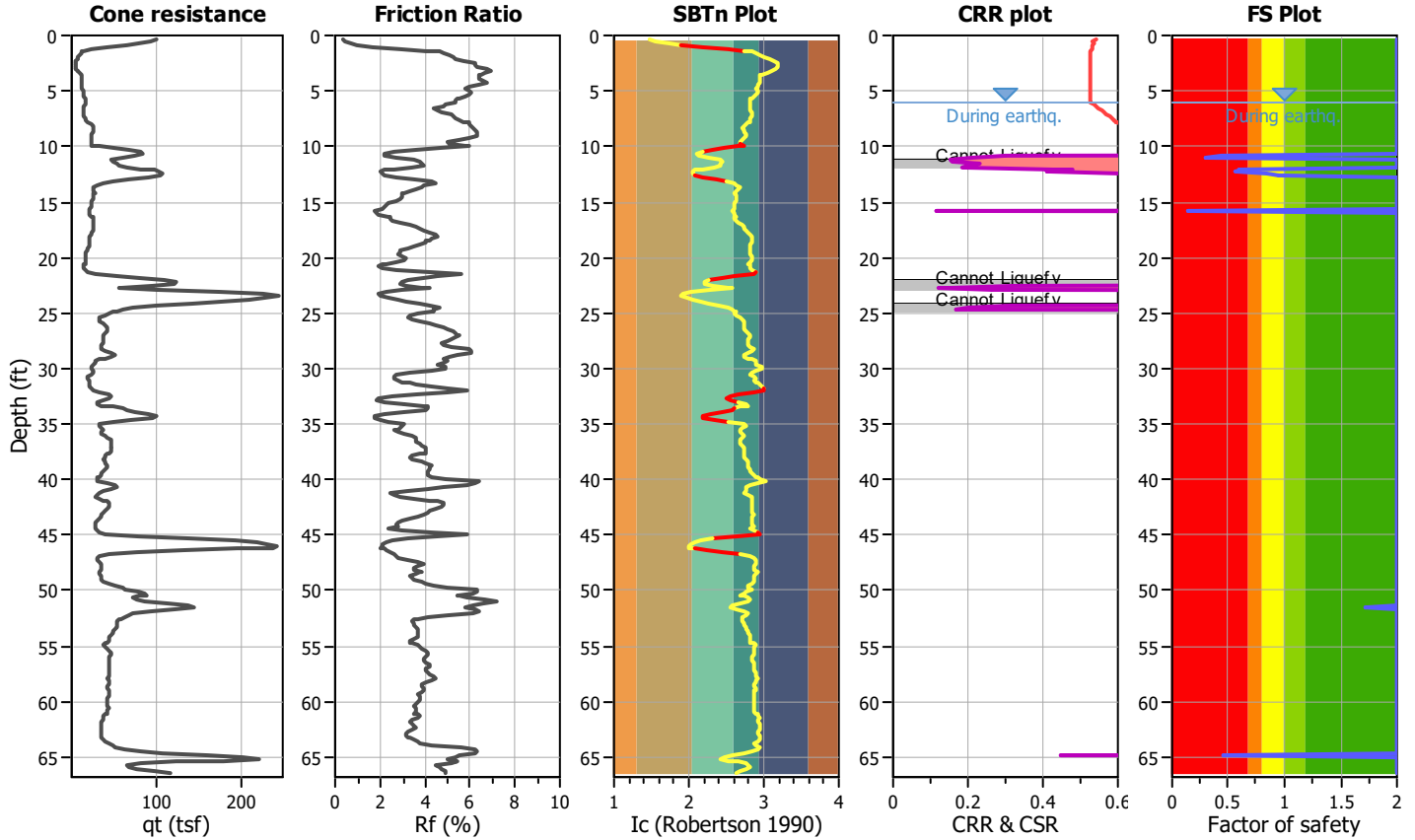
**Project title : 2700 Internation Blvd**

**Location :**

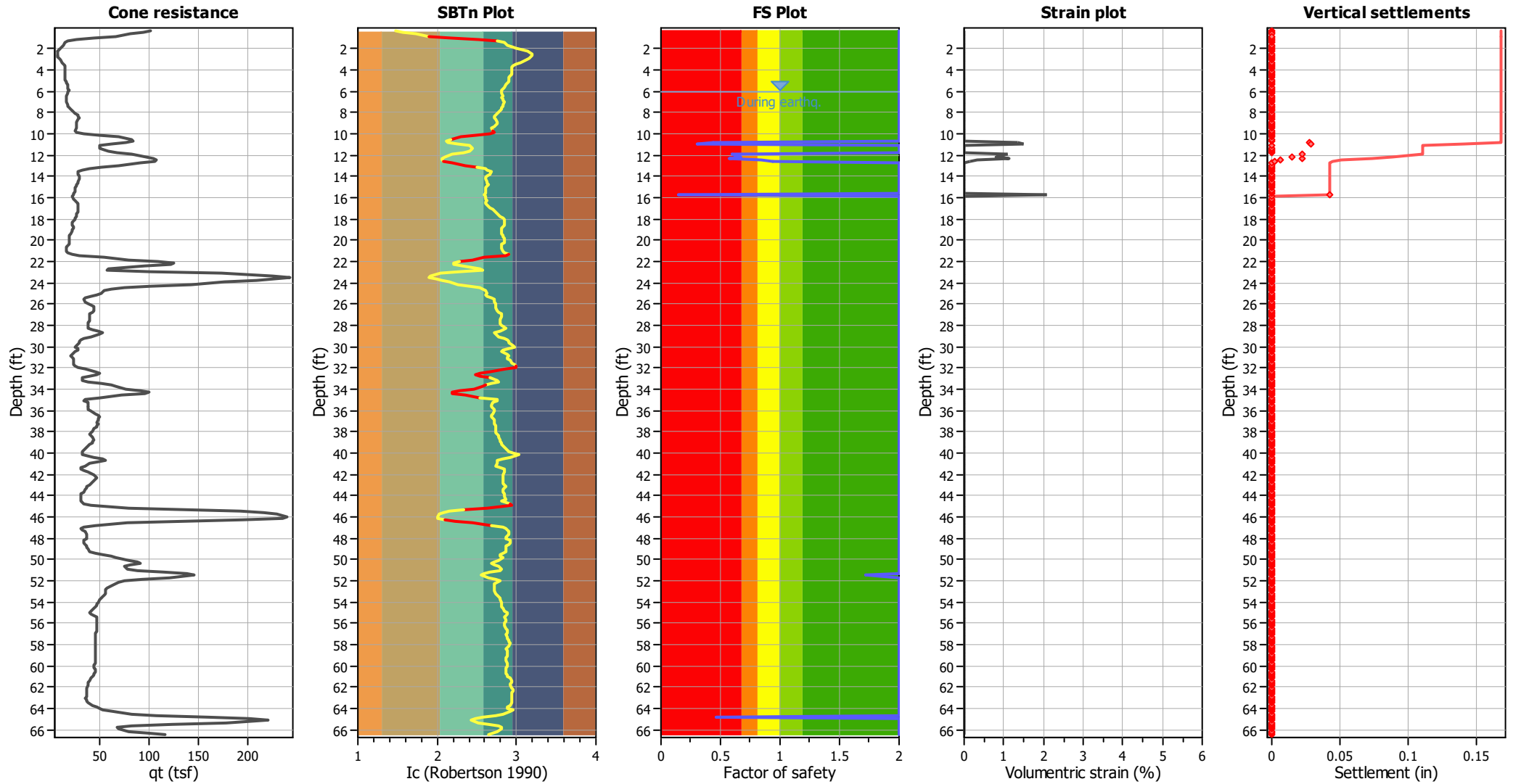
**CPT file : CPT-04**

**Input parameters and analysis data**

Analysis method:	B&I (2014)	G.W.T. (in-situ):	15.90 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		



### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

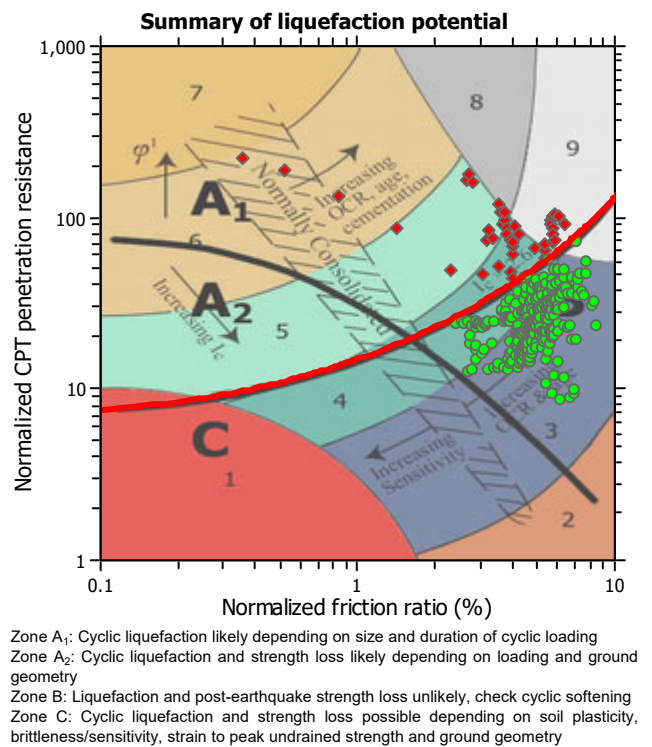
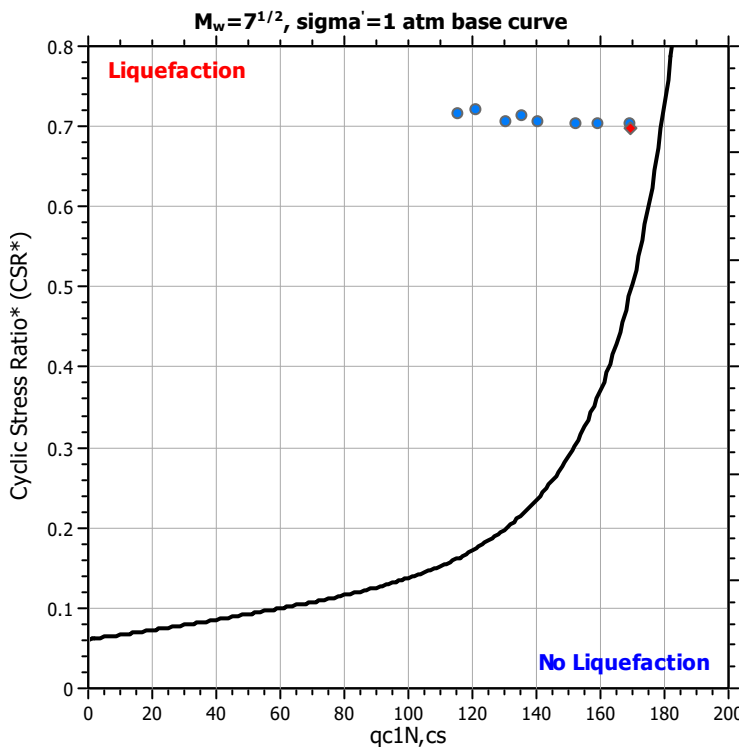
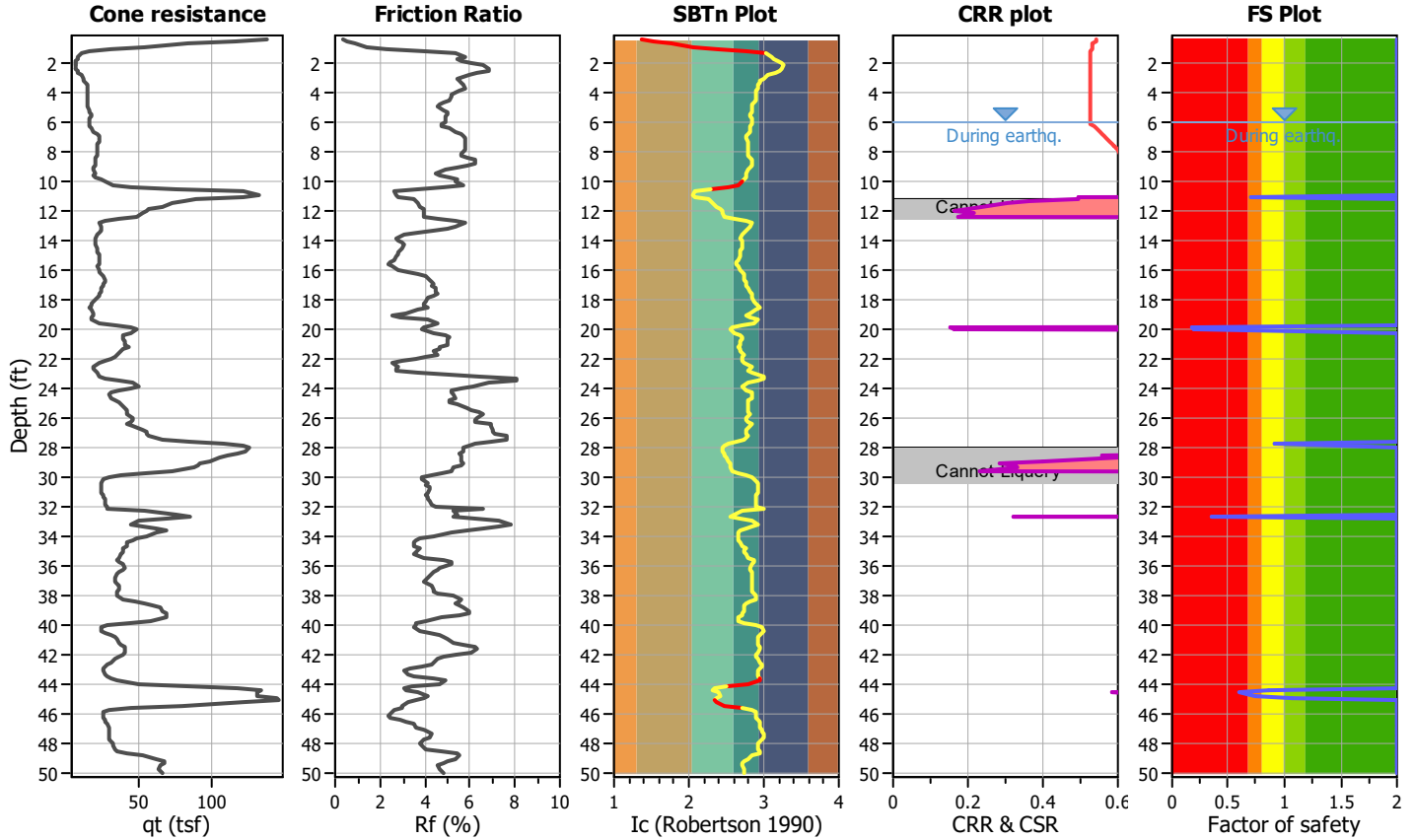
**Project title : 2700 Internation Blvd**

**Location :**

**CPT file : CPT-05**

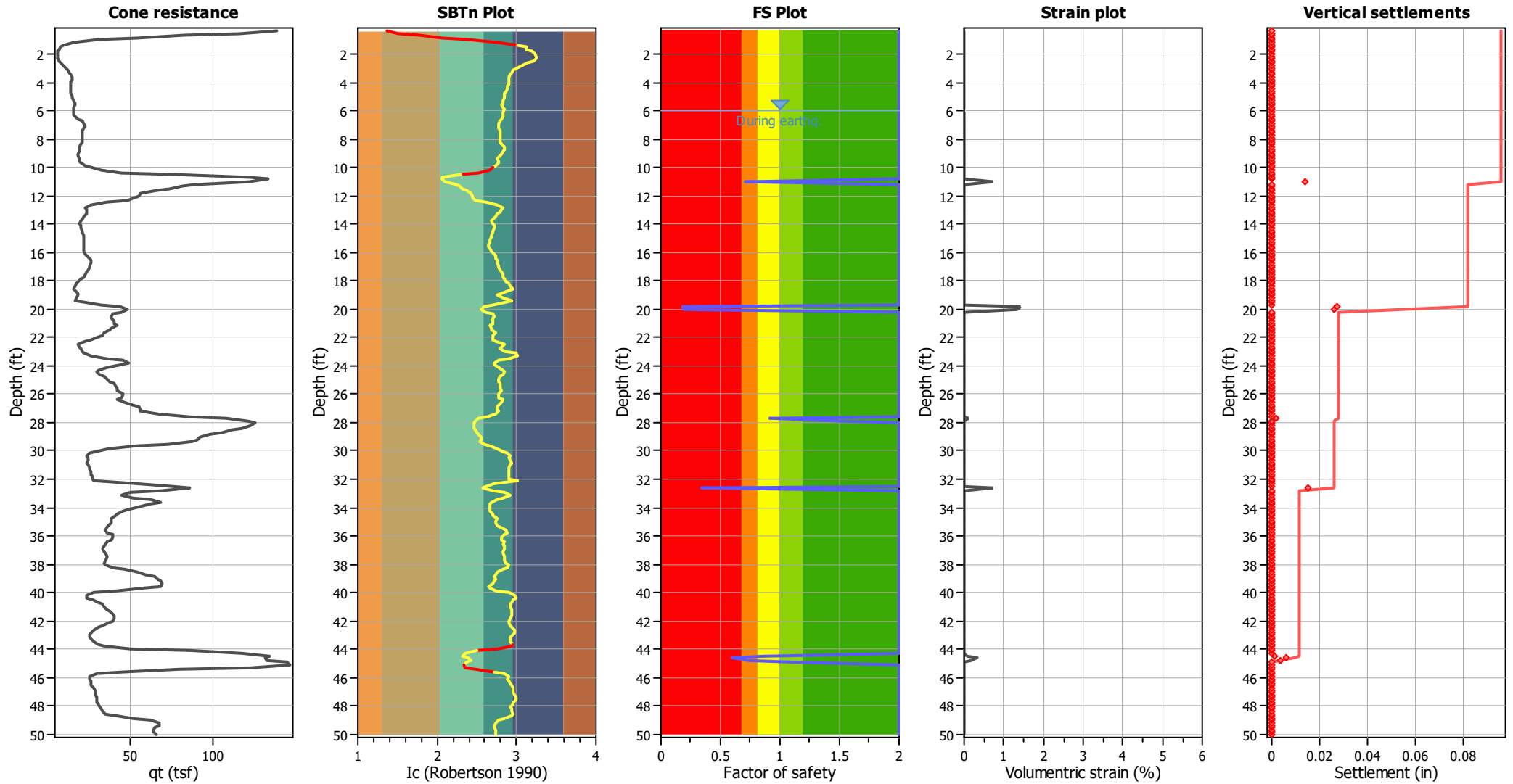
**Input parameters and analysis data**

Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.30 ft	Use fill:	No	Clay like behavior applied:	Sands only
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		





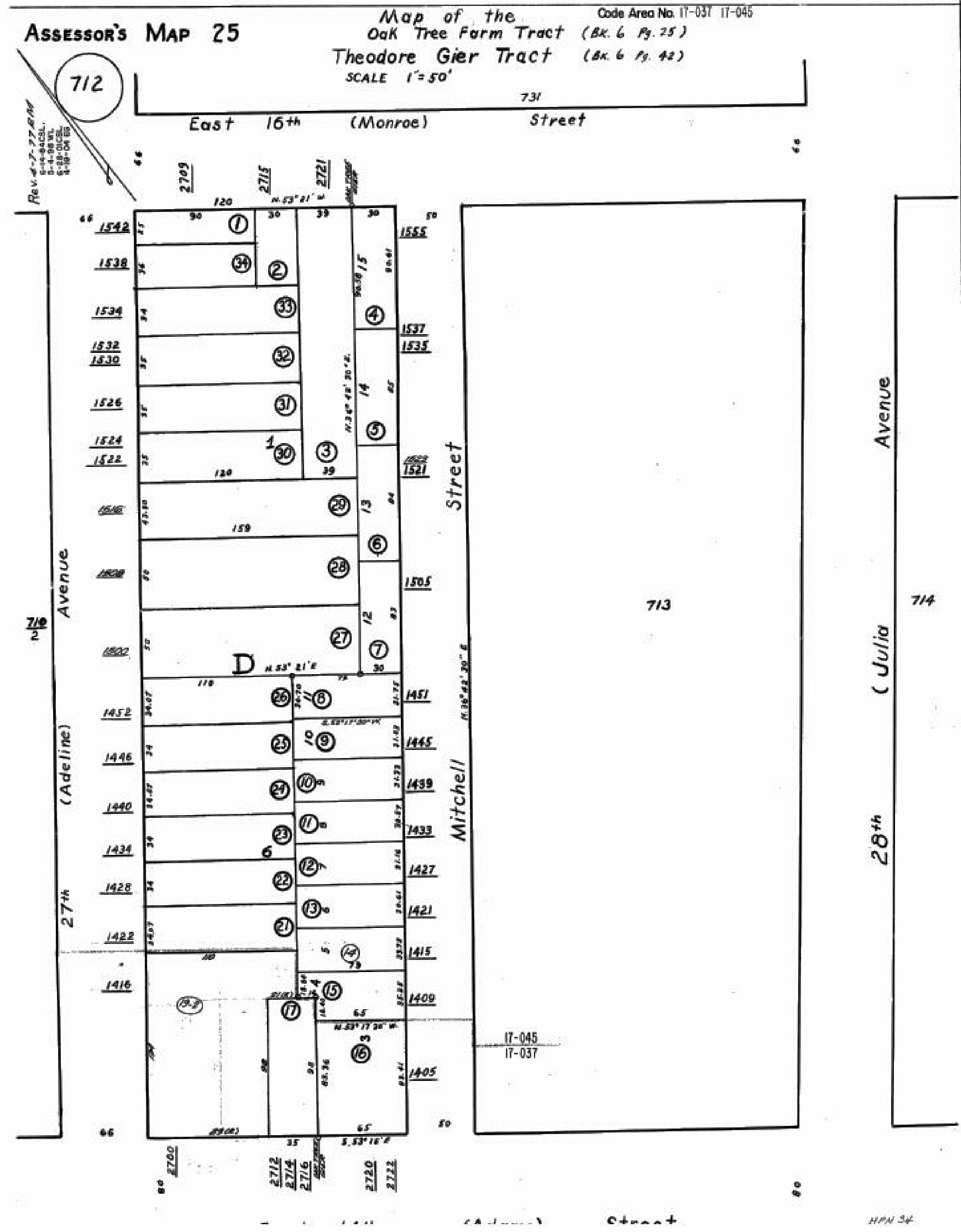
### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain





ACCESSORS PARCEL MAP NTS ②



NEW HOME RATING SYSTEM, VERSION 8.2

Blueprint Scoresheet

Points Targeted: 112.5  
 Certification Level Targeted: Gold  
 Compliance Pathway Targeted: Option 1: Mixed Fuel Compliance  
 T24 Compliance Targeted: 10 %

2700 International		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.	
<b>CALGreen</b>			Possible Points							
Yes	CALGreen (REQUIRED)	4		1	1	1	1			
<b>A. SITE</b>										
Yes	A2. Job Site Construction Waste Diversion									
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2					2			
Yes	A3. Recycled Content Base Material	1					1			
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		1						
<b>B. FOUNDATION</b>										
Yes	B1. Fly Ash and/or Slag in Concrete	1					1			
<b>C. LANDSCAPE</b>										
0-35%	Enter the landscape area percentage. Points capped at 3 for less than 15%.									
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1			
Yes	C2. Three Inches of Mulch in Planting Beds	1					1			
Yes	C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species According to Cal-IPC	1					1			
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	0					3			
Yes	C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2			
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	0					2			
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2			
Yes	C13. Reduced Light Pollution	1	1							
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>										
D1. Optimal Value Engineering										
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1					1			
Yes	D3. Engineered Lumber	1					1			
Yes	D3.1 Engineered Beams and Headers	0.5					0.5			
Yes	D3.2 OSB for Subfloor	0.5					0.5			
Yes	D9. Reduced Pollution Entering the Home from the Garage	1			1					
D10. Mitigation Strategies for Attached Garage										
Yes	D10. Structural Pest and Rot Controls	1					1			
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1					1			
Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1					1			
<b>E. EXTERIOR</b>										
Yes	E2. Flashing Installation Third-Party Verified	2					2			
Yes	E4. Durable and Non-Combustible Cladding Materials	1					1			
Yes	E5. Durable Roofing Materials	1					1			
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1			
NA	E5.2 Roofing Warranty for Single Roofing	Y	R	R	R	R	R	R		
<b>F. INSULATION</b>										
Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0.5					0.5			
Yes	F1.1 Walls and Floors	0.5					0.5			
Yes	F1.2 Ceilings	0.5					0.5			
Yes	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	0.5				0.5				
Yes	F2.1 Walls and Floors	0.5				0.5				
Yes	F2.2 Ceilings	0.5				0.5				
Yes	F3. Insulation That Does Not Contain Fire Retardants	1					1			
Yes	F3.1 Cavity Walls and Floors	1					1			
Yes	F3.2 Ceilings	1					1			
<b>G. PLUMBING</b>										
Yes	G2. Install Water-Efficient Fixtures	2					2			
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	1					1			
Yes	G2.2 WaterSense Bathroom Faucets ≤ 1.0 gpm	1					1			
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	2					2			
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>										
H1. Sealed Combustion Units										
Yes	H1.1 Sealed Combustion Furnace	1					1			
Yes	H1.2 Sealed Combustion Water Heater	2					2			
Yes	H4. ENERGY STAR® Bathroom Fans	1					1			
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1					1			
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R	R		
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	R		
<b>I. RENEWABLE ENERGY</b>										
≥50% of common area	I5. Photovoltaic System for Multifamily Projects	4					8		A.207	
<b>J. BUILDING PERFORMANCE AND TESTING</b>										
Option 1: Mixed Fuel Compliance										
Yes	J5. Building Energy Performance	25								
Yes	J5.1 Home Outperforms Title 24	25					25+			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1					1			
<b>K. FINISHES</b>										
Yes	K2. Low-VOC Interior Wall and Ceiling Paints	2					2			
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2					2			
<b>L. FLOORING</b>										
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3					3			
Yes	L3. Durable Flooring	1					1			
<b>M. APPLIANCES AND LIGHTING</b>										
Yes	M1. ENERGY STAR® Dishwasher	1					1			
Yes	M2. Efficient Clothes Washing and Drying	2					2			
Comm	M2.1. CEE-Rated Clothes Washer	2					2			
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2					2			
Yes	M5. Lighting Efficiency	2					2			
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2					2			
Tier 2 Infrastructure	M6. Electric Vehicle Charging Stations and Infrastructure	1					2			
Yes	M7. Central Laundry	1					1			
Yes	M6. Gearless Elevator	1					1			
<b>N. COMMUNITY</b>										
N1. Smart Development										
Yes	N1.1 Infill Site	2	1				1			
>35	N1.3 Conserve Resources by Increasing Density	4					2			
620	N1.5 Home Size Efficiency	5					10			
1	Enter the area of the home, in square feet									
1	Enter the number of bedrooms									
Yes	N2. Home(s)/Development Located Near Transit	1	1							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	0	2							
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	1	1							
Yes	N3. Pedestrian and Bicycle Access	2	2							
5	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2							
10	Enter the number of Tier 1 services									
Yes	N3.2 Connection to Pedestrian Pathways	1	1							
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1							
Yes	N3.5 Bicycle Storage for Residents	1	1						A.201, A.202	
1 space per unit	N3.7 Reduced Parking Capacity	2	2						A.201	
Yes	N4. Outdoor Gathering Places	1	1							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1							
Yes	N5. Social Interaction	1	1							
Yes	N5.1 Residence Entries with Views to Callers	1	1							
Yes	N7. Adaptable Building	2	1				1			
Yes	N7.1 Universal Design Principles in Units	2	1				1			
≥50%	N10. Affordability	2	2							
Yes	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2							
<b>O. OTHER</b>										
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	R		
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5			1	0.5		
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5	0.5		
Yes	O6. Green Building Education	1								
Yes	O6.2 Green Building Signage	1		0.5				0.5		
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	R		
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1								
<b>Summary</b>			Community	Energy	IAQ/Health	Resources	Water			
Total Available Points in Specific Categories		404.5	47	135.5	73	91	58			
Minimum Points Required in Specific Categories		50	2	25	6	6	6			
<b>Total Points Targeted</b>		<b>112.5</b>	<b>16</b>	<b>42.5</b>	<b>15.5</b>	<b>26</b>	<b>12.5</b>			

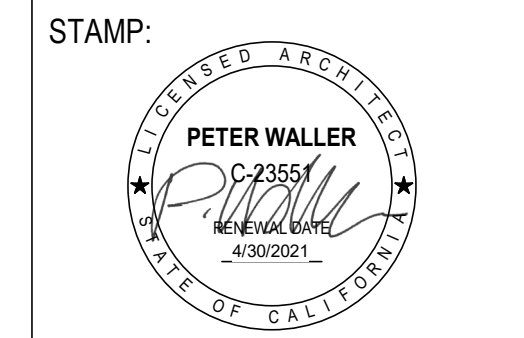
GREEN POINT CHECKLIST NTS ①

**PYATOK**  
 1611 TELEGRAPH AVE.  
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 OAKLAND, CA 94612  
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 www.pyatok.com



THE UNITY COUNCIL  
 1900 FRUITVALE AVE  
 #2A  
 OAKLAND, CA 94601

**2700 INTERNATIONAL**  
 OAKLAND, CA 94601



JOB NUMBER: 1937  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 ISSUE DATE: 12/2/2020

SCALE: 1" = 1'-0"

TITLE: GREENPOINT CHECKLIST & ASSESSOR'S PARCEL MAP

SHEET:  
**G1.03**

PRELIMINARY - Not for Construction -



# Search

Oakland city, California | *Total Population in Oakland city, California*

**440,646**

**[ ] Source: 2020 Decennial Census [https://www.census.gov/programs-surveys/decennial-census/about/rdo.html]**

[EXPLORE DATA](#)

## Oakland city, California Profile

Oakland city, California is a city, town, place equivalent, and township located in California.



[https://data.census.gov/cedsci/profile?g=160XX00US0653000]

### Oakland city, California

Total Population  
**440,646**  
Source: 2020 Decennial Census [https://www.census.gov/programs-surveys/decennial-census/about/rdo.html?fm=info\_panel]

Median Household Income  
**\$ 93,146**  
Source: 2022 American Community Survey 1-Year Estimates [https://www.census.gov/programs-surveys/acs.html?fm=info\_panel]

Bachelor's Degree Or Higher  
**50.7 %**  
Source: 2022 American Community Survey 1-Year Estimates [https://www.census.gov/programs-surveys/acs.html?fm=info\_panel]

Employment Rate  
**65.3 %**  
Source: 2022 American Community Survey 1-Year Estimates [https://www.census.gov/programs-surveys/acs.html?fm=info\_panel]

Total Housing Units  
**178,469**  
Source: 2020 Decennial Census [https://www.census.gov/programs-surveys/decennial-census/about/rdo.html?fm=info\_panel]

Without Health Care Coverage  
**5.2 %**  
Source: 2022 American Community Survey 1-Year Estimates [https://www.census.gov/programs-surveys/acs.html?fm=info\_panel]

Total Households  
**178,778**  
Source: 2022 American Community Survey 1-Year Estimates [https://www.census.gov/programs-surveys/acs.html?fm=info\_panel]

Hispanic Or Latino (Of Any Race)  
**126,843**  
Source: 2020 Decennial Census [https://www.census.gov/programs-surveys/decennial-census/about/rdo.html?fm=info\_panel]

## QuickFacts

QuickFacts provides frequently requested Census Bureau information at the national, state, county, and city level.

[VIEW \[https://www.census.gov/quickfacts/table/pst045215/0653000\]](https://www.census.gov/quickfacts/table/pst045215/0653000)

Web	Image	Video
[/Content/Census/En/Search-Results.Html?StateGeo=None&Q=Oakland, Ca&Searchtype=Web]	[/Content/Census/En/Search-Results.Html?StateGeo=None&Q=Oakland, Ca&Searchtype=Image]	[/Content/Census/En/Search-Results.Html?StateGeo=None&Q=Oakland, Ca&Searchtype=Video]

<https://www.census.gov/programs-surveys/acs/technical-documentation/errata/045.html> [https://www.census.gov/programs-surveys/acs/technical-documentation/errata/045.html]

Nation's Urban and Rural Populations Shift Following 2020 Census [https://www.census.gov/newsroom/press-releases/2022/urban-rural-populations.html]  
...populated urban areas for San Francisco—**Oakland, CA** from 7,626 to 6,436 people per square...Beach—Anaheim, **CA** (7,476 people per square mile) San Francisco—**Oakland, CA** (6,843 people...  
<https://www.census.gov/newsroom/press-releases/2022/urban-rural-populations.html> [https://www.census.gov/newsroom/press-releases/2022/urban-rural-populations.html]

1997 CFS: San Francisco-**Oakland**- San Jose, **CA** CMSA [https://www.census.gov/library/publications/1997/econ/1997-metro-san-fran.html]  
Publications / 1997 CFS: San Francisco-**Oakland**- San Jose, **CA** CMSA 1997 Commodity Flow Survey:...Survey: San Francisco- **Oakland**- San Jose, **CA** CMSA Skip Navigation Within Library...  
<https://www.census.gov/library/publications/1997/econ/1997-metro-san-fran.html> [https://www.census.gov/library/publications/1997/econ/1997-metro-san-fran.html]

U.S. Census Bureau QuickFacts: **Oakland** charter township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/oaklandchartertownshipoaklandcountymichigan]  
...requested statistics for: **Oakland** charter township, **Oakland** County, Michigan...New & FAQs QuickFacts **Oakland** charter township, **Oakland** County, Michigan QuickFacts...Businesses Geography ...  
<https://www.census.gov/quickfacts/oaklandchartertownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/oaklandchartertownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: **Oakland** city, California [https://www.census.gov/quickfacts/oaklandcitycalifornia]  
Frequently requested statistics for: **Oakland** city, California...websites. What's New & FAQs QuickFacts **Oakland** city, California QuickFacts provides...Income & Poverty Businesses Geography **Oakland** cit...  
<https://www.census.gov/quickfacts/oaklandcitycalifornia> [https://www.census.gov/quickfacts/oaklandcitycalifornia]

U.S. Census Bureau QuickFacts: **Oakland** County, Michigan [https://www.census.gov/quickfacts/oaklandcountymichigan]  
Frequently requested statistics for: **Oakland** County, Michigan...websites. What's New & FAQs QuickFacts **Oakland** County, Michigan QuickFacts provides...Income & Poverty Businesses Geography **Oakland** Cou...  
<https://www.census.gov/quickfacts/oaklandcountymichigan> [https://www.census.gov/quickfacts/oaklandcountymichigan]

U.S. Census Bureau QuickFacts: **Oakland** town, Tennessee [https://www.census.gov/quickfacts/oaklandtowntennessee]  
Frequently requested statistics for: **Oakland** town, Tennessee...websites. What's New & FAQs QuickFacts **Oakland** town, Tennessee QuickFacts provides...Income & Poverty Businesses Geography **Oakland** town,...  
<https://www.census.gov/quickfacts/oaklandtowntennessee> [https://www.census.gov/quickfacts/oaklandtowntennessee]

U.S. Census Bureau QuickFacts: **Oakland** Park city, Florida [https://www.census.gov/quickfacts/oaklandparkcityflorida]  
Frequently requested statistics for: **Oakland** Park city, Florida...websites. What's New & FAQs QuickFacts **Oakland** Park city, Florida QuickFacts provides...Income & Poverty Businesses Geography **Oakland**...  
<https://www.census.gov/quickfacts/oaklandparkcityflorida> [https://www.census.gov/quickfacts/oaklandparkcityflorida]

U.S. Census Bureau QuickFacts: **Oakland** borough, New Jersey [https://www.census.gov/quickfacts/oaklandboroughnewjersey]  
Frequently requested statistics for: **Oakland** borough, New Jersey...websites. What's New & FAQs QuickFacts **Oakland** borough, New Jersey QuickFacts provides...Income & Poverty Businesses Geography **Oakland** <https://www.census.gov/quickfacts/oaklandboroughnewjersey> [https://www.census.gov/quickfacts/oaklandboroughnewjersey]

U.S. Census Bureau QuickFacts: Rose township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/rosetownshipoaklandcountymichigan]  
...requested statistics for: Rose township, **Oakland** County, Michigan...New & FAQs QuickFacts Rose township, **Oakland** County, Michigan QuickFacts provides...Businesses Geography Rose township, **Oakland** ...  
<https://www.census.gov/quickfacts/rosetownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/rosetownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: Southfield township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/southfieldtownshipoaklandcountymichigan]  
...statistics for: Southfield township, **Oakland** County, Michigan...FAQs QuickFacts Southfield township, **Oakland** County, Michigan QuickFacts provides...Businesses Geography Southfield township, **Oakland** <https://www.census.gov/quickfacts/southfieldtownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/southfieldtownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: Groveland township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/grovelandtownshipoaklandcountymichigan]  
...statistics for: Groveland township, **Oakland** County, Michigan...FAQs QuickFacts Groveland township, **Oakland** County, Michigan QuickFacts provides...Businesses Geography Groveland township, **Oakland** C...  
<https://www.census.gov/quickfacts/grovelandtownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/grovelandtownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: Addison township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/addisontownshipoaklandcountymichigan]  
...statistics for: Addison township, **Oakland** County, Michigan...FAQs QuickFacts Addison township, **Oakland** County, Michigan QuickFacts provides...Businesses Geography Addison township, **Oakland** County,...  
<https://www.census.gov/quickfacts/addisontownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/addisontownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: **Oakland** town, Kennebec County, Maine [https://www.census.gov/quickfacts/oaklandtownkennebeccountymaine]  
Frequently requested statistics for: **Oakland** town, Kennebec County, Maine...websites. What's New & FAQs QuickFacts **Oakland** town, Kennebec County, Maine QuickFacts...Income & Poverty Businesses Geography ...  
<https://www.census.gov/quickfacts/oaklandtownkennebeccountymaine> [https://www.census.gov/quickfacts/oaklandtownkennebeccountymaine]

U.S. Census Bureau QuickFacts: Holly township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/hollytownshipoaklandcountymichigan]  
...requested statistics for: Holly township, **Oakland** County, Michigan...& FAQs QuickFacts Holly township, **Oakland** County, Michigan QuickFacts provides...Businesses Geography Holly township, **Oakland** C...  
<https://www.census.gov/quickfacts/hollytownshipoaklandcountymichigan> [https://www.census.gov/quickfacts/hollytownshipoaklandcountymichigan]

U.S. Census Bureau QuickFacts: Lyon charter township, **Oakland** County, Michigan [https://www.census.gov/quickfacts/lyonchartertownshipoaklandcountymichigan]  
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Prepared for **The Unity Council**

**GEOTECHNICAL INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL  
BUILDING  
2700 INTERNATIONAL BOULEVARD  
OAKLAND, CALIFORNIA**

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June 17, 2022  
Project No. 22-2216

June 17, 2022  
Project No. 22-2216

Ms. Echo Bergquist  
Project Manager | Real Estate Development  
The Unity Council  
1900 Fruitvale Ave, Suite 2A  
Oakland, California 94601

Subject: Geotechnical Investigation Report  
Proposed Multi-Family Residential Building  
2700 International Boulevard  
Oakland, California

Dear Ms. Bergquist:

We are pleased to present the results of our geotechnical investigation for the proposed multi-family residential building to be constructed at 2700 International Boulevard in Oakland, California. Our services were provided in accordance with our proposal dated March 16, 2021.

The site is located on the northeast side of International Boulevard between Mitchell Street and 27<sup>th</sup> Avenue. The subject property is bordered by International Boulevard on the southwest, 27<sup>th</sup> Avenue on the northwest, Mitchell Street on the southeast, and residential properties on the northeast. The subject property consists of five adjoining parcels, with a total area of about 0.61 acres, and is roughly rectangular with maximum plan dimensions of roughly 200 feet by 150 feet. The site is currently occupied by a three-story commercial office building, a two-story building with commercial and residential space, an asphalt-paved parking lot, and landscaping.

We understand the proposed project will consist of demolishing the existing improvements and constructing a six-story, 75-unit affordable housing building that will cover the majority of the site. The at-grade building will consist of five wood-framed levels over a concrete podium level that will house commercial spaces along the International Boulevard frontage and parking within the back half of the building.

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for this project is the presence of moderately expansive near-surface soil, which is susceptible to large volume changes with changes in moisture content.

Provided the estimated static and seismically induced settlements presented in our report are acceptable from a structural and architectural standpoint, we conclude the proposed

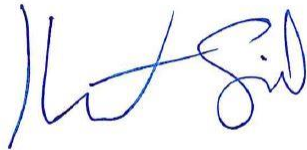
Ms. Echo Bergquist  
Project Manager | Real Estate Development  
The Unity Council  
June 17, 2022  
Page 2

building may be supported on spread footings. Due to the presence of moderately expansive and weak near-surface soil, the footings should be deepened to at least 30 inches below existing grades, or at least 24 inches below the lowest adjacent final soil subgrade (not counting the capillary moisture break, where present), whichever is lower.

Our report contains specific recommendations regarding earthwork and grading, foundation design, and other geotechnical issues. The recommendations contained in our report are based on limited subsurface exploration. Consequently, variations between expected and actual soil conditions may be found in localized areas during construction. Therefore, we should be engaged to observe foundation installation, grading, and fill placement during construction, during which time we may make changes in our recommendations, if deemed necessary.

We appreciate the opportunity to provide our services to you on this project. If you have any questions, please call.

Sincerely,  
ROCKRIDGE GEOTECHNICAL, INC.



Krystian Samlik, P.E.  
Senior Project Engineer



Logan D. Medeiros, P.E., G.E.  
Associate Engineer

Enclosure

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- Summary of Liquefaction Analyses

**GEOTECHNICAL INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING  
2700 INTERNATIONAL BOULEVARD  
Oakland, California**

## **1.0 INTRODUCTION**

This report presents the results of our geotechnical investigation for the proposed multi-family residential building to be constructed at 2700 International Boulevard in Oakland, California. The site is located on the northeast side of International Boulevard between Mitchell Street and 27<sup>th</sup> Avenue, as shown on the Site Location Map, Figure 1.

The subject property is bordered by International Boulevard on the southwest, 27th Avenue on the northwest, Mitchell Street on the southeast, and residential properties on the northeast. The subject property consists of five adjoining parcels (APN 025-0712-019-02, 025-0712-017, 025-0712-016, 025-0712-015, 025-0712-014) with a total area of about 0.61 acres. The property is roughly rectangular with maximum plan dimensions of roughly 200 feet by 150 feet, as shown on the Site Plan, Figure 2. The site is currently occupied by a three-story commercial office building, a two-story building with commercial and residential space, an asphalt-paved parking lot, and landscaping.

We understand the proposed project will consist of demolishing the existing improvements and constructing a six-story, 75-unit affordable housing building that will cover the majority of the site. The at-grade building will consist of five wood-framed levels over a concrete podium level that will house commercial spaces along the International Boulevard frontage and parking within the back half of the building.

## **2.0 SCOPE OF SERVICES**

Our services were performed in accordance with our proposal dated March 16, 2021. Our scope of services consisted of evaluating subsurface conditions at the site by performing five cone penetration tests (CPTs), drilling two test borings, performing laboratory tests on select soil

samples, and performing engineering analyses to develop conclusions and recommendations regarding:

- site seismicity and seismic hazards, including the potential for liquefaction, liquefaction-induced ground failure, lateral spreading, and fault rupture
- the most appropriate foundation type(s) for the proposed building
- design criteria for the recommended foundation type(s), including vertical and lateral capacities
- estimates of static and seismically induced foundation settlement
- subgrade preparation for slab-on-grade floors and exterior concrete flatwork
- site grading and fill placement, including fill quality and compaction requirements
- rigid (concrete) and flexible (asphalt) pavement design
- 2019 California Building Code (CBC) site class and mapped design spectral response acceleration parameters
- corrosivity of the near-surface soil and the potential effects on buried concrete and metal structures and foundations
- construction considerations.

### **3.0 FIELD INVESTIGATION AND LABORATORY TESTING**

Subsurface conditions at the site were explored by performing five CPTs, drilling two test borings, and performing laboratory testing on select soil samples. Prior to performing the field exploration, we obtained a drilling permit from the Alameda County Public Works Agency (ACPWA). In addition, we contacted Underground Service Alert (USA) to notify them of our work, as required by law, and retained C. Cruz Sub-Surface Locators, a private utility locator, to check for buried utilities at the boring and CPT locations to reduce the potential for encountering buried utilities during drilling. Details of the field investigation and laboratory testing are described in this section.

#### **3.1 Cone Penetration Tests**

Five CPTs, designated as CPT-1 through CPT-5, were performed on April 27, 2022 by Middle Earth Geo Testing Inc. of Orange, California at the approximate locations shown on Figure 2.



CPT-1, -3, and -5 were each advanced to a depth of about 50 feet below the ground surface (bgs). CPT-2 and -4 met practical refusal at about 86 and 66-1/2 feet bgs, respectively. The CPTs were performed by hydraulically pushing a 1.7-inch-diameter cone-tipped probe with a projected area of 15 square centimeters into the ground. The cone-tipped probe measured tip resistance and the friction sleeve behind the cone tip measured frictional resistance. Electrical strain gauges within the cone continuously measured soil parameters for the entire depth advanced. Soil data, including tip resistance, frictional resistance, and pore water pressure were recorded by a computer while the test was conducted. The cone used for CPT-2 and -4 also measured the in-situ soil shear wave velocity in approximately five-foot intervals. Accumulated data were processed by computer to provide engineering information such as the soil behavior types and approximate strength characteristics of the soil encountered.

The CPT logs showing tip resistance, friction ratio, pore water pressure, as well as interpreted soil behavior type and shear wave velocities (CPT-2 and -4), are presented in Appendix A on Figures A-1 through A-5. Upon completion, the CPT holes were backfilled with cement grout in accordance with ACPWD requirements and patched with cold-mix asphalt.

### **3.2 Test Boring**

Two test borings, designated as Borings B-1 and B-2, was drilled on May 2, 2022 by Exploration Geoservices of San Jose, California, at the approximate locations shown on Figure 2. Borings B-1 and B-2 were drilled to a depth of 41-1/2 feet bgs using a truck-mounted drill rig equipped with hollow-stem flight augers. During drilling, our field engineer logged the soil encountered and obtained representative samples for visual classification and laboratory testing. The logs of the borings are presented on Figures A-6 and A-7 in Appendix A. The soil encountered in the boring was classified in accordance with the classification system presented on Figure A-8.

Soil samples were obtained using a Modified California (MC) split-barrel sampler with a 3.0-inch outside diameter and 2.5-inch inside diameter, lined with 2.43-inch inside diameter stainless steel tubes.

The type of sampler used was selected based on soil type and the desired sample quality for laboratory testing. In general, the MC sampler was used to obtain samples in medium stiff to stiff cohesive soil. The sampler was driven with a 140-pound downhole safety hammer falling about 30 inches per drop. The sampler was driven up to 18 inches and the hammer blows required to drive the sampler were recorded every six inches and are presented on the boring log. A “blow count” is defined as the number of hammer blows per six inches of penetration or 50 blows for six inches or less of penetration. The blow counts required to drive the MC sampler was converted to approximate SPT N-values using a factor of 0.63 to account for sampler type and approximate hammer energy. The blow counts used for this conversion were the last two blow counts. The converted SPT N-values are presented on the boring logs.

Upon completion, the boreholes were backfilled with neat cement grout in accordance with ACPWD requirements and patched with concrete. The soil cuttings from the boring were placed in drums and temporarily stored onsite. The results of laboratory analytical testing indicated the drummed soil contents were non-hazardous and the drums were subsequently disposed of at a landfill.

### **3.3 Laboratory Testing**

We re-examined each soil sample obtained from our boring to confirm the field classifications and selected representative samples for laboratory testing. Soil samples were tested to measure moisture content, dry density, Atterberg limits (plasticity index), percent passing the No. 200 sieve, and corrosivity. The results of the laboratory tests are presented on the boring logs and in Appendix B.

## **4.0 SUBSURFACE CONDITIONS**

Regional geologic information (Figure 3) indicates the site is underlain by Holocene-age alluvial fan and fluvial deposits (Qhaf). Alluvial deposits generally consist of a mixture of fine-grained and coarse-grained deposits and are deposited by rivers and streams. Where explored, the alluvium consists of predominately clay with varying sand and gravel content interbedded with sand and gravel with varying clay and silt content that extends to the maximum depth explored

of 86 feet bgs. The clay is generally stiff to hard to a depth of about 10 feet bgs and becomes very stiff to hard below a depth of 10 feet bgs. The sand and gravel layers are generally medium dense to very dense.

Atterberg limits tests performed on samples of the near-surface clay obtained from Borings B-1 and B-2 indicate the near surface clay has plasticity indices of 23 and 22 and, therefore, has moderate expansion potential<sup>1</sup>.

#### **4.1 Groundwater**

Groundwater was measured in our borings B-1 and B-2 at depths of 14.75 and 17.5 feet bgs at the end of drilling, respectively. Groundwater was measured in the CPTs at depths ranging from 14 to 18 feet bgs using a weighted tape prior to grouting. The groundwater levels in the borings and CPTs may not have been fully stabilized at the time of these measurements. Furthermore, the groundwater level at the site is expected to fluctuate several feet seasonally with potentially larger fluctuations annually, depending on the amount of rainfall.

We reviewed the report Seismic Hazard Zone Report (2003) prepared by the California Geological Survey (CGS) for the Oakland East 7.5-Minute Quadrangle. The report indicates a historic high groundwater level at the site vicinity to be about 10 feet bgs.

To further evaluate the potential fluctuations in groundwater level in the site vicinity, we reviewed information on the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov/>). Groundwater monitoring data is available for a site that formerly had four underground storage tanks on the south side of International Boulevard, approximately 1,350 feet northwest of 2700 International Boulevard. Between 1991 and 2015, groundwater was measured quarterly in seventeen monitoring wells between depths of about 5 and 18 feet bgs. In addition, four monitoring wells were observed between 2014 and 2017 approximately 1,900 feet southwest of 2700 International Boulevard at the northeastern

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<sup>1</sup> Expansive soil undergoes large volume changes with changes in moisture content (i.e., it shrinks when dried and swells when wetted).

corner of Fruitvale Avenue and Farnam Street for a gas station. The groundwater was measured between depths of 6 and 16 feet bgs.

Based on available groundwater information, we conclude a design high groundwater depth of 6 feet bgs be used for this project.

## **5.0 SEISMIC CONSIDERATIONS**

### **5.1 Regional Seismicity**

The site is located in the Coast Ranges Geomorphic Province of California that is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon North American plates and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges Geomorphic Province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The major active fault in the area is the Hayward fault. This and other faults in the region are shown on Figure 4. Numerous damaging earthquakes have occurred along these faults in recorded time. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated characteristic moment magnitude<sup>2</sup> [Petersen et al. (2014) & Thompson et al. (2016)] are summarized in Table 1. These references are based on the Third Uniform California Earthquake Rupture Forecast (UCERF3), prepared by Field et al. (2013).

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<sup>2</sup> Moment magnitude ( $M_w$ ) is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.



**TABLE 1  
Regional Faults and Seismicity**

<b>Fault Segment</b>	<b>Approximate Distance from Site (km)</b>	<b>Direction</b>	<b>Characteristic Moment Magnitude</b>
Total Hayward + Rodgers Creek (RC+HN+HS+HE)	4.1	East	7.58
Hayward (North, HN)	4.1	East	6.90
Hayward (South, HS)	4.7	East	7.00
Total Calaveras (CN+CC+CS+CE)	18	East	7.43
Calaveras (North, CN)	18	East	6.86
Mount Diablo Thrust	20	East	6.67
Mount Diablo Thrust North CFM	20	Northeast	6.72
Concord	25	East	6.45
Total North San Andreas (SAO+SAN+SAP+SAS)	26	Southwest	8.04
North San Andreas (Peninsula, SAP)	26	Southwest	7.38
Mount Diablo Thrust South	29	East	6.50
Green Valley	32	Northeast	6.30
Clayton	32	Northeast	6.57
San Gregorio (North)	33	West	7.44
Greenville (North)	33	East	6.86
Monte Vista - Shannon	35	South	7.14
North San Andreas (North Coast, SAN)	40	West	7.52
Great Valley 05 (Pittsburg - Kirby Hills alt1)	40	Northeast	6.60
Las Positas	42	East	6.50
West Napa	43	North	6.97
Great Valley 05 (Pittsburg - Kirby Hills alt2)	43	Northeast	6.66
Rodgers Creek - Healdsburg	47	Northwest	7.19

Since 1800, four major earthquakes have been recorded on the North San Andreas Fault. In 1836, an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) scale occurred east of Monterey Bay on the San Andreas Fault (Toppozada and Borchardt 1998). The estimated moment magnitude ( $M_w$ ) for this earthquake is about 6.25. In 1838, an earthquake occurred with an estimated intensity of about VIII-IX (MM), corresponding to an  $M_w$  of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas Fault from Shelter Cove to San Juan Bautista approximately 470 kilometers in length. It had a maximum intensity of XI (MM), an  $M_w$  of about 7.9, and was felt 560 kilometers away in Oregon, Nevada, and Los Angeles. The Loma Prieta Earthquake of October 17, 1989 had an  $M_w$  of 6.9 and occurred about 88 kilometers south of the site. On August 24, 2014, an earthquake with an estimated maximum intensity of VIII (severe) on the MM scale occurred on the West Napa fault. This earthquake was the largest earthquake event in the San Francisco Bay Area since the Loma Prieta Earthquake. The  $M_w$  of the 2014 South Napa Earthquake was 6.0.

In 1868, an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward Fault. The estimated  $M_w$  for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (estimated  $M_w$  of about 6.5) was reported on the Calaveras Fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake, which corresponds to an  $M_w$  of 6.2.

As a part of the UCERF3 project, researchers estimated that the probability of at least one  $M_w \geq 6.7$  earthquake occurring in the greater San Francisco Bay Area during a 30-year period (starting in 2014) is 72 percent. The highest probabilities are assigned to sections of the Hayward (South), Calaveras (Central), and the North San Andreas (Santa Cruz Mountains) faults. The respective probabilities are approximately 25, 21, and 17 percent.

## 5.2 Seismic Hazards

Because the site is in a seismically active region, we evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction,<sup>3</sup> lateral spreading<sup>4</sup> and cyclic densification<sup>5</sup>. We used the results of our field investigation to evaluate the potential of these phenomena occurring at the project site.

### 5.2.1 Ground Shaking

The ground shaking intensity felt at the project site will depend on: 1) the size of the earthquake (magnitude), 2) the distance from the site to the fault source, 3) the directivity (focusing of earthquake energy along the fault in the direction of the rupture), and 4) subsurface conditions. The site is approximately 4 kilometers from the Hayward Fault. Therefore, the potential exists for a large earthquake to induce strong to very strong ground shaking at the site during the life of the project.

### 5.2.2 Fault Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. We therefore conclude the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low.

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<sup>3</sup> Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

<sup>4</sup> Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

<sup>5</sup> Cyclic densification, also referred to as differential compaction, is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

### 5.2.3 Liquefaction and Associated Hazards

Liquefaction is a phenomenon in which saturated soil temporarily loses strength from the build-up of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction.

The site has been mapped inside a zone of liquefaction potential on the map titled *Earthquake Zones of Required Investigation, Oakland East Quadrangle, Official Map*, prepared by the California Geological Survey (CGS), dated February 14, 2003 (Figure 5). CGS has provided recommendations for procedures and report content for site investigations performed within seismic hazard zones in Special Publication 117 (SP-117), titled *Guidelines for Evaluating and Mitigating Seismic Hazard Zones in California*, dated September 11, 2008. SP-117 recommends subsurface investigations in mapped liquefaction hazard zones be performed using rotary-wash borings and/or CPTs to a depth of at least 50 feet bgs.

Liquefaction susceptibility was assessed using the software CLiq v3.4.1.4 (GeoLogismiki, 2022). CLiq uses measured CPT data and assesses liquefaction susceptibility and post-earthquake vertical settlement given a user-defined earthquake magnitude and peak ground acceleration (PGA). We performed the liquefaction triggering analysis using the methodology proposed by Idriss and Boulanger (2014). We also used the relationship proposed by Zhang, Robertson, and Brachman (2002) to estimate post-liquefaction volumetric strains and corresponding ground surface settlement; this relationship is an extension of the work by Ishihara and Yoshimine (1992). Our analyses were performed using an “during earthquake” groundwater depth of 6 feet bgs. In accordance with the 2019 CBC, we used a peak ground acceleration of 0.89 times gravity (g) in our liquefaction evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean ( $MCE_G$ ) peak ground acceleration adjusted for site effects ( $PGA_M$ ). We also used a moment magnitude 7.58 earthquake, which is consistent with the characteristic moment magnitude for the Hayward Fault, as presented in Table 1.



The results of our liquefaction analyses indicate there are thin layers of potentially liquefiable soil between depths of 10 and 42 feet bgs. The potentially liquefiable layers are generally less than about one foot thick. We estimate total liquefaction-induced ground settlement of at the site following a Maximum Considered Earthquake (MCE) event with  $PGA_M$  of 0.89g will be less than about 1/2 inch and differential settlement will be less than about 1/4 inch across a horizontal distance of 30 feet.

Ishihara (1985) presented an empirical relationship that provides criteria used to evaluate whether liquefaction-induced ground failure, such as sand boils, would be expected to occur under a given level of shaking for a liquefiable layer of given thickness overlain by a resistant, or protective, surficial layer. Our analysis indicates the non-liquefiable soil overlying the potentially liquefiable soil layers at the site is sufficiently thick and the potentially liquefiable layers are sufficiently thin such that the potential for surface manifestations from liquefaction, such as sand boils and loss of bearing capacity for shallow foundations, is low.

Considering the discontinuous nature of the potentially liquefiable layers and the relatively flat regional topography, we conclude the risk of lateral spreading is low.

#### **5.2.4 Cyclic Densification**

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The soil encountered above the groundwater table is not susceptible to cyclic densification due to its cohesion. Therefore, we conclude the potential for cyclic densification to occur at the site is very low.

## **6.0 DISCUSSIONS AND CONCLUSIONS**

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for this project is the presence of moderately expansive near-surface soil. This and other geotechnical issues, as they pertain to the proposed development, are discussed in this section.

### **6.1 Foundation Support and Settlement**

We conclude the very stiff alluvium underlying the site can support the proposed structure on a shallow foundation system, such as conventional spread footings or a mat foundation, without excessive settlement. We estimate total and differential settlements of properly constructed spread footings, designed based on the recommendations presented in Section 7.2 of this report, will be less than one inch and 1/2 inch across a 30-foot horizontal distance, respectively, assuming the footings are embedded at least 30 inches below the existing grade. We anticipate at least half of the estimated static settlements will occur during construction. As discussed in Section 5.2.3, the footings will be subject to additional total and differential liquefaction-induced settlements of about 1/2 inch and 1/4 inch, respectively, following a major earthquake.

If the settlements presented above are deemed excessive from a structural standpoint, the building may be supported on a stiffened mat foundation, which we anticipate can likely be designed to reduce differential settlement to less than about 1/2 inch over a horizontal distance of 30 feet.

### **6.2 Expansive Soil**

Atterberg limits tests performed on samples of the existing near-surface clay indicate the material is moderately expansive. Expansive near-surface soil is subject to volume changes during fluctuations in moisture content. These volume changes can cause movement and cracking of foundations, pavements, and slabs. Therefore, foundations, pavements, and slabs should be designed and constructed to resist the effects of the expansive soil.

In general, the effects of expansive soil can be mitigated by moisture-conditioning the expansive soil, providing select, non-expansive fill or lime-treated soil below interior and exterior slabs, and supporting foundations below the zone of severe moisture change. If the perimeter footings extend at least 24 inches below the outside design soil subgrade, while also achieving the minimum 30-inch embedment below existing grades (as discussed in Section 6.1), the footings would be supported below the zone of severe moisture change.

To prevent the soil subgrade beneath the building slab-on-grade from drying during construction and to reduce the long-term effects of expansive subgrade soil, a minimum of 6 inches of non-expansive fill should be placed on the prepared subgrade (not counting the capillary moisture break). The non-expansive fill may consist of imported select fill material. Alternatively, the upper 12 inches of soil subgrade may be treated in place with lime to reduce its expansion potential. If the lime-treatment option is selected, care must be taken to confine the treatment to the building pad so that landscaped areas are not negatively impacted. The recommended 6-inch-thick select fill layer is applicable to the footings-and-slab-on-grade option discussed in Section 6.1—the select fill layer is not required if the building is supported on a stiffened mat foundation.

### **6.3 Construction Considerations**

The soil to be excavated for the new foundations and underground utilities is expected to be predominantly clay and clayey sand, which can be excavated with conventional earth-moving equipment such as loaders and backhoes. If the site grading is performed during the rainy season, the near-surface clay will likely be wet and will have to be dried before compaction can be achieved. Heavy rubber-tired equipment, such as haul trucks, scrapers, and vibratory rollers, could cause excessive deflection (pumping) of the wet clay and therefore should be avoided if this condition occurs. If the project schedule or weather conditions do not permit sufficient time for drying of the soil by aeration, the subgrade can be treated with lime prior to compaction to create a stable subgrade. It is also important that the moisture content of subgrade soil is sufficiently high to reduce the expansion potential. If the grading work is performed during the dry season, moisture-conditioning may be required.

We understand the proposed building will be constructed at-grade and, therefore, we do not anticipate significant deep excavations. However, construction of the proposed elevator(s) and any underground vaults, if planned, may require excavations in excess of four feet below the existing ground surface. Where there is sufficient clearance from the property line, the excavation sides may be slope cut at a maximum inclination of 1:1 (horizontal: vertical), which is consistent with OSHA Type B soil. Where there is insufficient space to slope-cut the excavations, shoring may be required. The selection, design, construction, and performance of the shoring system (if needed) should be the responsibility of the contractor.

#### **6.4 Soil Corrosivity**

Corrosivity tests were performed by Project X Corrosion Engineering of Murrieta, California on soil samples obtained from Borings B-1 and B-2 at depths of 3.5 and 2.25 feet bgs, respectively. The corrosivity test results are presented on Figure B-3 in Appendix B.

The minimum resistivity test results (2,010 to 2,948 ohm-cm) indicate the near-surface soil is “highly corrosive<sup>6</sup>” to buried metals. Accordingly, all buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric-coated steel or iron should be protected against corrosion depending upon the critical nature of the structure. If it is necessary to have metal in contact with soil, a corrosion engineer should be consulted to provide recommendations for corrosion protection.

The results of the pH tests (7.5 and 8.0) indicate the near-surface is “negligibly corrosive” to buried metallic and concrete structures. The chloride ion concentrations (96.7 and 69.6 mg/kg) indicate the chlorides in the near-surface soil are “negligibly corrosive” to buried metallic structures and reinforcing steel in concrete structures below ground. The results also indicate the sulfate ion concentrations (201.7 and 164.3 mg/kg) are sufficiently low such that sulfates do not to pose a threat to buried concrete and mortars.

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<sup>6</sup> Roberge, Pierre R. (2018). Corrosion Basics, an Introduction, Third Edition. NACE International, p. 189.



## **7.0 RECOMMENDATIONS**

Our recommendations for site preparation and grading, foundation support, seismic design and other geotechnical aspects of the project are presented in the following sections.

### **7.1 Site Preparation and Grading**

Site demolition should include the removal of all existing pavements, former foundation elements and underground utilities, if any. In general, abandoned underground utilities should be removed to the property line or service connections and properly capped or plugged with concrete. Where existing utility lines will not interfere with the proposed construction, they may be abandoned in-place provided the lines are filled with lean concrete or cement grout to the property line. Voids resulting from demolition activities that extend below finished improvements should be properly backfilled with engineered fill under our observation and following the recommendations provided later in this section.

Any vegetation and organic topsoil (if present) should be stripped in areas to receive improvements (i.e., building, pavement, or flatwork). If zones of existing undocumented fill or weak/unstable soil are encountered during site grading, the fill/unstable soil should be over-excavated under the observation of our field engineer and replaced as a properly compacted fill.

After site clearing and demolition is completed, in areas that will receive fill or improvements (i.e. building pad subgrade), the soil subgrade should be scarified to a depth of at least eight inches, moisture-conditioned, and compacted in accordance with the requirements presented below in Table 2 (Section 7.1.1).

As discussed in Section 6.2, the soil subgrade beneath slab-on-grade floors should include non-expansive soil consisting of at least 6 inches of select fill or 12 inches on lime-treated on-site soil; the non-expansive fill should be measured from the bottom of capillary moisture break layer for slab-on-grade floors. If the mat foundation option is used, the non-expansive fill layer is not required. Exterior concrete flatwork should also be underlain by at least 6 inches of select fill, such as Class 2 aggregate base (AB).

### 7.1.1 Fill Materials and Compaction Criteria

All fill should be placed in horizontal lifts not exceeding eight inches in loose thickness, moisture-conditioned, and compacted in accordance with the requirements provided below in Table 2. Each type of material is described in the following text according to its uses and specifications.

**TABLE 2  
Summary of Compaction Requirements**

<b>Location</b>	<b>Required Relative Compaction<sup>7</sup> (percent)</b>	<b>Moisture Requirement</b>
Building pad – on-site expansive clay	90+	2+% above optimum
Building pad – low-plasticity soil	90+	Above optimum
Exterior slabs – on-site expansive clay	90+	2+% above optimum
Exterior slabs – low-plasticity soil	90+	Above optimum
Vehicular pavements – on-site expansive clay	92+	2+% above optimum
Vehicular pavements – low-plasticity soil	95+	Above optimum
Vehicular pavements - aggregate base	95+	Near optimum
General fill – on-site expansive clay	90+	2+% above optimum
General fill – low-plasticity soil	90+	Above optimum
General fill – granular soil	95+	Near optimum
Utility trench backfill – onsite expansive clay	90+	2+% above optimum
Utility trench backfill – low-plasticity	90+	Above optimum
Utility trench - clean sand or gravel	95+	Near optimum

Note: Select fill and lime-treated clay are considered low-plasticity soil.

<sup>7</sup> Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.

***On-site Soil***

On-site soil may be used as general fill, provided the material is free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, and be approved by the Geotechnical Engineer.

***Select Fill***

Select fill should consist of imported soil that is free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, have a liquid limit less than 40 and plasticity index less than 12, and be approved by the Geotechnical Engineer. Samples of proposed select fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site.

The grading contractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not provided, a minimum of two weeks will be required to perform any necessary analytical testing.

***Aggregate Base Material***

Imported aggregate base material may be used as general fill, trench backfill (above bedding materials), or as select fill beneath building pad or exterior concrete flatwork. Aggregate base should meet the requirements in the 2015 Caltrans Standard Specifications, Section 26, for Class 2 aggregate base (3/4-inch maximum).

***Controlled Low-Strength Material***

Controlled low-strength material (CLSM) may be considered as an alternative to fill beneath the building, concrete flatwork, or pavement. CLSM should meet the requirements in the 2015 Caltrans Standard Specifications. It is an ideal backfill material when adequate room is limited or not available for conventional compaction equipment, or when settlement of the backfill must be minimized. No compaction is required to place CLSM. CLSM should have a minimum 28-day unconfined strength of 100 pounds per square inch (psi).

### ***Lime Treatment***

The lime treatment process should be designed by a contractor specializing in its use and who is experienced in the application of lime in similar soil conditions. Based on our experience with lime treatment, we judge that the specialty contractor should be able to treat the moderately expansive on-site material to produce a non-expansive fill for the upper 12 inches of slab-on-grade subgrade. For planning purposes, we recommend assuming the lime treatment will consist of five percent of Dolomitic Quicklime by dry weight of soil. The dry weight of soil should be assumed to be 105 pounds per cubic foot (pcf) for calculating lime quantities. The specialty contractor should: 1) perform a lime demand test prior to treatment to determine the percentage of Quicklime required to achieve a pH of 12.4 or higher in the treated soil, 2) perform an Atterberg limits test to confirm the proposed percentage of Quicklime will reduce the plasticity index of the treated soil to 12 or less, and 3) prepare a lime treatment procedure for our review prior to construction.

Prior to lime treatment, we recommend the site be graded to a level pad elevation in accordance with our previous recommendations and all below-grade obstructions removed. The soil treated with lime should be mixed and compacted in one lift. The lime should be thoroughly blended with the soil and allowed to set for 24 hours prior to remixing and compaction. The lime-treated soil should be moisture-conditioned to above optimum moisture content and compacted to at least 90 percent relative compaction.

It should be noted that disposal of lime-treated soil is typically expensive because of the high pH of the treated soil. In addition, lime-treated soil should be completely removed from landscaping areas as the high pH will prevent plant growth.

#### **7.1.2 Utility Trench Backfill**

Excavations for utility trenches can be readily made with a backhoe. All temporary excavations used in construction should be designed, planned, constructed, and maintained by the contractor and should conform to the current CAL-OSHA requirements.



To provide uniform support, pipes or conduits should be bedded on a minimum of four inches of clean sand or fine gravel. After the pipes and conduits are tested, inspected (if required) and approved, they should be covered to a depth of six inches with clean sand or fine gravel, which should be mechanically tamped.

Backfill for utility trenches and other excavations is also considered fill, and should be placed and compacted according to the recommendations presented in Table 2. If imported clean sand or gravel (defined as soil with less than five percent fines) is used as backfill, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill should not be permitted. Special care should be taken when backfilling utility trenches in pavement areas. Poor compaction may cause excessive settlements, resulting in damage to the pavement section.

Foundations for the proposed building should be bottomed below an imaginary line extending up at a 1.5:1 (horizontal:vertical) inclination from the base of the utility trenches running parallel to the foundation. Alternatively, the portion of the utility trench (excluding bedding) that is below the 1.5:1 line can be backfilled with CLSM (see Section 7.1.1 for material requirements). If utility trenches are to be excavated below this zone-of-influence line after construction of the building foundations, the trench walls need to be fully supported with shoring until CLSM is placed.

### **7.1.3 Exterior Flatwork Subgrade Preparation**

We recommend a minimum of 6 inches of select fill be placed beneath proposed exterior concrete flatwork, including patio slabs and sidewalks. Select fill beneath exterior slabs-on-grade, such as patios and sidewalks, should be moisture-conditioned and compacted in accordance with the requirements provided above in Table 2.

In areas to receive new concrete flatwork, the upper eight inches of clay should be scarified, moisture-conditioned, and re-compacted in accordance with the requirements presented in Table 2 prior to placement of select fill. This grading should be performed under the observation of our field engineer. If zones of weak, loose, or excessively dry soil that extend deeper than the

upper eight inches are encountered during grading, the material should be over-excavated down to firm material, as determined by our field engineer, and replaced with engineered fill.

#### **7.1.4 Drainage and Landscaping**

Positive surface drainage should be provided around the building to direct surface water away from the foundations. To reduce the potential for water ponding adjacent to the structure, we recommend the ground surface within a horizontal distance of five feet from the structure slope down away from the structure with a surface gradient of at least two percent in unpaved areas and one percent in paved areas. In addition, roof downspouts should be discharged into controlled drainage facilities to keep the water away from the foundations. The use of water-intensive landscaping around the perimeter of the building should be avoided to reduce the amount of water introduced to the expansive clay subgrade.

We recommended that bioswales constructed at the site be provided with underdrains and/or drain inlets. The subdrain pipes should be installed eight inches above the bottom of the infiltration area for treatment areas that are at least five feet away from the structure and pavements. The intent of this recommendation is to allow infiltration into the underlying soil, but to reduce the potential for bio-retention areas to flood during periods of heavy rainfall. The sides of bioswales should be sloped at a maximum gradient of 1:1 (horizontal: vertical).

Where bioswales will be located within five feet of the building, the bottom of the treatment area should be lined with an impermeable liner. Where bioswales will be located within five feet of pavements, a four-inch-diameter perforated subdrain pipe should be placed four inches above the base of the treatment area or the bottom of the treatment area should be lined with an impermeable liner. Where a vertical curb or foundation is constructed near a bioswale, the curb and the edge of the foundation should be founded below an imaginary line extending up at an inclination of 1.5:1 (horizontal: vertical) from the base of the bioswale. For bio-retention features that will have vertical concrete walls, the walls should be designed to resist lateral earth pressures and, where appropriate, vehicular surcharge pressures imposed on the walls by either: 1) constructing a footing for the wall, or 2) installing horizontal struts inside the feature.

Care should be taken to minimize the potential for subsurface water to collect beneath pavements and pedestrian walkways. Where landscape beds and tree wells are immediately adjacent to pavements and flatwork, we recommend vertical cutoff barriers be incorporated into the design to prevent irrigation water from saturating the subgrade and aggregate base. These barriers may consist of either flexible impermeable membranes or deepened concrete curbs.

Prior experience and industry literature indicate that some species of high water-demand<sup>8</sup> trees can induce ground-surface settlement by drawing water from the expansive clay, causing it to shrink. Where these types of trees are planted near buildings, the ground-surface settlement may result in damage to structure. This problem usually occurs 10 or more years after planting, as the trees reach mature height. To reduce the risk of tree-induced, building settlement, we recommend trees of the following genera not be planted within 25 feet of the proposed building unless adequate deep irrigation is provided at the tree locations: *Eucalyptus*, *Populus*, *Quercus*, *Crataegus*, *Salix*, *Sorbus* (simple-leafed), *Ulmus*, *Cupressus*, *Chamaecyparis*, and *Cupressocyparis*. Because this is a limited list and does not include all genera that may induce ground-surface settlement, a tree specialist should be consulted prior to selection of trees to be planted at the site.

## 7.2 Foundations

Provided the estimated static and seismically induced settlements presented in Section 6.1 are acceptable from a structural standpoint, we conclude the proposed at-grade building may be supported on conventional spread footings or a mat bearing on firm native soil.

Recommendations for spread footings and a mat are presented in this section.

### 7.2.1 Spread Footings

Spread footings should bear on firm native alluvium. Continuous footings should be at least 18 inches wide and isolated spread footings should be at least 24 inches wide. Footings should be

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<sup>8</sup> “Water-demand” refers to the ability of the tree to withdraw large amounts of water from the soil subgrade, rather than soil suction exerted by the root system.

founded at least 30 inches below the existing site grades or 24 inches below the lowest adjacent final soil subgrade (not counting the capillary moisture break, where present), whichever is lower.

Footings for the proposed building may be designed using allowable bearing pressures of 4,000 pounds per square foot (psf) for dead-plus-live loads and 5,300 psf for total design loads, which include wind or seismic forces. These allowable bearing pressures include factors of safety of at least 2.0 and 1.5 for dead-plus-live loads and total loads, respectively.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the footings and friction between the bottoms of the footings and the supporting soil. To compute frictional resistance, we recommend using an allowable friction coefficient of 0.3. To compute the passive resistance for sustained loading, we recommend using an equivalent fluid weight of 250 pounds per cubic foot (pcf). To compute the passive resistance for transient loading, we recommend using a uniform (rectangular) pressure of 1,300 psf. Passive resistance for the upper foot of soil should be ignored unless it is confined by a pavement or slab. The values for the friction coefficient and passive pressure include a factor of safety of 1.5 and may be used in combination without further reduction.

Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete. The bottoms and sides of the footing excavations should be moistened following excavation and maintained in a moist condition until concrete is placed. We should check footing excavations prior to placement of reinforcing steel.

### **7.2.2 Mat Foundation**

For initial structural design of the mat foundation we recommend using a coefficient of vertical subgrade reaction of 25 pounds per cubic inch (pci) for dead-plus-live loads. This value has been reduced to account for the size of the mat/equivalent footings (therefore, this is not  $k_{v1}$  for 1-foot-square plate) and may be increased by 50 percent for total loads. Once the structural engineer evaluates the initial distribution of bearing stress on the bottom of the mat, we can review the distribution and revise the coefficient of subgrade reaction, if warranted.



Considering the large area of the mat, we expect the average bearing stress under the mat to be relatively low; however, concentrated stresses will occur at column locations and at the edges of the mat. The maximum bearing pressure beneath the mat should not exceed 4,000 psf under dead-plus-live-load conditions and 5,300 psf under total load conditions.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the mat and friction between the bottom of the mat and the supporting soil (or vapor barrier). To compute the passive resistance for sustained loading, we recommend using an equivalent fluid weight of 250 pounds per cubic foot (pcf). To compute the passive resistance for transient loading, we recommend using a uniform (rectangular) pressure of 1,300 psf. The upper foot of soil should be ignored unless confined by a slab or pavement. The allowable friction factor will depend on whether the base of the mat is in direct contact with soil. If no membrane is used, an allowable base friction coefficient of 0.30 may be used in design. If a vapor retarder is used, a base friction factor of 0.20 should be used. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without further reduction.

The mat subgrade should be free of standing water, debris, and disturbed materials prior to placing the vapor retarder and concrete. We should check the mat subgrade prior to placement of the vapor retarder, steel, and concrete.

### **7.3 Concrete Slab-on-Grade Floor**

The subgrade for the slab-on-grade floor (for the spread footing foundation option) or mat foundation should be prepared in accordance with our recommendations in Section 7.1. Where water vapor transmission through the floor slab/mat is not desirable, we recommend installing a water vapor retarder beneath the floor slab/mat. Furthermore, if a conventional slab-on-grade floor is used (for the footing option), the vapor retarder should be underlain by a capillary moisture break.

A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. The particle size of the capillary break material should meet the gradation requirements presented in Table 3.

**TABLE 3  
Gradation Requirements for Capillary Moisture Break**

<b>Sieve Size</b>	<b>Percentage Passing Sieve</b>
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6

For a conventional slab-on-grade, the vapor retarder should meet the requirements for Class B vapor retarders stated in ASTM E1745. Where the building will be supported on a mat foundation, the capillary moisture break may be omitted provided the vapor retarder meets the requirements for Class A vapor retarders. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder.

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the slab. Where the concrete is poured directly over the vapor retarder, we recommend the w/c ratio of the concrete not exceed 0.45. Water should not be added to the concrete mix in the field. If necessary, workability should be increased by adding plasticizers. In addition, the slab should be properly cured. Before the floor covering is placed, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

#### **7.4 Permanent Below-Grade Walls**

Below-grade walls (i.e., elevator pit walls) should be designed to resist lateral earth pressure imposed by the retained soil and vehicular surcharge pressures, where applicable. Since the elevator pit walls will be restrained from movement at the sides, they should be designed for at-rest conditions. We recommend restrained walls that will retain less than six feet of soil be designed using at-rest equivalent fluid weights of 55 and 87 pcf if the walls are drained and undrained, respectively.

To protect against moisture migration, below-grade walls should be waterproofed and water stops should be placed at all construction joints. Although the below-grade walls will likely be above the design groundwater level, water can accumulate behind the walls from other sources, such as rainfall, irrigation, and broken water lines, etc. If the “drained” earth pressures presented above are used to design the walls, they will need to incorporate a drainage system.

Alternatively, the walls may be designed for the recommended “undrained” earth pressures presented above over their entire height, in which case the drainage system may be omitted.

One acceptable method for backdraining an elevator pit wall is to place a prefabricated drainage panel against the back of the wall. The drainage panel should extend down to a perforated PVC collector pipe at the base of the wall. The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material or 3/4-inch drain rock wrapped in filter fabric (Mirafi NC or equivalent). A proprietary, prefabricated collector drain system, such as Tremdrain Total Drain or Hydroduct Coil (or equivalent), designed to work in conjunction with the drainage panel may be used in lieu of the perforated pipe surrounded by gravel described above. The pipe should be connected to a suitable discharge point; a sump and pump system may be required to drain the collector pipes.

#### **7.5 Pavement Design**

Design recommendations for asphalt and Portland cement concrete pavements are presented in the following sections. Because of the near-surface soil in moderately expansive, permeable

pavements are not recommended at this site because of the potential for distress of pavements and surrounding improvements due to wetting-induced heave of the soil.

### 7.5.1 Flexible (Asphalt Concrete) Pavement Design

The State of California flexible pavement design method was used to develop the recommended asphalt concrete (AC) pavement sections. On the basis of our experience, we selected an R-value of 5, which is appropriate for expansive clay soils. Recommended pavement sections for traffic indices (TIs) ranging from 4.5 to 7.5 are presented in Table 4. The project Civil Engineer should select the appropriate TI(s) for the intended application(s). We can provide additional pavement sections for different TIs upon request.

**TABLE 4  
Asphalt Concrete Pavement Sections**

<b>TI</b>	<b>Asphaltic Concrete (inches)</b>	<b>Class 2 AB R = 78 (inches)</b>
4.5	2.5	9.5
5.0	3.0	10.0
5.5	3.0	12.0
6.0	3.5	13.0
6.5	4.0	13.5
7.0	4.0	15.5
7.5	4.5	16.5

The upper 8 inches of the subgrade should be moisture-conditioned and compacted in accordance with requirements presented in Section 7.1 and be non-yielding. The AB should be moisture-conditioned to near optimum and compacted to at least 95 percent relative compaction and be non-yielding.

If pavements are adjacent to irrigated landscaped areas (including infiltration basins), curbs adjacent to those areas should extend through the AB and at least three inches into the underlying soil to reduce the potential for irrigation water to infiltrate into the pavement section.



### **7.5.2 Rigid (Portland-Cement Concrete) Pavement**

Concrete pavement design is based on a maximum single-axle load of 20,000 pounds, a maximum tandem axle load of 32,000 pounds, and light truck traffic (i.e., a few trucks per week). The recommended rigid pavement section for these axle loads is six inches of Portland cement concrete over six inches of Class 2 AB. Where fire truck traffic is expected, the pavement section should consist of 7 inches of Portland cement concrete over six inches of Class 2 AB. Where only passenger vehicles will use the pavement, the recommended minimum pavement section is five inches of Portland cement concrete over six inches of Class 2 AB.

The modulus of rupture of the concrete should be at least 500 psi at 28 days. Contraction joints should be constructed at maximum spacing of 12.5 and 15 feet for 5 inch, 6-inch, and 6.5-inch-thick pavement sections, respectively. Where the outer edge of a concrete pavement meets asphalt concrete pavement, the concrete slab should be thickened by 50 percent at a taper not to exceed a slope of 1 in 10. For areas that will receive truck traffic, we recommend the slab be reinforced with a minimum of No. 4 bars at 16-inch spacing in both directions.

Recommendations for subgrade preparation and AB compaction for concrete pavement are the same as those we have described above for asphalt concrete pavement.

### **7.6 Seismic Design**

The results of shear wave velocity measurements at the CPT-2 and CPT-4 locations indicate the average shear wave velocity is about 1,060 and 1,110 feet per second, respectively, for the upper 100 feet of soil (extrapolated using regression model by Boore, 2004). As discussed in Section 5.2.3, the site is underlain by relatively thin layers of potentially liquefiable soil. Although the 2019 CBC calls for a Site Class F designation for sites underlain by potentially liquefiable soil, we conclude a Site Class D designation is more appropriate because the potentially liquefiable layers are thin and relatively discontinuous such that the site will not incur significant non-linear behavior during strong ground shaking. Therefore, for seismic design, we recommend Site Class D be used.

The latitude and longitude of the site are  $37.7808^{\circ}$  and  $-122.2309^{\circ}$ , respectively. For design in accordance with 2019 (ASCE 7-16), we recommend the following:

- Site Class D – stiff soil
- $S_s = 1.923g$ ,  $S_1 = 0.735g$

The 2019 CBC is based on the guidelines contained within ASCE 7-16. Per ASCE 7-16, where  $S_1$  is greater than 0.2 times gravity (g) for Site Class D, a ground motion hazard analysis is needed unless the seismic response coefficient ( $C_s$ ) value will be calculated as outlined in Section 11.4.8, Exception 2 of ASCE 7-16. Assuming the  $C_s$  value will be calculated as outlined in Section 11.4.8, Exception 2 of ASCE 7-16, we recommend the following seismic design parameters:

- $F_a = 1.0$ ,  $F_v = 1.7$
- $S_{MS} = 1.923g$ ,  $S_{M1} = 1.250g$
- $S_{DS} = 1.282g$ ,  $S_{D1} = 0.833g$
- Seismic Design Category D for Risk Factors I, II, and III

## **8.0 GEOTECHNICAL SERVICES DURING CONSTRUCTION**

Prior to construction, Rockridge Geotechnical should review the project plans and specifications to verify that they conform to the intent of our recommendations. During construction, our field engineer should provide on-site observation and testing during site preparation, placement and compaction of fill and aggregate base, and installation of foundations. These observations will allow us to compare actual with anticipated soil conditions and to check that the contractor's work conforms to the geotechnical aspects of the plans and specifications.

## **9.0 LIMITATIONS**

This geotechnical investigation has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. The recommendations made in this report are based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed in the borings and CPTs.

If any variations or undesirable conditions are encountered during construction, we should be notified so that additional recommendations can be made. The foundation recommendations presented in this report are developed exclusively for the proposed development described in this report and are not valid for other locations and construction in the project vicinity.

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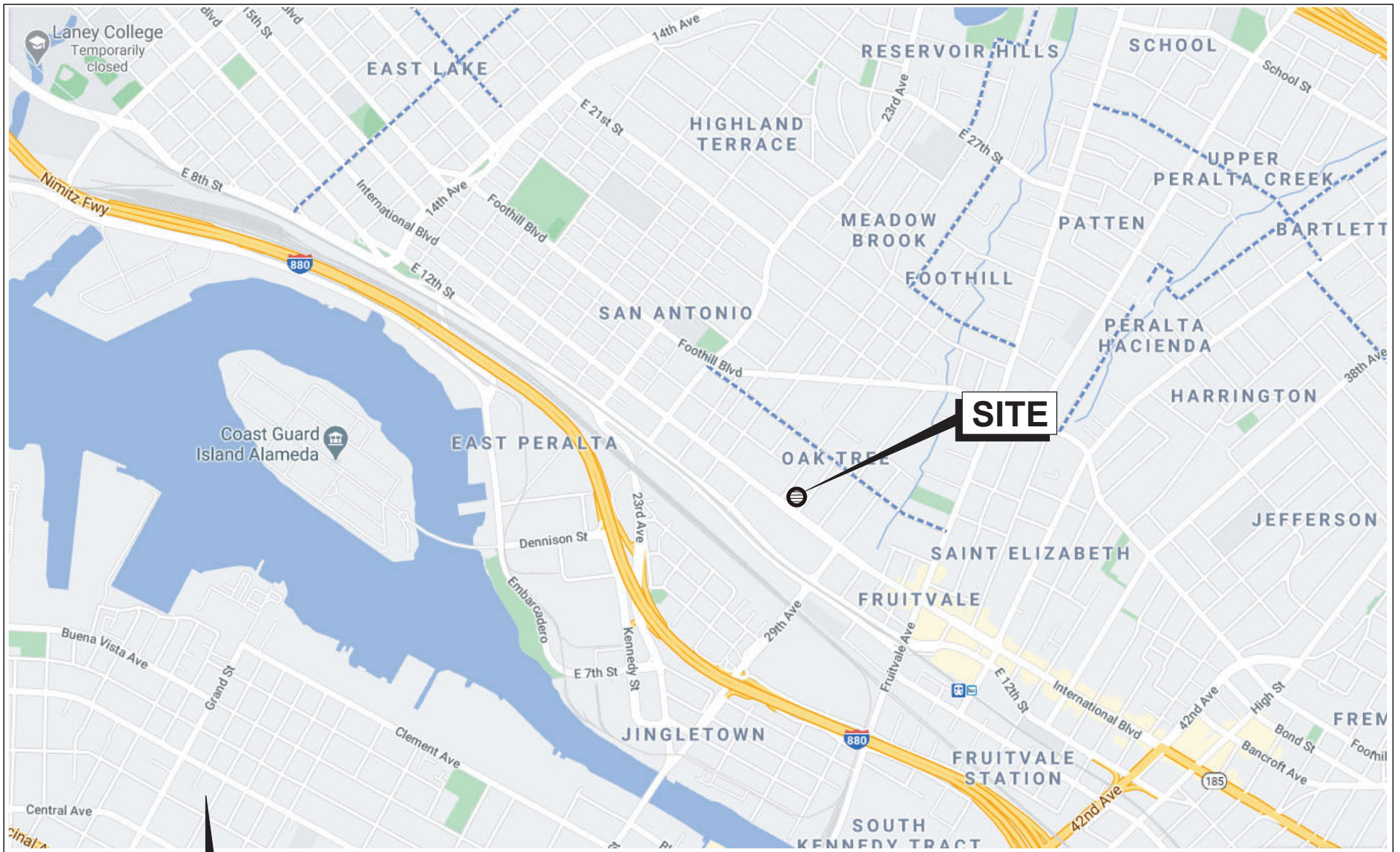
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**FIGURES**



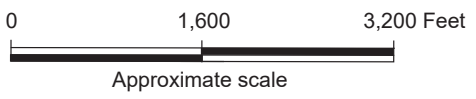
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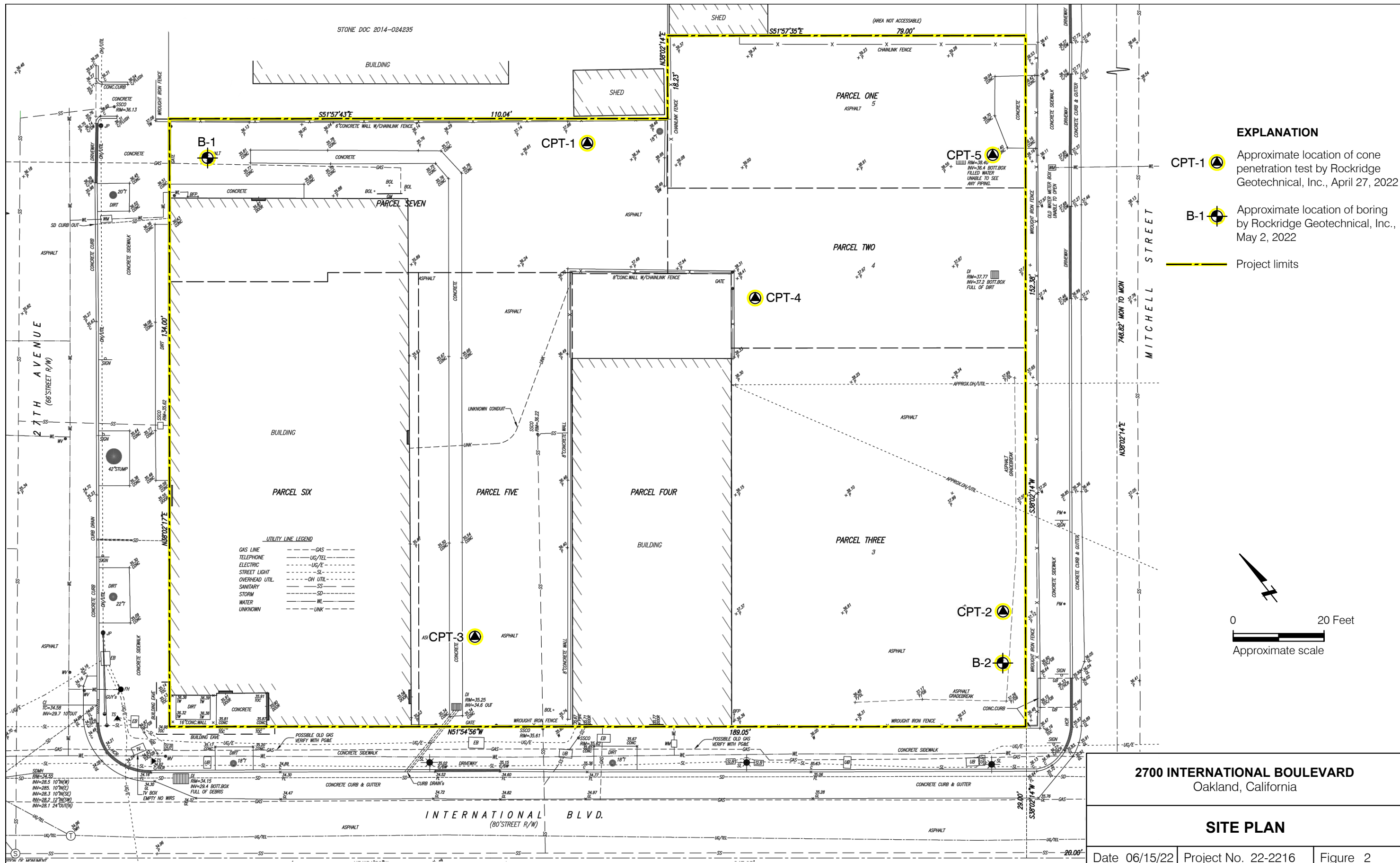
**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

**SITE LOCATION MAP**



Date 05/06/22 | Project No. 22-2216 | Figure 1





- EXPLANATION**
- CPT-1 Approximate location of cone penetration test by Rockridge Geotechnical, Inc., April 27, 2022
  - B-1 Approximate location of boring by Rockridge Geotechnical, Inc., May 2, 2022
  - Project limits

**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

**SITE PLAN**

Date 06/15/22 | Project No. 22-2216 | Figure 2



Reference: Base map from a drawing titled "Boundary & Topographic Survey", by Kister, Savio & Rei, Land Surveying & Civil Engineering, dated September 11, 2020.





Base map: USGS MF 2342, Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa, and San Francisco Counties, California (Graymer, 2000).

**EXPLANATION**

<ul style="list-style-type: none"> <li>— Contact - Depositional or intrusive contact, dashed where approximately located, dotted where concealed</li> <li>- - - Fault - Dashed where approximately located, small dashed where inferred, dotted where concealed, queried where locations is uncertain</li> <li>▼ Reverse or thrust fault - Dotted where concealed</li> <li>↕ Anticline - Shows fold axis, dotted where concealed</li> <li>∩ Syncline</li> <li>35 Strike and dip of bedding</li> <li>⊥ Overturned bedding</li> <li>⊕ Flat bedding</li> <li>⊥ Vertical bedding</li> <li>35 Strike and dip of foliation</li> <li>⊥ Vertical foliation</li> <li>35 Strike and dip of joints in plutonic rocks</li> <li>⊥ Vertical joint</li> </ul>	<ul style="list-style-type: none"> <li>af Artificial fill (Historic)</li> <li>Qhaf1 Younger alluvial fan deposits (Holocene)</li> <li>Qhaf Alluvial fan and fluvial deposits (Holocene)</li> <li>Qds Dune sand (Holocene and Pleistocene)</li> <li>Qmt Marine terrace deposits (Pleistocene)</li> <li>Qpaf Alluvial fan and fluvial deposits (Pleistocene)</li> </ul>
--	---

0 1,000 2,000 Feet
   
 Approximate scale

**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

**ROCKRIDGE**  
**GEOTECHNICAL**

**REGIONAL GEOLOGIC MAP**



Date 05/06/22	Project No. 22-2216	Figure 3
---------------	---------------------	----------





Base Map: U.S. Geological Survey (USGS), National Seismic Hazards Maps - Fault Sources, 2014.

**EXPLANATION**

-  Strike slip
-  Thrust (Reverse)



0 5 10 Miles



Approximate scale

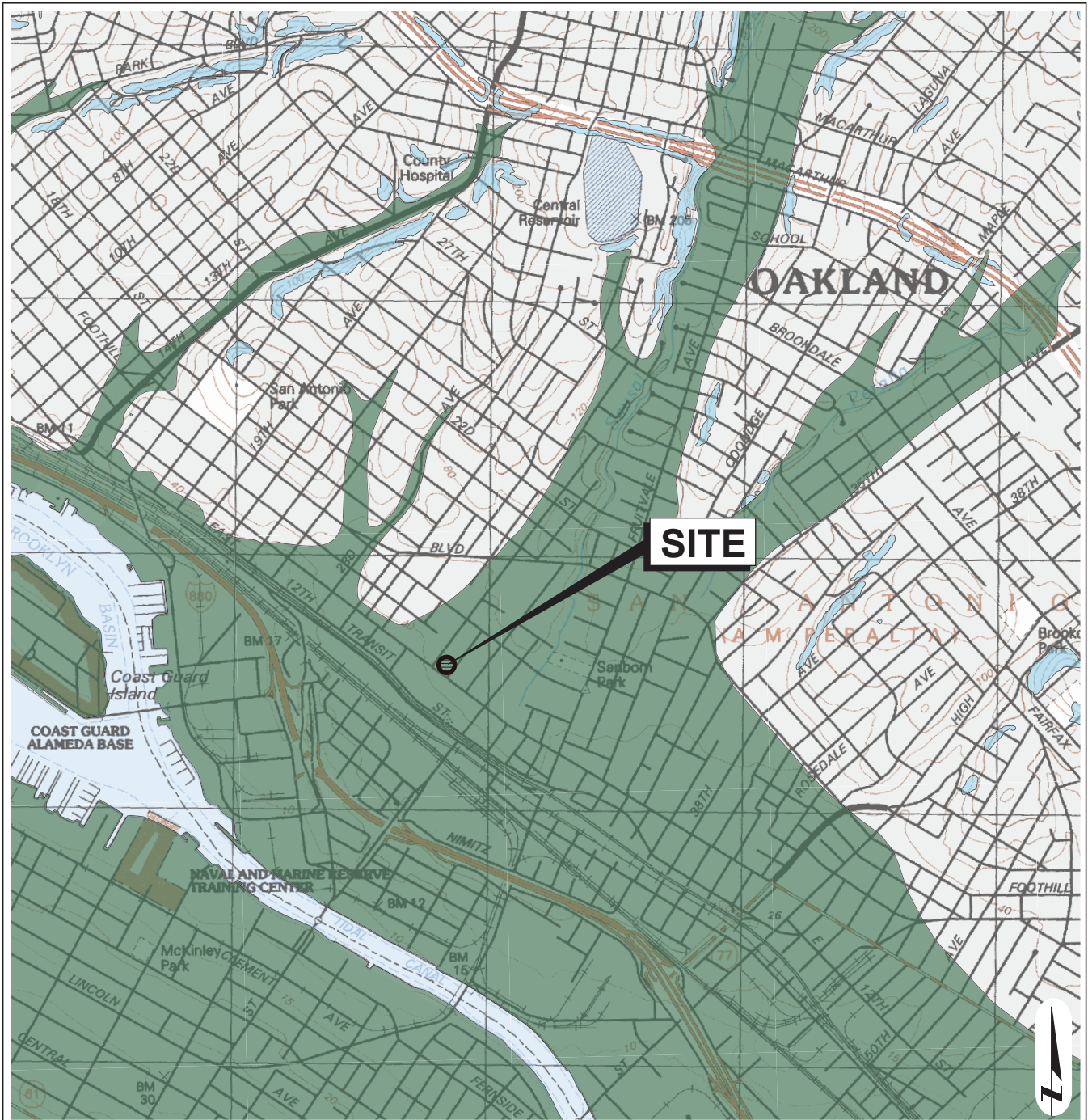
**2700 INTERNATIONAL BOULEVARD**  
Oakland, California



**REGIONAL FAULT MAP**

Date 05/06/22	Project No. 22-2216	Figure 4
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**Liquefaction Zones**

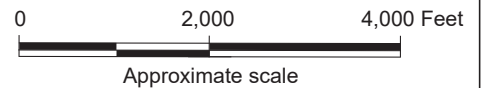
Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



**Earthquake-Induced Landslide Zones**

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Reference:  
 Earthquake Zones of Required Investigation  
 Oakland East Quadrangle  
 California Geological Survey  
 Released February 14, 2003



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 Oakland, California

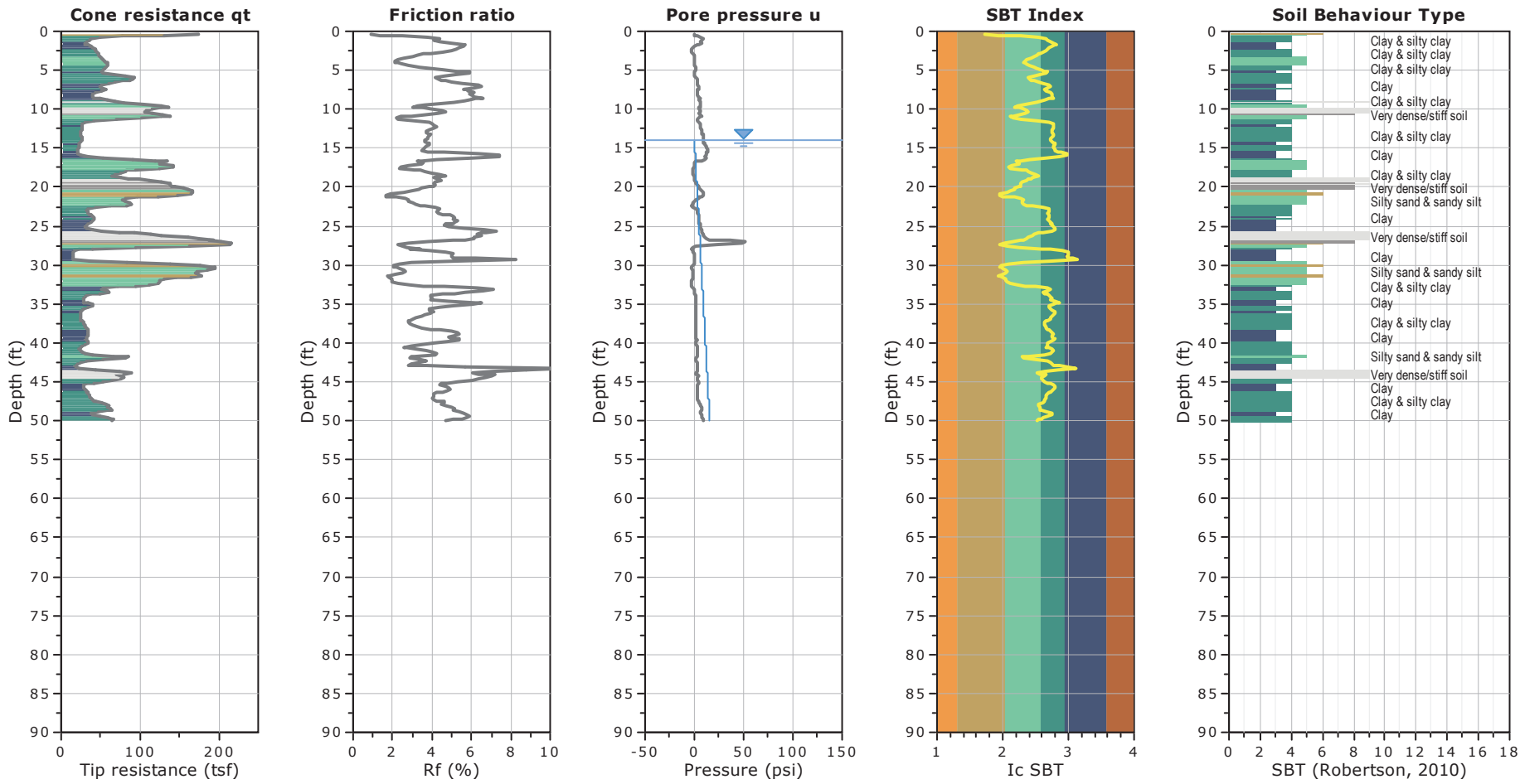
**EARTHQUAKE ZONES OF REQUIRED INVESTIGATION MAP**



Date 05/06/22 Project No. 22-2216 Figure 5

**APPENDIX A**  
Cone Penetration Test Results and Boring Logs

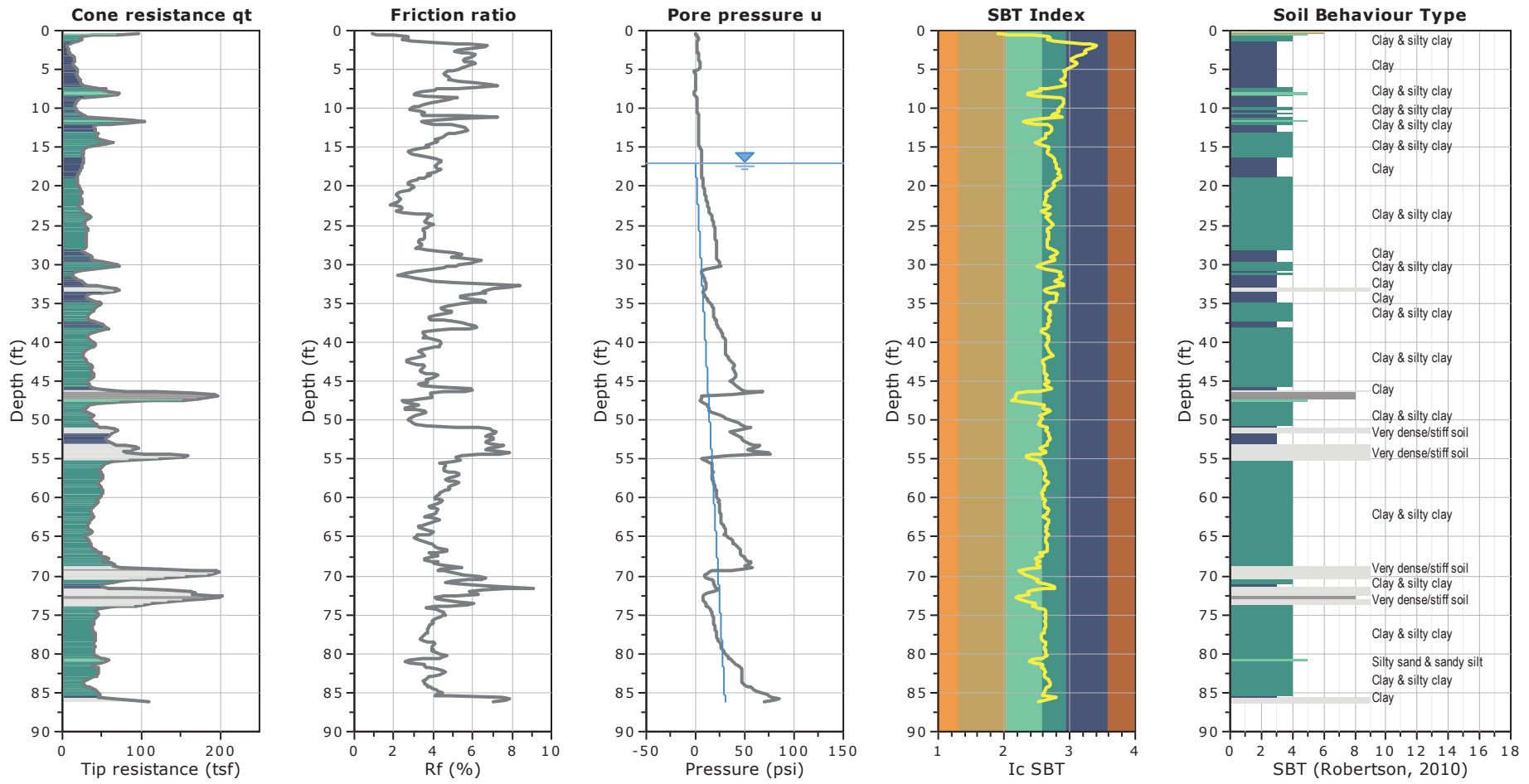




Total depth: 50 ft, Date: April 27, 2022  
 Groundwater Depth: 14 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

- SBT legend**
- 1. Sensitive fine grained
  - 2. Organic material
  - 3. Clay to silty clay
  - 4. Clayey silt to silty clay
  - 5. Silty sand to sandy silt
  - 6. Clean sand to silty sand
  - 7. Gravely sand to sand
  - 8. Very stiff sand to clayey sand
  - 9. Very stiff fine grained

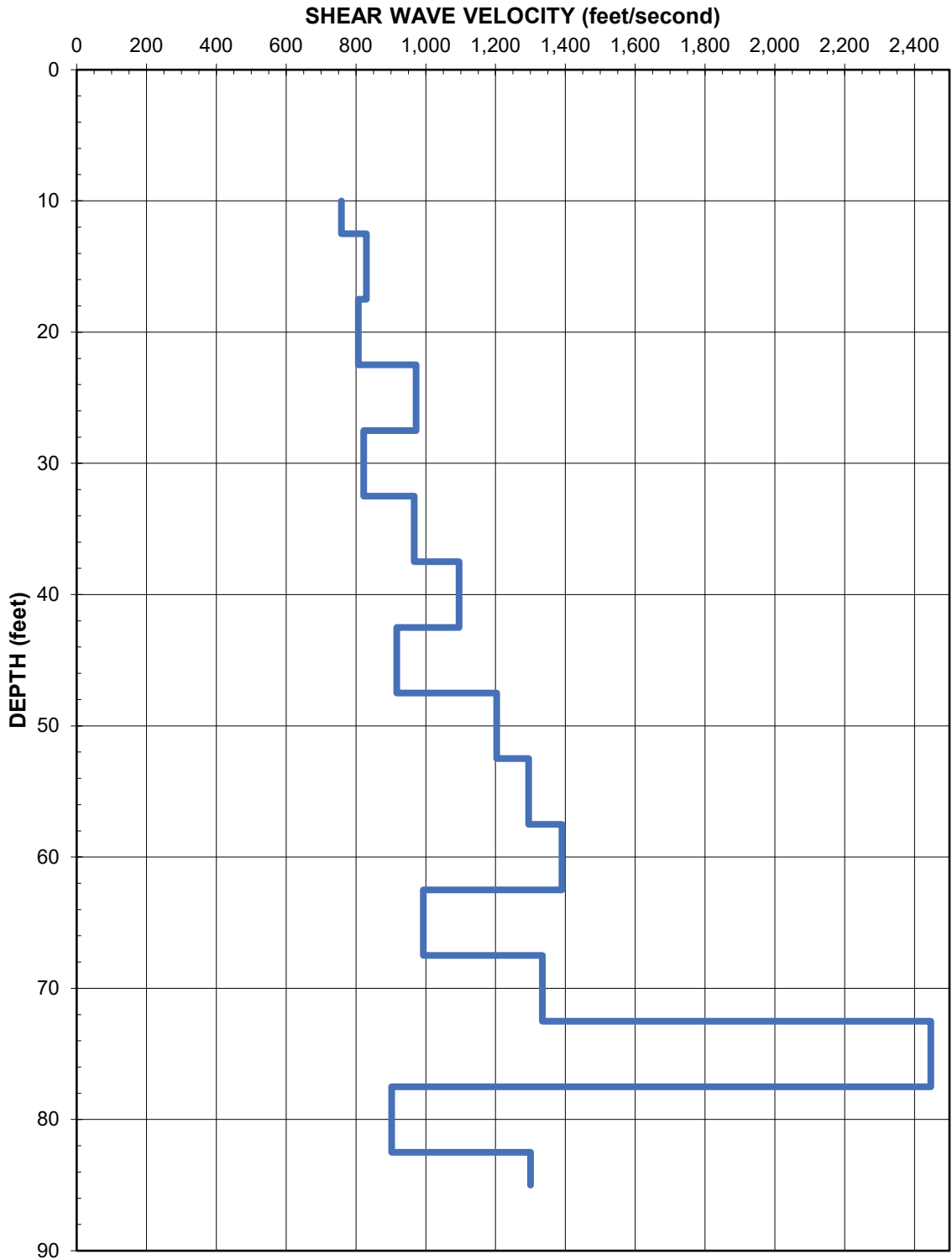
<b>2700 INTERNATIONAL BOULEVARD</b> Oakland, California	<b>CONE PENETRATION TEST RESULTS</b> <b>CPT-1</b>		
<b>ROCKRIDGE</b> <b>GEOTECHNICAL</b>	Date 05/06/22	Project No. 22-2216	Figure A-1



Total depth: 86.1 ft, Date: April 27, 2022  
 Groundwater Depth: 17 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

- SBT legend**
- 1. Sensitive fine grained
  - 4. Clayey silt to silty clay
  - 7. Gravelly sand to sand
  - 2. Organic material
  - 5. Silty sand to sandy silt
  - 8. Very stiff sand to clayey sand
  - 3. Clay to silty clay
  - 6. Clean sand to silty sand
  - 9. Very stiff fine grained

<b>2700 INTERNATIONAL BOULEVARD</b> Oakland, California	<b>CONE PENETRATION TEST RESULTS</b> <b>CPT-2</b>		
<b>ROCKRIDGE</b> <b>GEOTECHNICAL</b>	Date 06/06/22	Project No. 22-2216	Figure A-2a

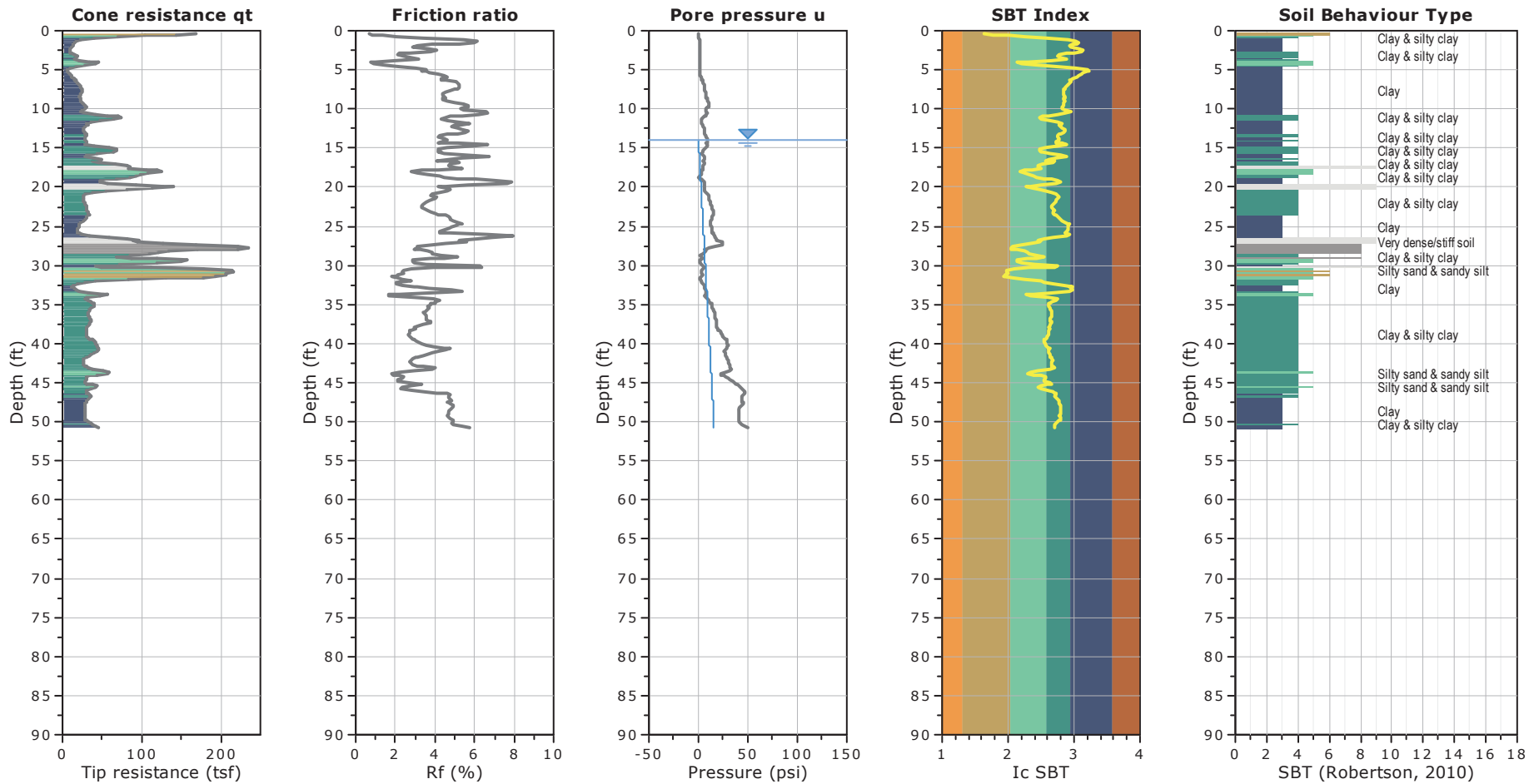


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**SHEAR WAVE VELOCITY PROFILE  
CPT-2**

Date 06/06/22 | Project No. 22-2216 | Figure A-2b



Total depth: 50.7 ft, Date: April 27, 2022  
 Groundwater Depth: 14 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

- 1. Sensitive fine grained
- 2. Organic material
- 3. Clay to silty clay
- 4. Clayey silt to silty clay
- 5. Silty sand to sandy silt
- 6. Clean sand to silty sand
- 7. Gravely sand to sand
- 8. Very stiff sand to clayey sand
- 9. Very stiff fine grained

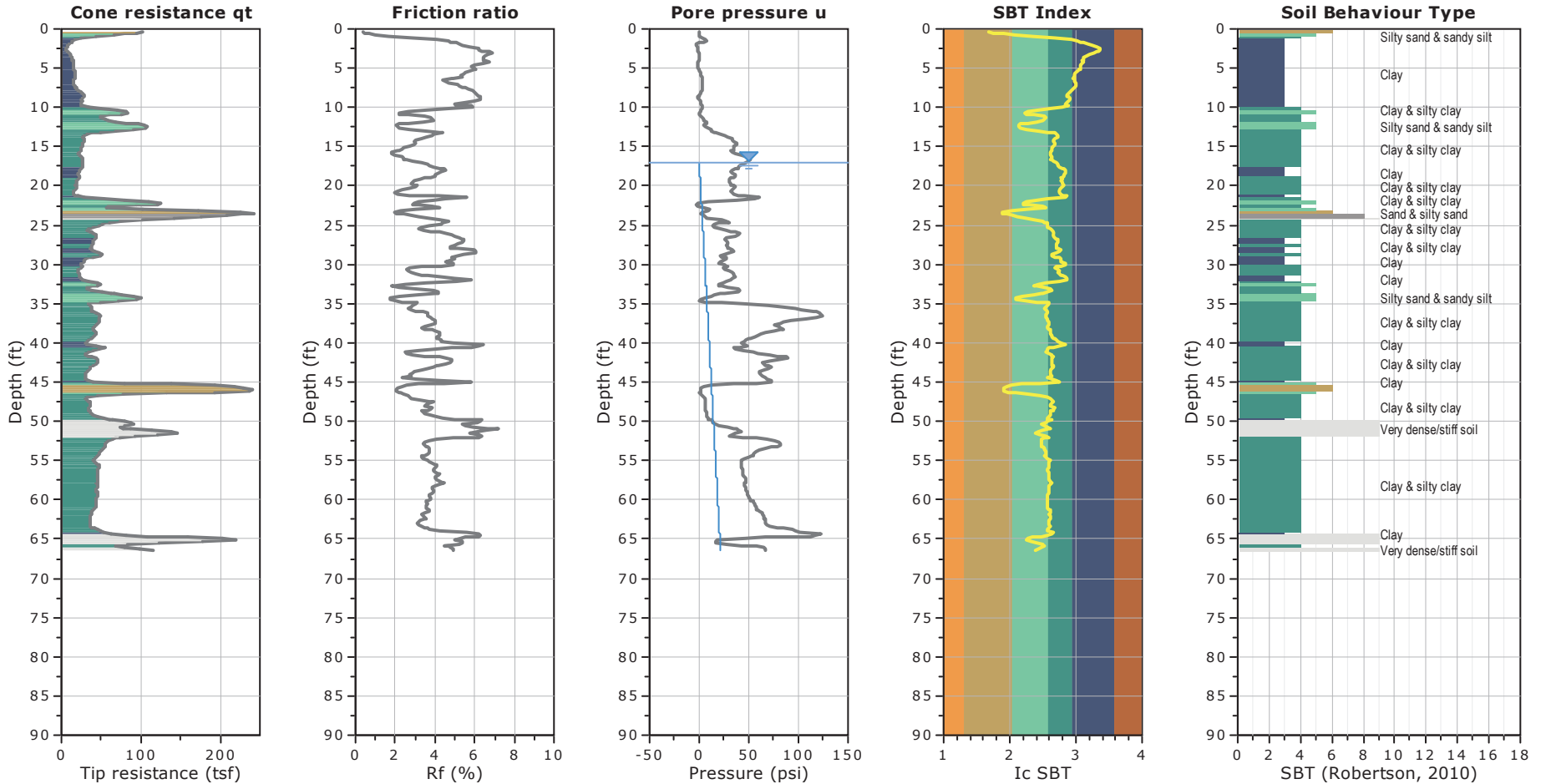
2700 INTERNATIONAL BOULEVARD  
 Oakland, California



**CONE PENETRATION TEST RESULTS  
 CPT-3**

Date 05/06/22 | Project No. 22-2216 | Figure A-3





Total depth: 66.4 ft, Date: April 27, 2022  
 Groundwater Depth: 17 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

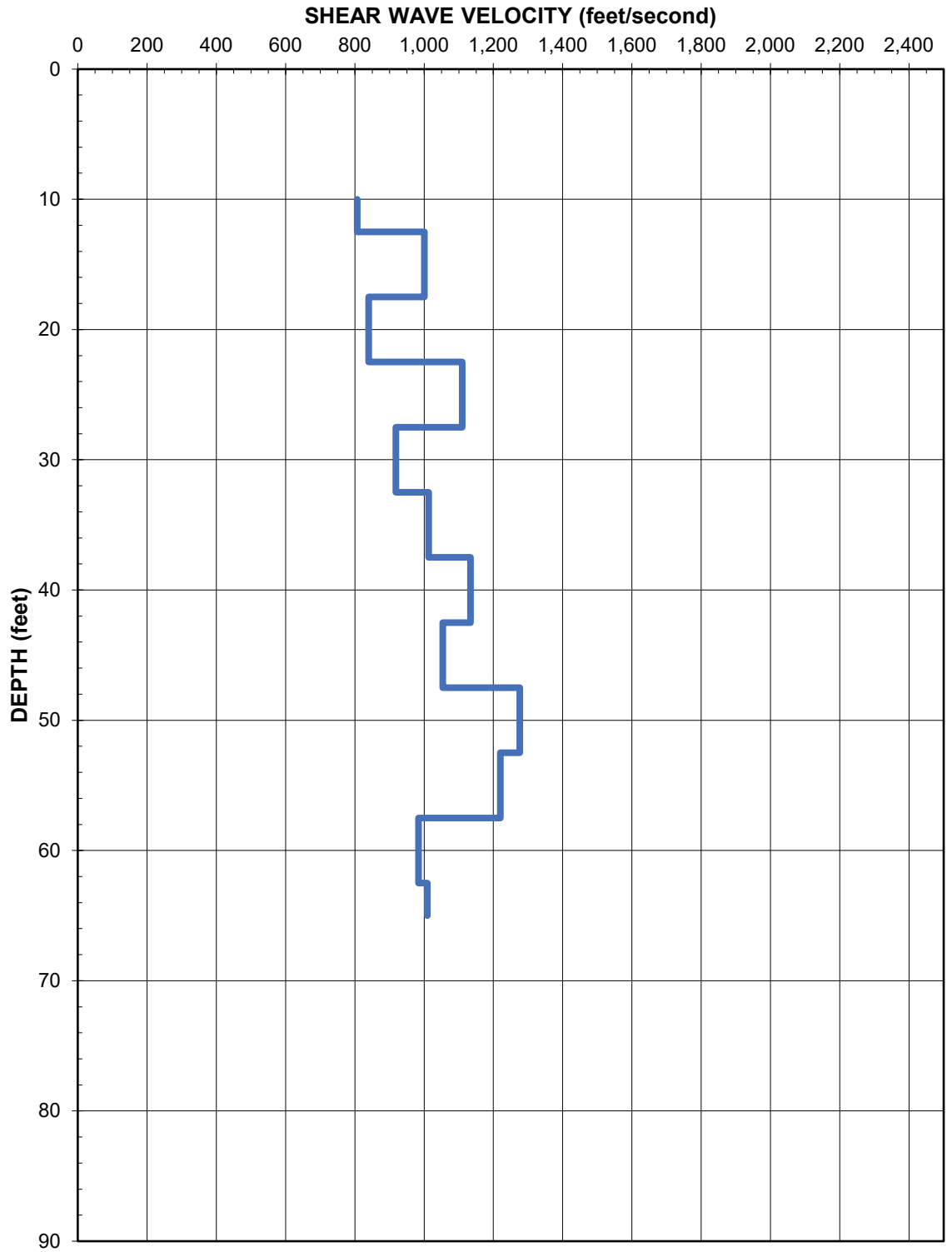
- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

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 Oakland, California



**CONE PENETRATION TEST RESULTS  
 CPT-4**

Date 06/06/22 | Project No. 22-2216 | Figure A-4a

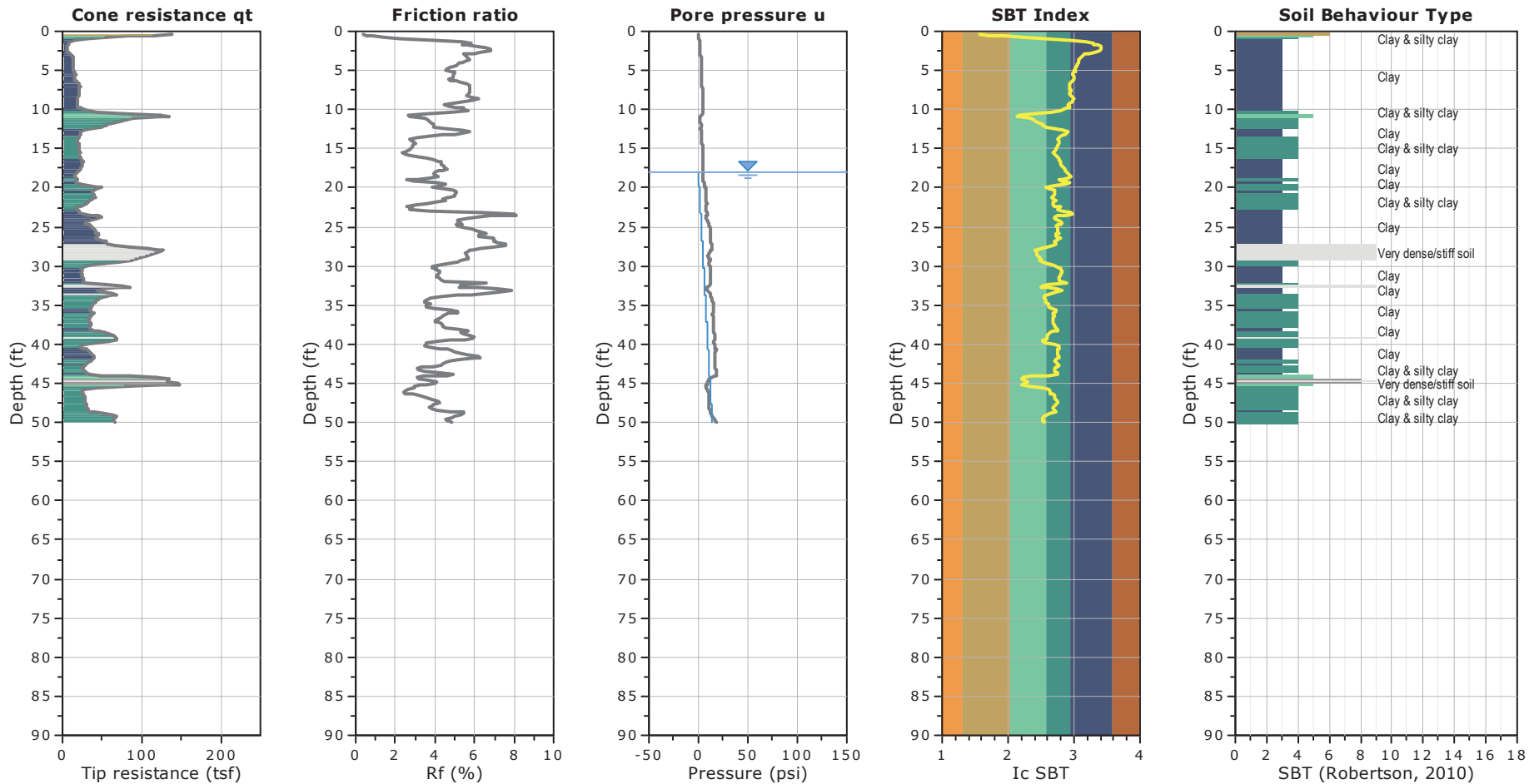


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Oakland, California



**SHEAR WAVE VELOCITY PROFILE  
CPT-4**

Date 06/06/22 | Project No. 22-2216 | Figure A-4b



Total depth: 50 ft, Date: April 27, 2022  
 Groundwater Depth: 18 feet (based on tape-drop measurement)  
 Cone Operator: Middle Earth Geo Testing, Inc.

**SBT legend**

- 1. Sensitive fine grained
- 4. Clayey silt to silty clay
- 7. Gravelly sand to sand
- 2. Organic material
- 5. Silty sand to sandy silt
- 8. Very stiff sand to clayey sand
- 3. Clay to silty clay
- 6. Clean sand to silty sand
- 9. Very stiff fine grained

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 Oakland, California



**CONE PENETRATION TEST RESULTS  
 CPT-5**

Date 05/06/22 | Project No. 22-2216 | Figure A-5

PROJECT: **2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-1

PAGE 1 OF 2

Boring location: See Site Plan, Figure 2

Logged by: J. Graham  
Drilled by: Exploration Geoservices  
Rig: Mobile B-40

Date started: 05/02/2022 Date finished: 05/02/2022

Drilling method: 8-inch-diameter hollow-stem auger

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Safety Hammer

Sampler: Modified California (MC)

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA							
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cut Ft		
1						2 inches of asphalt concrete								
						6 inches of aggregate base								
2	MC		13 19 23	26	CL	SANDY CLAY (CL) dark brown, very stiff, moist, trace gravel LL = 40, PI = 23; see Appendix B					15.7		105	
3						SANDY CLAY with GRAVEL (CL) brown, very stiff to hard, moist, medium fine sand Soil Corrosivity Test; see Appendix B								
4	MC		14 24 23	30	CL									
5						CLAYEY SAND with GRAVEL (SC) light brown, very dense, moist, coarse gravel Particle Size Distribution; see Appendix B					29	9.6	117	
6	MC		31 44 38	52	SC									
7						CLAY with SAND and GRAVEL (CL) brown, hard, moist								
8	MC		10 18 35	33	CL									
9						CLAYEY SAND with GRAVEL (SC) brown, dense, moist, medium fine sand								
10						medium dense Particle Size Distribution; see Appendix B					40	17.1	116	
11	MC		14 17 26	27	SC									
12														
13														
14														
15						▼ (05/02/2022; 10:40 AM) wet olive-brown, dense								
16	MC		26 28 34	39										
17														
18														
19						CLAY with SAND (CL) light brown with black mottling, hard, wet								
20														
21	MC		21 36 41	49	CL									
22														
23														
24						CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse gravel								
25						▽ (05/02/2022; 9:40 AM)								
26	MC		27 24 31	35	SC									
27														
28														
29						SANDY CLAY (CL) brown with yellow mottling, hard, wet, trace gravel								
30														



Project No.: 22-2216

Figure: A-6a



DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA						
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft	
31	MC		50/6"	32/6"	CL	SANDY CLAY (CL) brown with yellow mottling, hard, wet, trace gravel							
32													
33													
34						gray with yellow-brown mottling							
35													
36	MC		19 25 34	37									
37													
38													
39													
40													
41	MC		16 28 42	44									
42													
43													
44													
45													
46													
47													
48													
49													
50													
51													
52													
53													
54													
55													
56													
57													
58													
59													
60													

Boring terminated at a depth of 41.5 feet below ground surface.  
Boring backfilled with cement grout.  
Groundwater encountered at a depth of 25 feet initially then 14.75 feet at the end of drilling.

<sup>1</sup>MC blow counts for the last two increments were converted to SPT N-Values using a factor of 0.63 to account for sampler type and hammer energy.



Project No.: 22-2216

Figure: A-6b

PROJECT: **2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-2

PAGE 1 OF 2

Boring location: See Site Plan, Figure 2

Logged by: J. Graham  
Drilled by: Exploration Geoservices  
Rig: Mobile B-40

Date started: 05/02/2022 Date finished: 05/02/2022

Drilling method: 8-inch-diameter hollow-stem auger

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Safety Hammer

Sampler: Modified California (MC)

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA								
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cut Ft			
1						1 inch of asphalt concrete									
						6 inches of aggregate base									
2	MC		7	18	CL	CLAY with SAND (CL) dark brown, very stiff, moist, trace gravel LL = 40, PI = 22; see Appendix B Soil Corrosivity Test; see Appendix B					23.0	99			
3			12	16											
4	MC		7	21	CL						20.3	109			
5			14	20											
6	MC		6	26	SC	CLAYEY SAND with GRAVEL (SC) yellow-brown, medium dense, moist									
7			21	21											
8	MC		8	13	CL	SANDY CLAY (CL) brown, stiff, moist, trace gravel Particle Size Distribution; see Appendix B					66	16.6	114		
9			8	13											
10	MC		8	18	CL	brown, very stiff, trace gravel									
11			13	16											
12															
13															
14															
15	MC		11	28	CL	yellow brown with gray mottling									
16			19	26											
17						▼ (05/02/2022; 14:21 PM)									
18															
19															
20	MC		9	18	CL	wet Particle Size Distribution; see Appendix B					66	22.9			
21			13	16											
22															
23															
24						CLAY with SAND (CL) yellow-brown, very stiff, wet									
25	MC		12	20	CL										
26			13	18											
27															
28															
29					SC	CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse sand									
30						▼ (05/02/2022; 13:45 PM)									



Project No.: 22-2216




Figure: A-7a

PROJECT:

**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

# Log of Boring B-2

PAGE 2 OF 2

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA						
	Sampler Type	Sample	Blows/6"	SPT N-Value <sup>1</sup>			Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft	
31	MC		19 26 26	33	SC	CLAYEY SAND with GRAVEL (SC) brown, dense, wet, coarse sand							
32													
33					CL	SANDY CLAY (CL) olive-gray, hard, wet, trace gravel							
34													
35													
36	MC		14 28 40	43									
37													
38													
39													
40													
41	MC		14 26 28	34		yellow-brown with gray mottling							
42													
43													
44													
45													
46													
47													
48													
49													
50													
51													
52													
53													
54													
55													
56													
57													
58													
59													
60													

Boring terminated at a depth of 41.5 feet below ground surface.  
Boring backfilled with cement grout.  
Groundwater encountered at a depth of 30 feet initially then 17.5 feet at the end of drilling.

<sup>1</sup>MC blow counts for the last two increments were converted to SPT N-Values using a factor of 0.63 to account for sampler type and hammer energy.



Project No.: 22-2216










Figure: A-7b



## UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	<b>GW</b>	Well-graded gravels or gravel-sand mixtures, little or no fines
		<b>GP</b>	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		<b>GM</b>	Silty gravels, gravel-sand-silt mixtures
		<b>GC</b>	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	<b>SW</b>	Well-graded sands or gravelly sands, little or no fines
		<b>SP</b>	Poorly-graded sands or gravelly sands, little or no fines
		<b>SM</b>	Silty sands, sand-silt mixtures
		<b>SC</b>	Clayey sands, sand-clay mixtures
Fine-Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	<b>ML</b>	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		<b>CL</b>	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		<b>OL</b>	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	<b>MH</b>	Inorganic silts of high plasticity
		<b>CH</b>	Inorganic clays of high plasticity, fat clays
		<b>OH</b>	Organic silts and clays of high plasticity
<b>Highly Organic Soils</b>		<b>PT</b>	Peat and other highly organic soils

### SAMPLE DESIGNATIONS/SYMBOLS

GRAIN SIZE CHART		
Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4	76.2 to 4.76
	3" to 3/4" 3/4" to No. 4	76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200	4.76 to 0.075
	No. 4 to No. 10	4.76 to 2.00
	No. 10 to No. 40 No. 40 to No. 200	2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

-  Sample taken with California or Modified California split-barrel sampler. Darkened area indicates soil recovered
-  Classification sample taken with Standard Penetration Test sampler
-  Undisturbed sample taken with thin-walled tube
-  Disturbed sample
-  Sampling attempted with no recovery
-  Core sample
-  Analytical laboratory sample
-  Sample taken with Direct Push sampler
-  Sonic

-  Unstabilized groundwater level
-  Stabilized groundwater level

### SAMPLER TYPE

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>C</b> Core barrel</li> <li><b>CA</b> California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter</li> <li><b>D&amp;M</b> Dames &amp; Moore piston sampler using 2.5-inch outside diameter, thin-walled tube</li> <li><b>O</b> Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube</li> </ul> | <ul style="list-style-type: none"> <li><b>PT</b> Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube</li> <li><b>MC</b> Modified California sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter</li> <li><b>SPT</b> Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.38- or 1.5-inch inside diameter (refer to text)</li> <li><b>ST</b> Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure</li> </ul> |
|---|---|

**2700 INTERNATIONAL BOULEVARD**  
Oakland, California

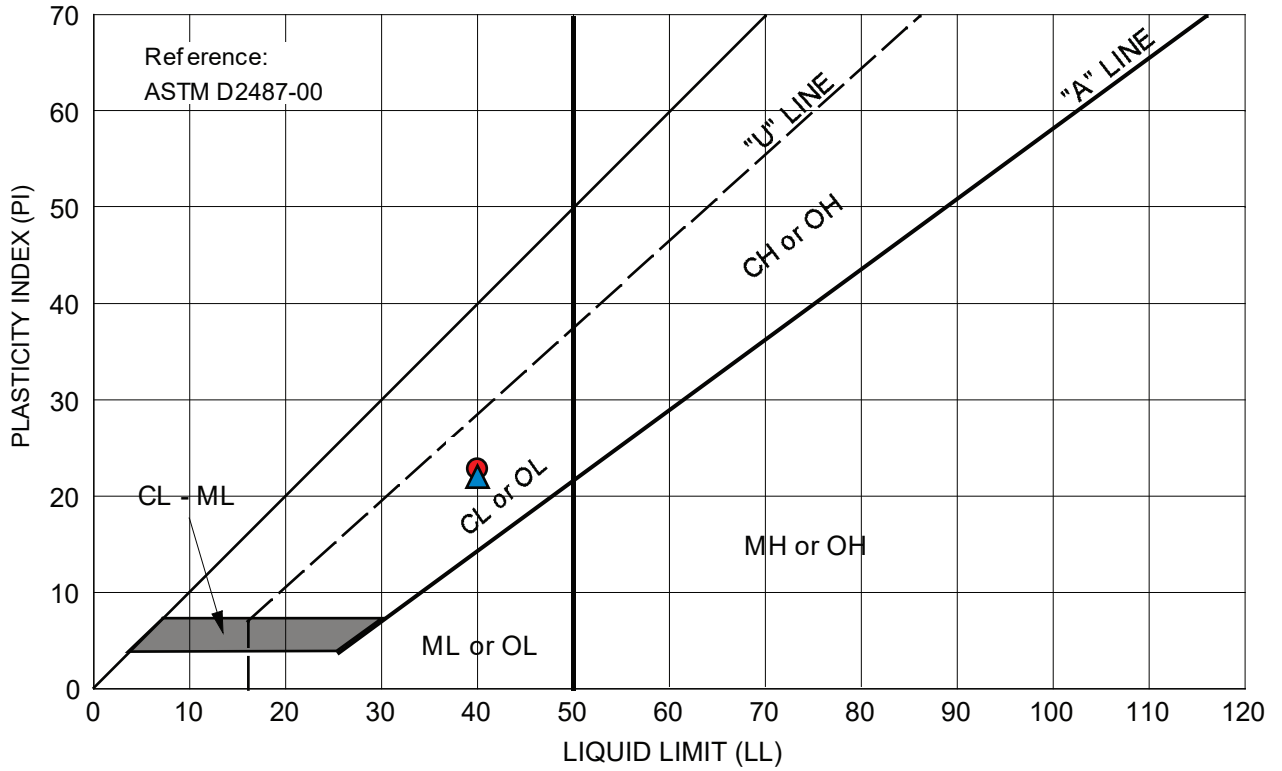


## CLASSIFICATION CHART

Date 05/06/22	Project No. 22-2216	Figure A-8
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**APPENDIX B**  
Laboratory Test Results



Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	B-1 at 1.5 feet	SANDY CLAY (CL), dark brown	15.7	40	23	--
▲	B-2 at 2.75 feet	CLAY with SAND (CL), dark brown	23.0	40	22	--

2700 INTERNATIONAL BOULEVARD  
Oakland, California

**RR** ROCKRIDGE  
GEOTECHNICAL

**PLASTICITY CHART**

Date 06/06/22 Project No. 22-2216 Figure B-1





Bore# / Description	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
	Depth	Sulfates		Chlorides		Resistivity		pH	Redox	Sulfide	Nitrate	Ammonium	Lithium	Sodium	Potassium	Magnesium	Calcium	Fluoride	Phosphate
	(ft)	SO <sub>4</sub> <sup>2-</sup>		Cl <sup>-</sup>		As Rec'd   Minimum			(mV)	S <sup>2-</sup>	NO <sub>3</sub> <sup>-</sup>	NH <sub>4</sub> <sup>+</sup>	Li <sup>+</sup>	Na <sup>+</sup>	K <sup>+</sup>	Mg <sup>2+</sup>	Ca <sup>2+</sup>	F <sup>-</sup>	PO <sub>4</sub> <sup>3-</sup>
	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)				(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-1: SANDY CLAY with GRAVEL (CL), brown	3.5	201.7	0.0202	96.7	0.0097	9,380	2,948	8.0	188	2.60	1.2	22.2	NT.	NT.	NT.	NT.	NT.	0.9	74.4
B-2: CLAY with SAND (CL), dark brown	2.25	164.3	0.0164	69.6	0.0070	2,345	2,010	7.5	199	4.70	10.4	51.2	NT.	NT.	NT.	NT.	NT.	0.8	2.5

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography  
 mg/kg = milligrams per kilogram (parts per million) of dry soil weight  
 ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown  
 Chemical Analysis performed on 1:3 Soil-To-Water extract  
 PPM = mg/kg (soil) = mg/L (Liquid)

29990 Technology Dr., Suite 13, Murrieta, CA 92563 Tel: 213-928-7213 Fax: 951-226-1720  
 www.projectxcorrosion.com

2700 INTERNATIONAL BOULEVARD  
 Oakland, California



**SOIL CORROSIVITY  
 TEST RESULTS**

Date 06/06/22 | Project No. 22-2216 | Figure B-3



**APPENDIX C**  
Summary of Liquefaction Analyses

**LIQUEFACTION ANALYSIS REPORT**

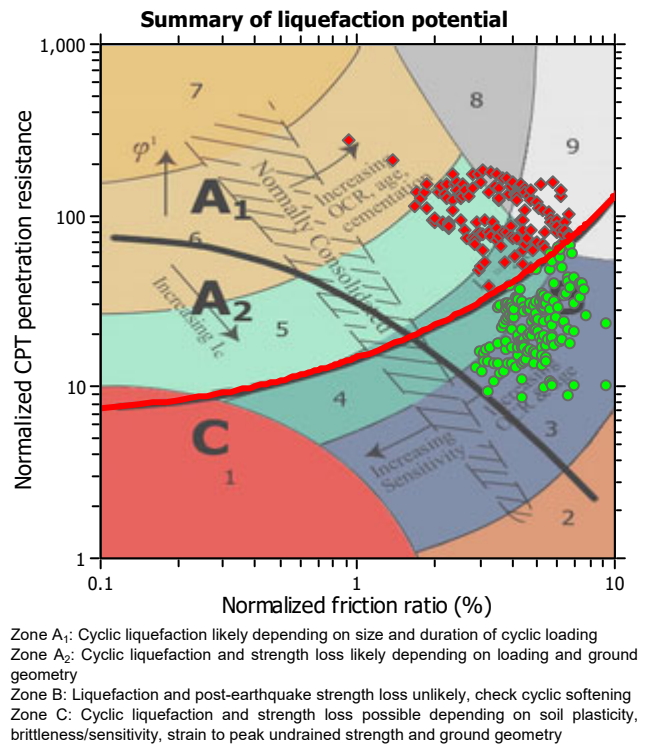
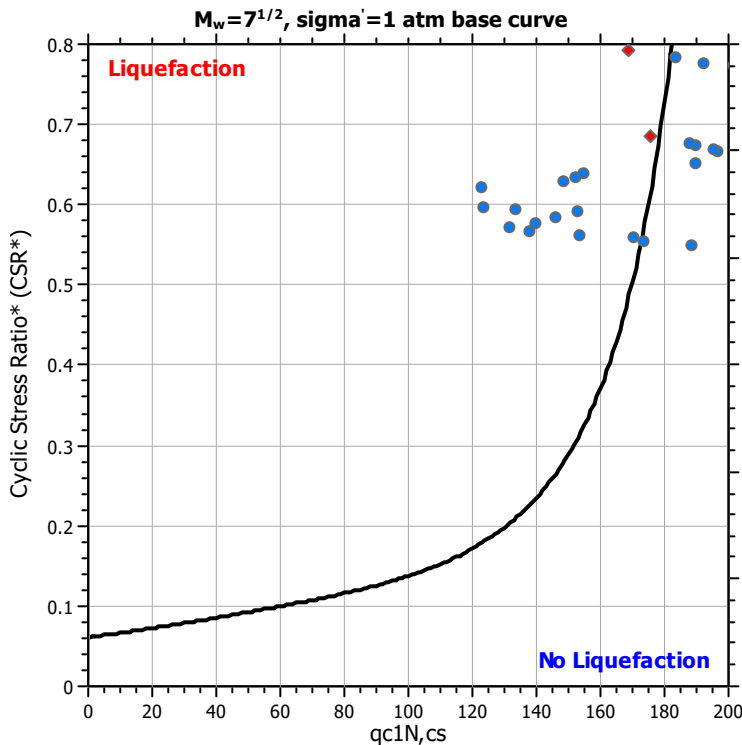
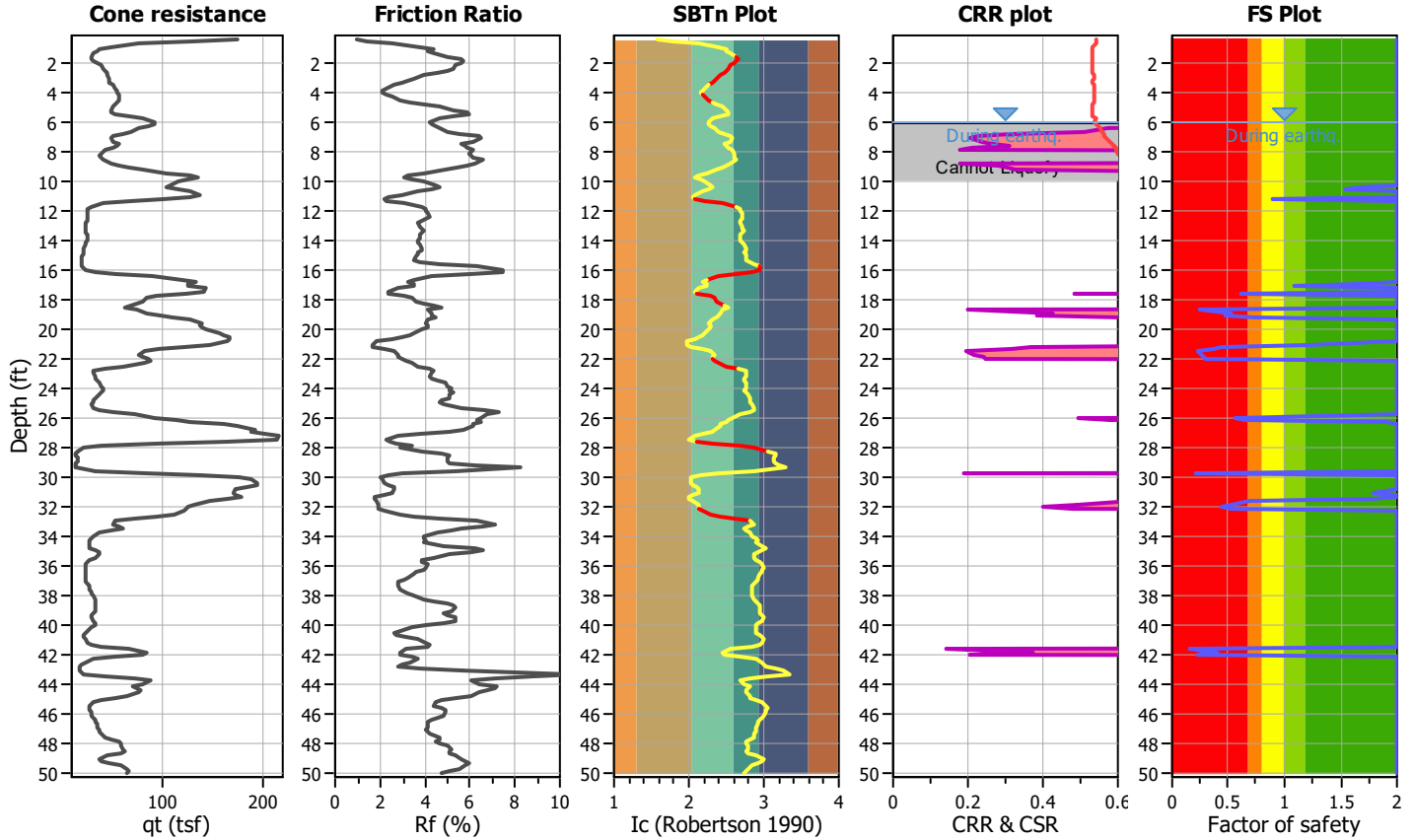
**Project title : 2700 Internation Blvd**

**Location :**

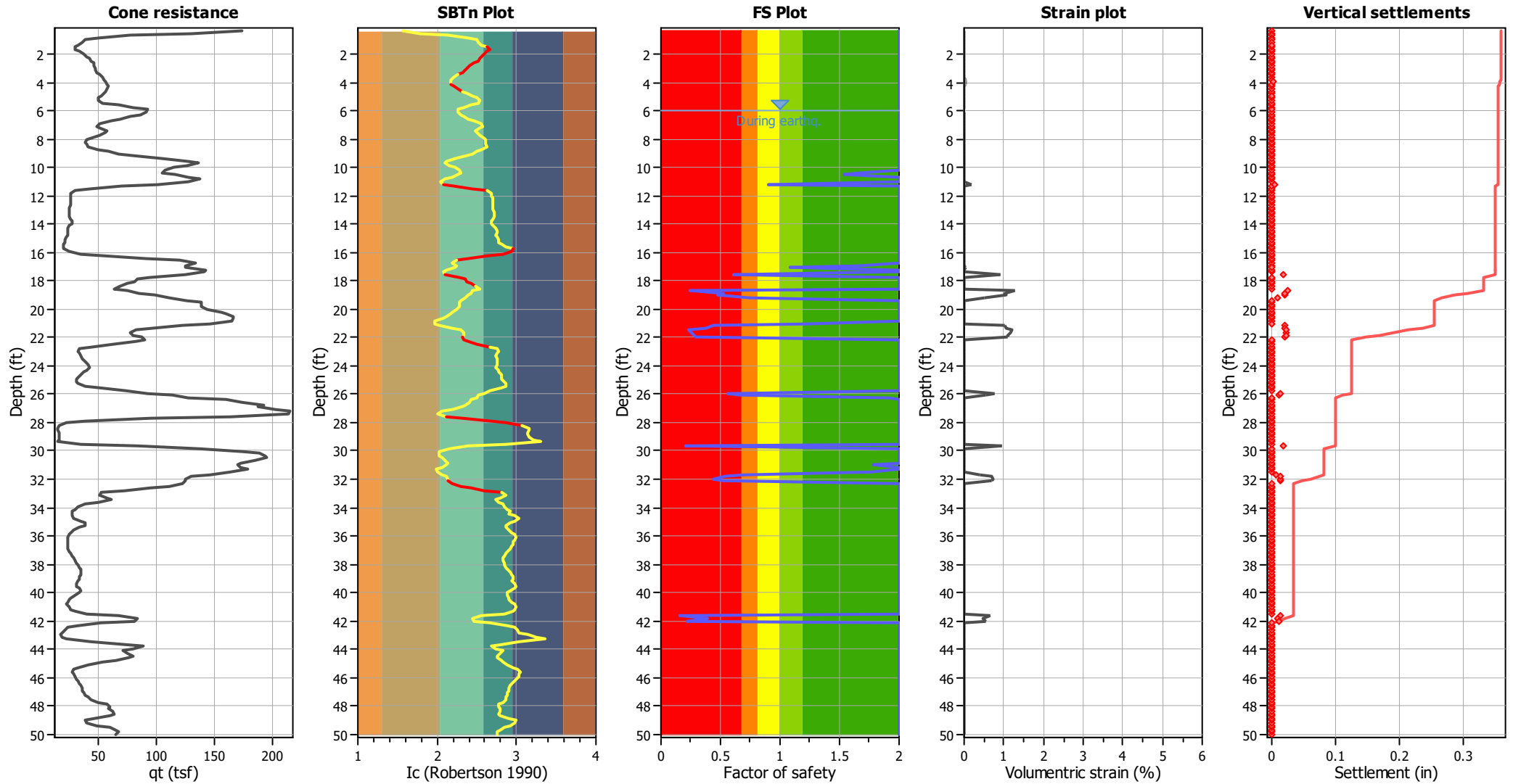
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**Input parameters and analysis data**

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Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		



### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

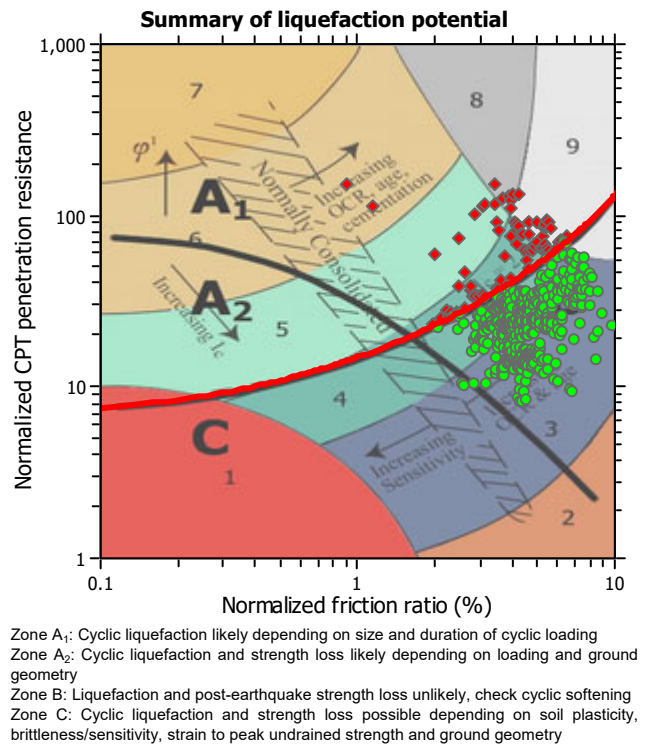
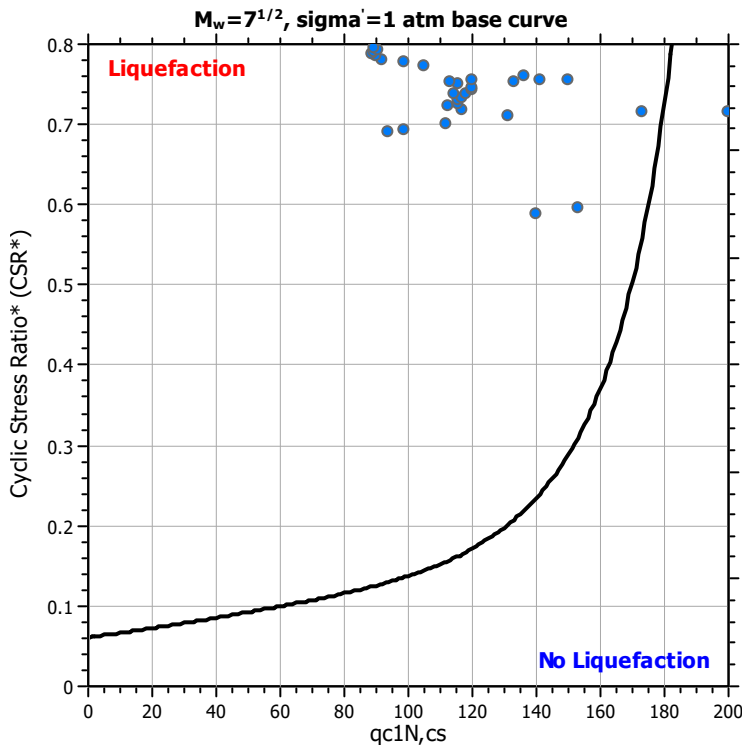
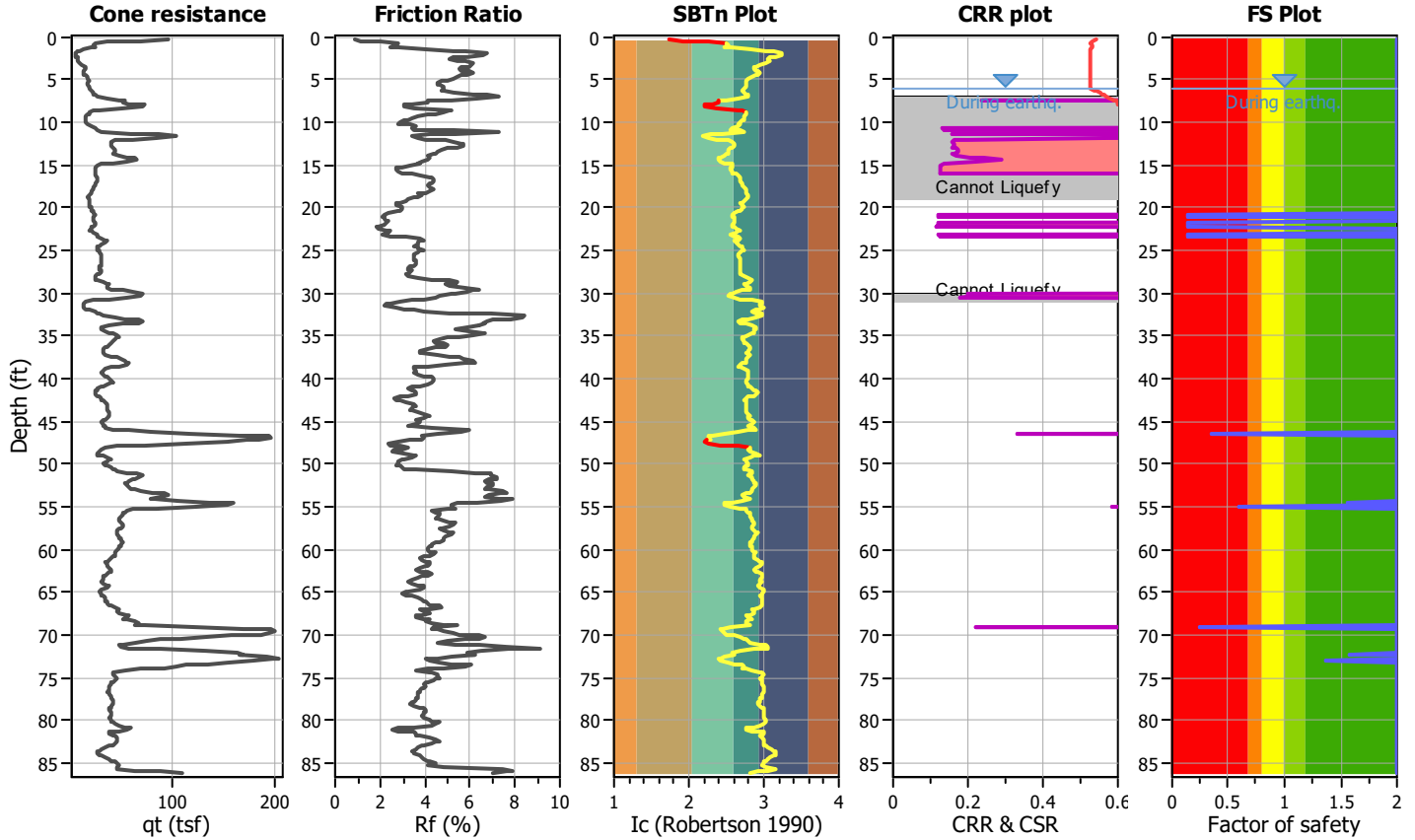
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**Location :**

**CPT file : CPT-02**

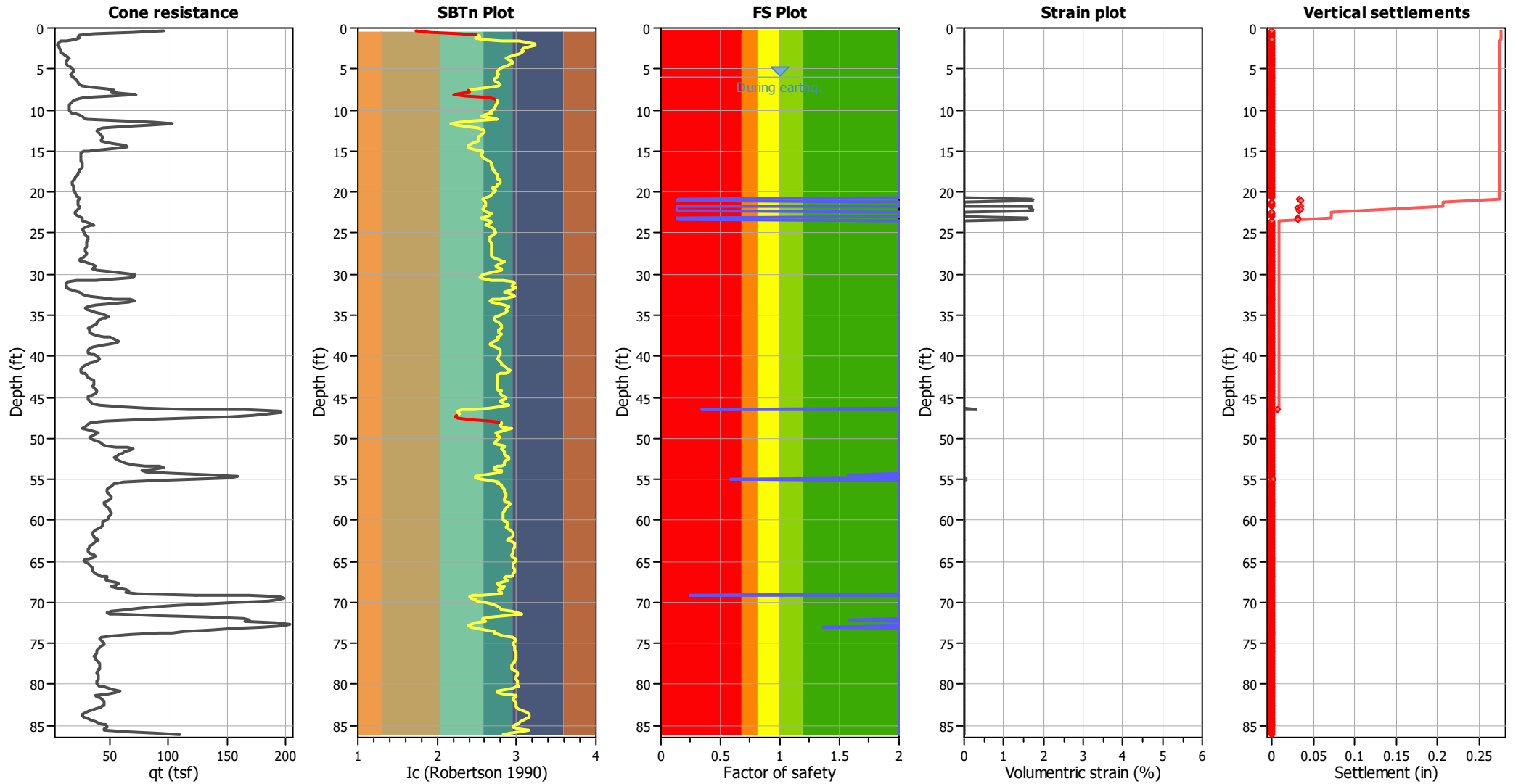
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Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		





### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

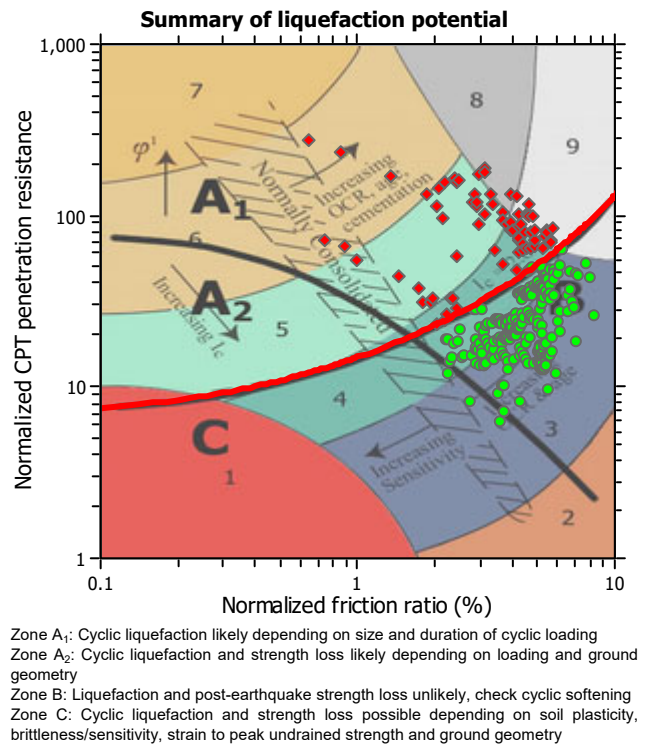
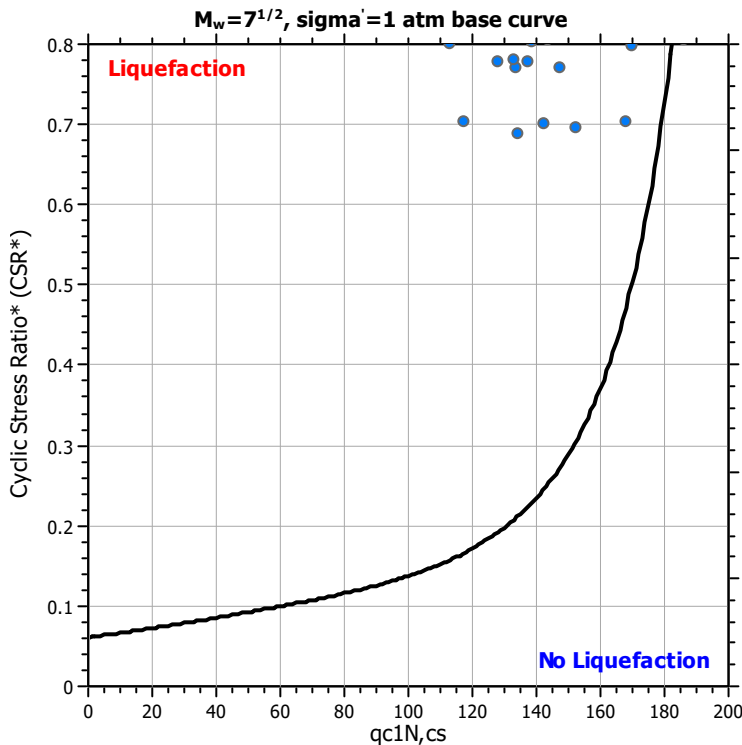
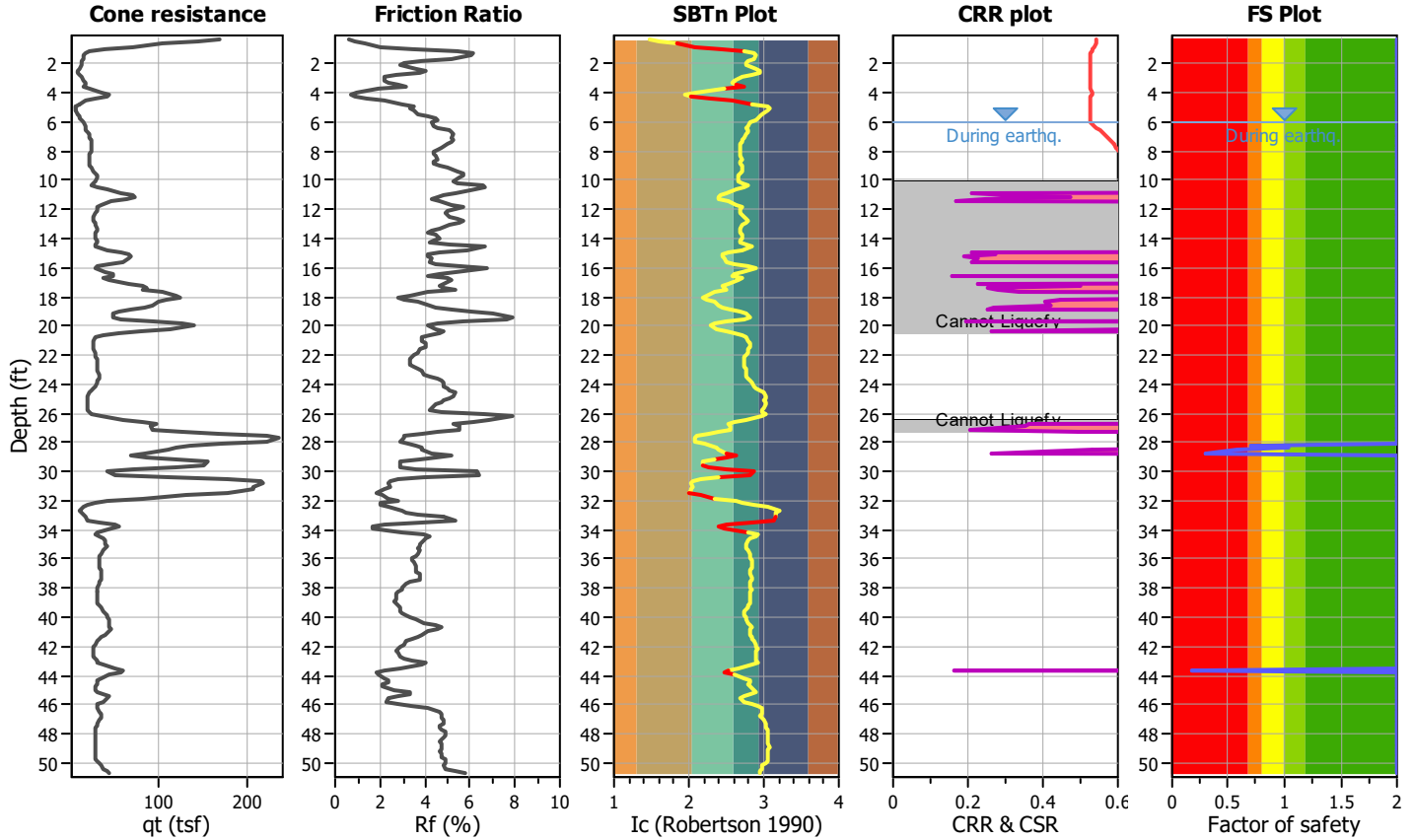
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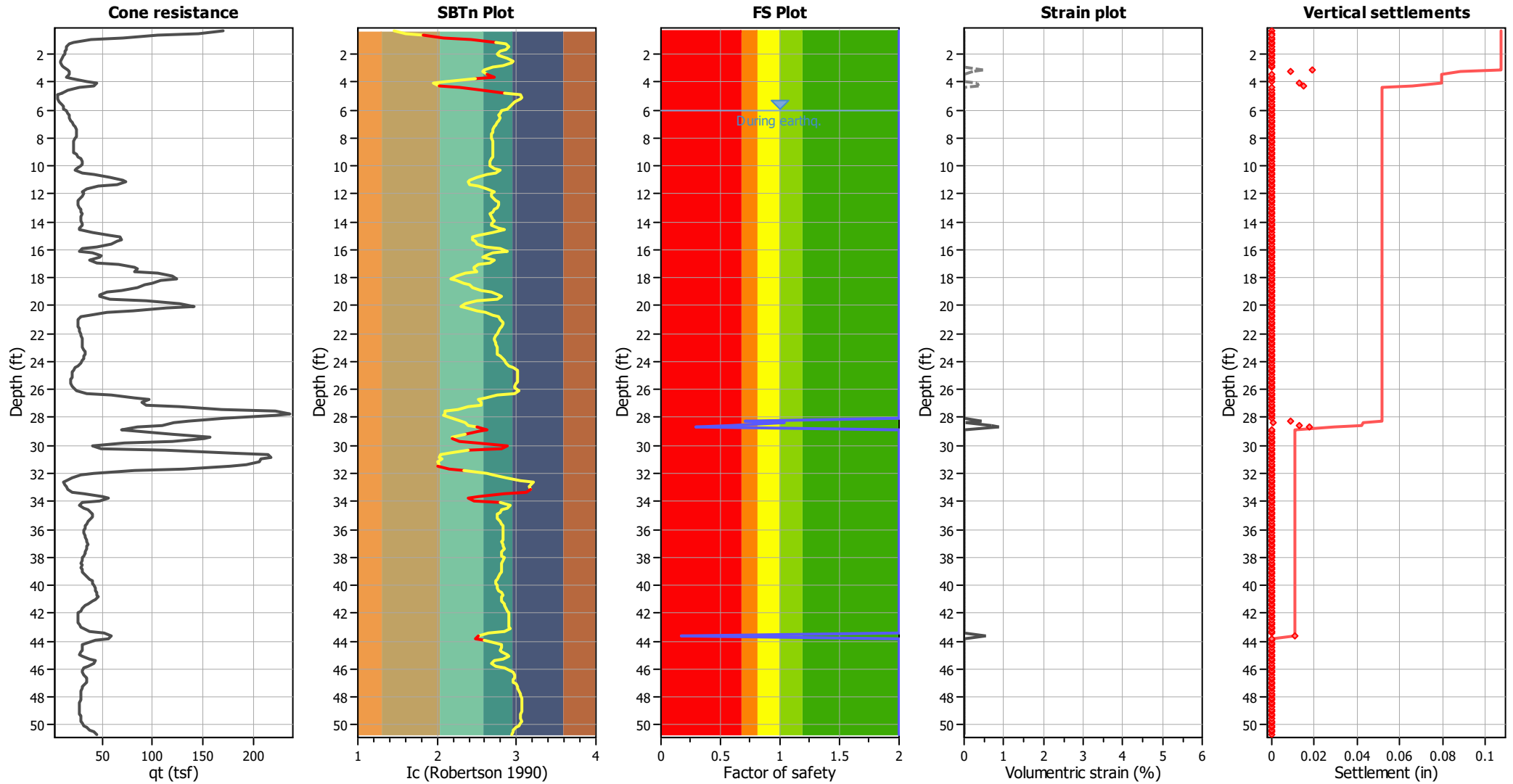
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**Input parameters and analysis data**

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Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		



### Estimation of post-earthquake settlements



**Abbreviations**

- qt: Total cone resistance (cone resistance  $q_c$  corrected for pore water effects)
- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

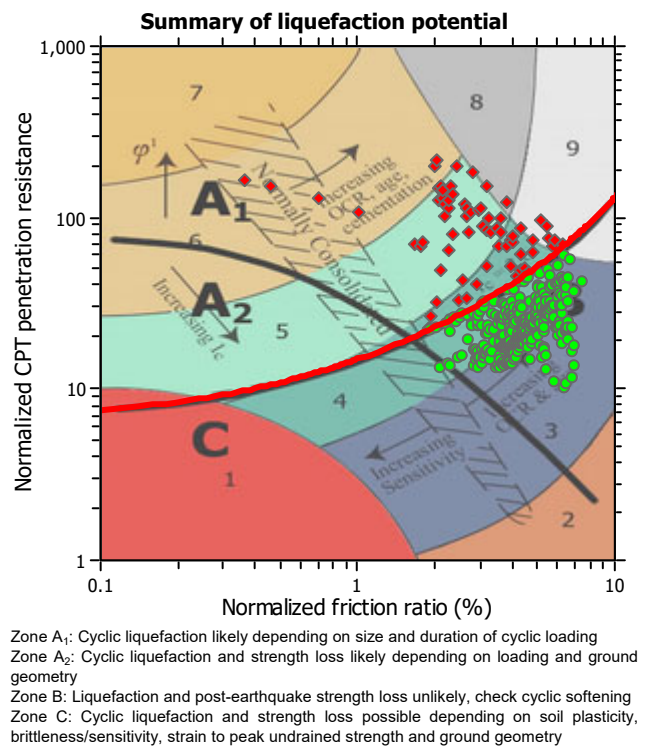
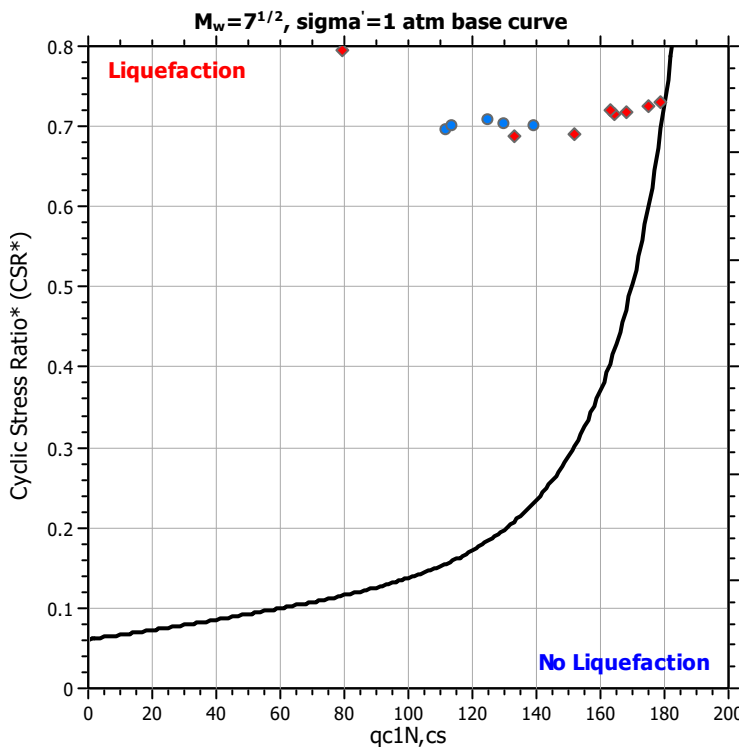
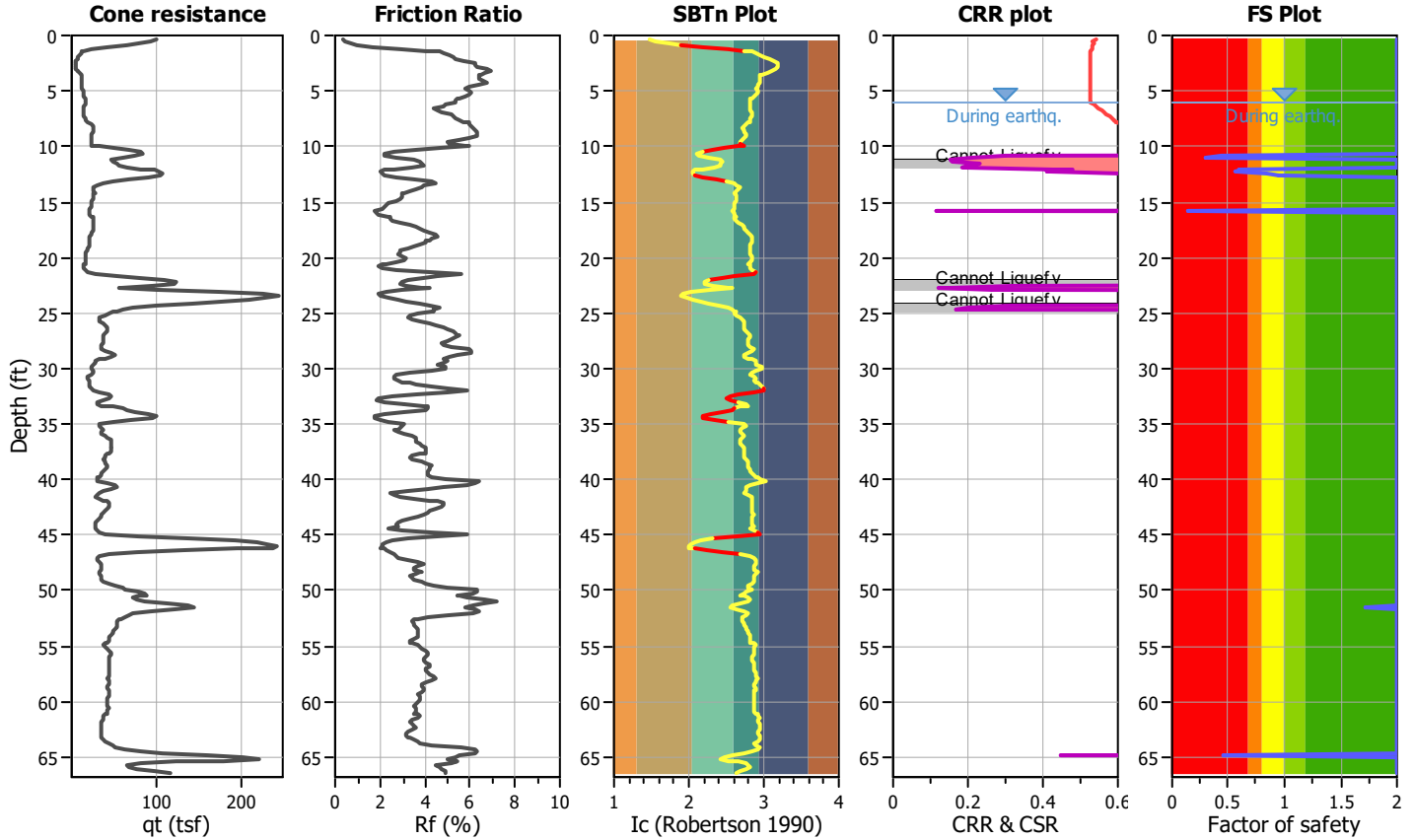
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**Location :**

**CPT file : CPT-04**

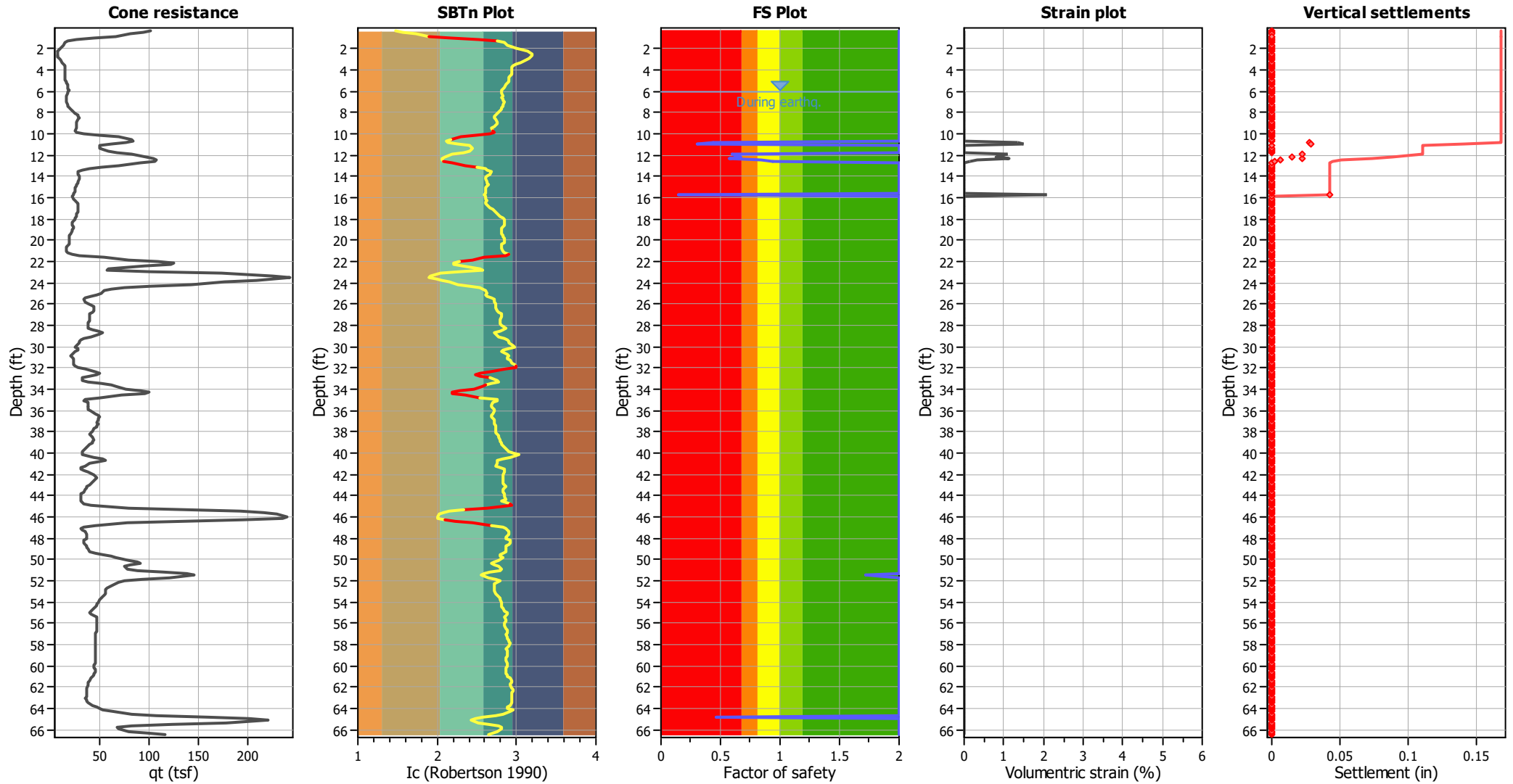
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Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		





### Estimation of post-earthquake settlements



**Abbreviations**

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- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

**LIQUEFACTION ANALYSIS REPORT**

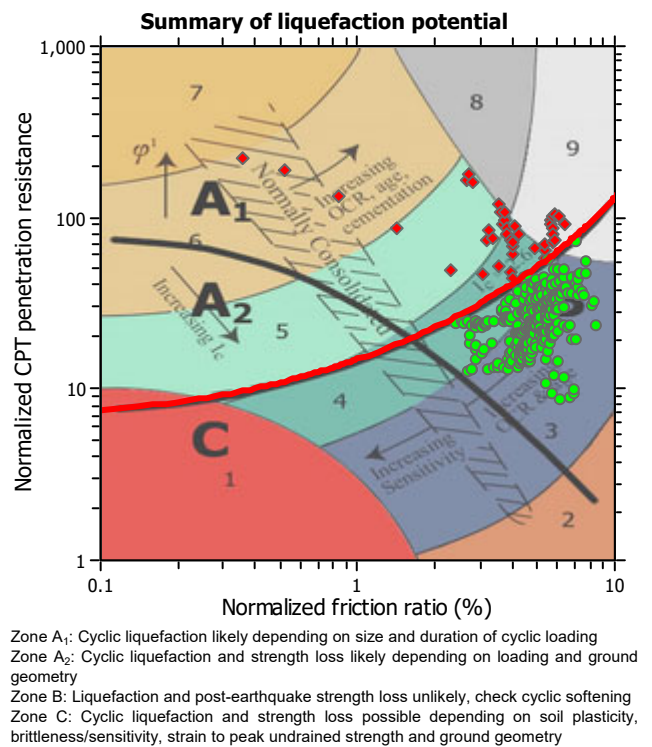
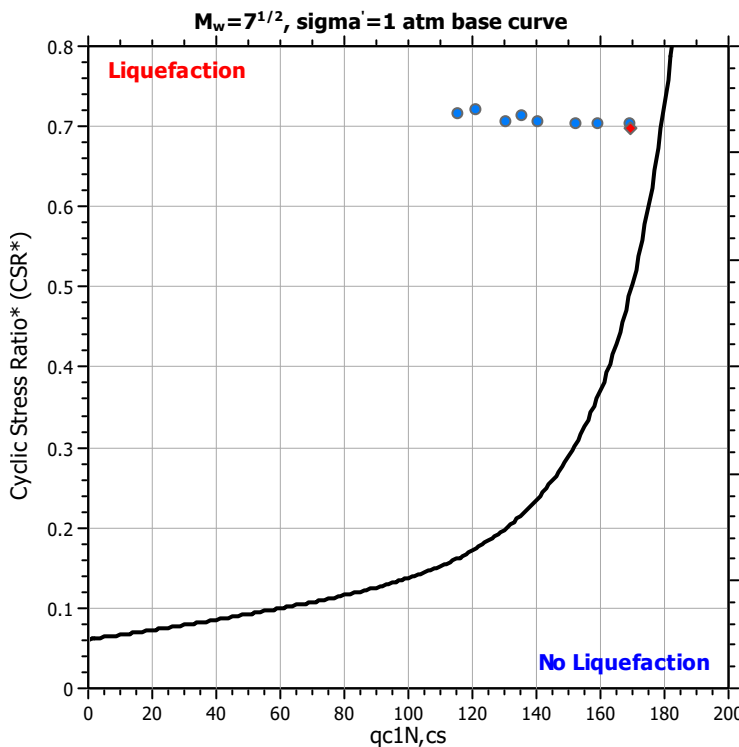
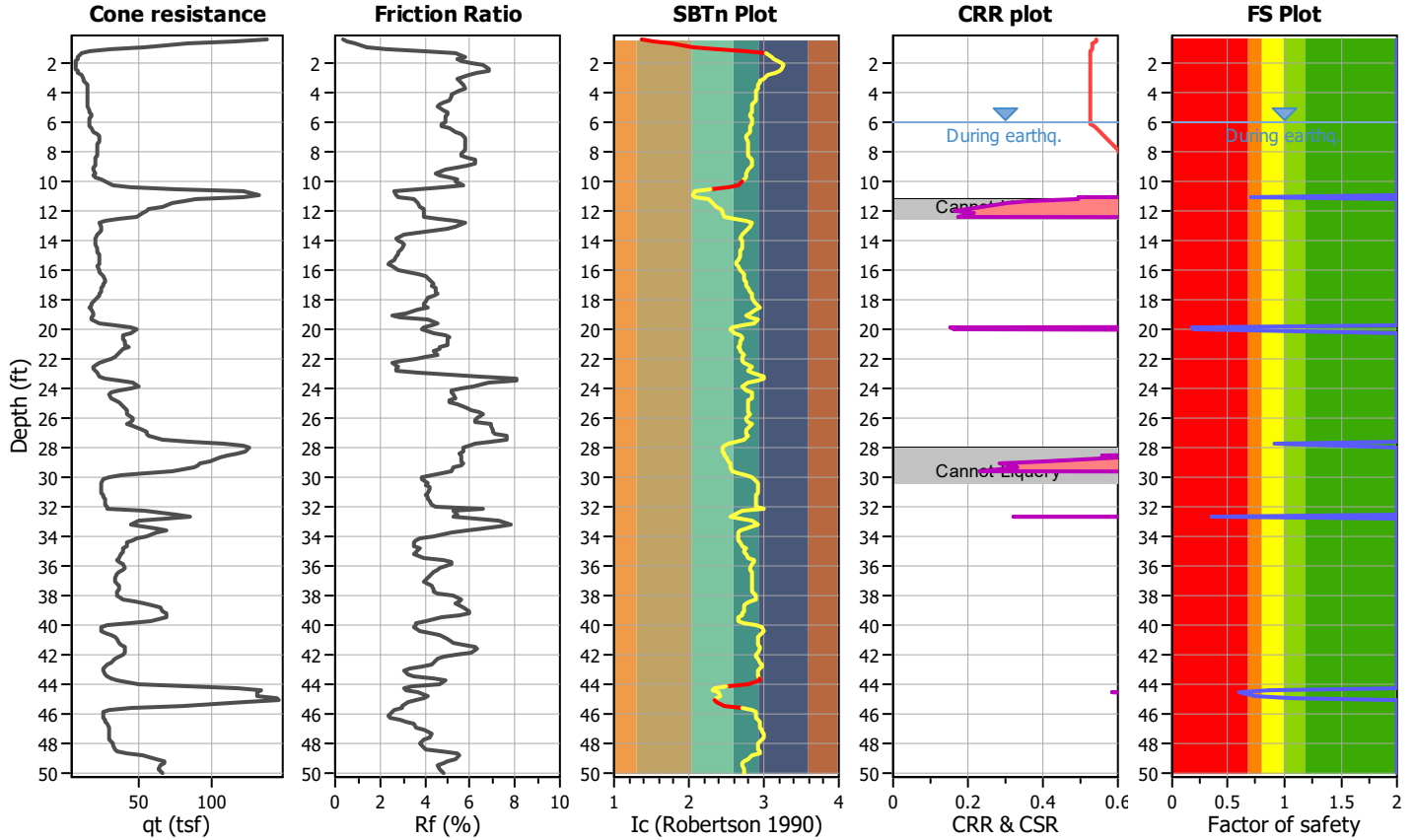
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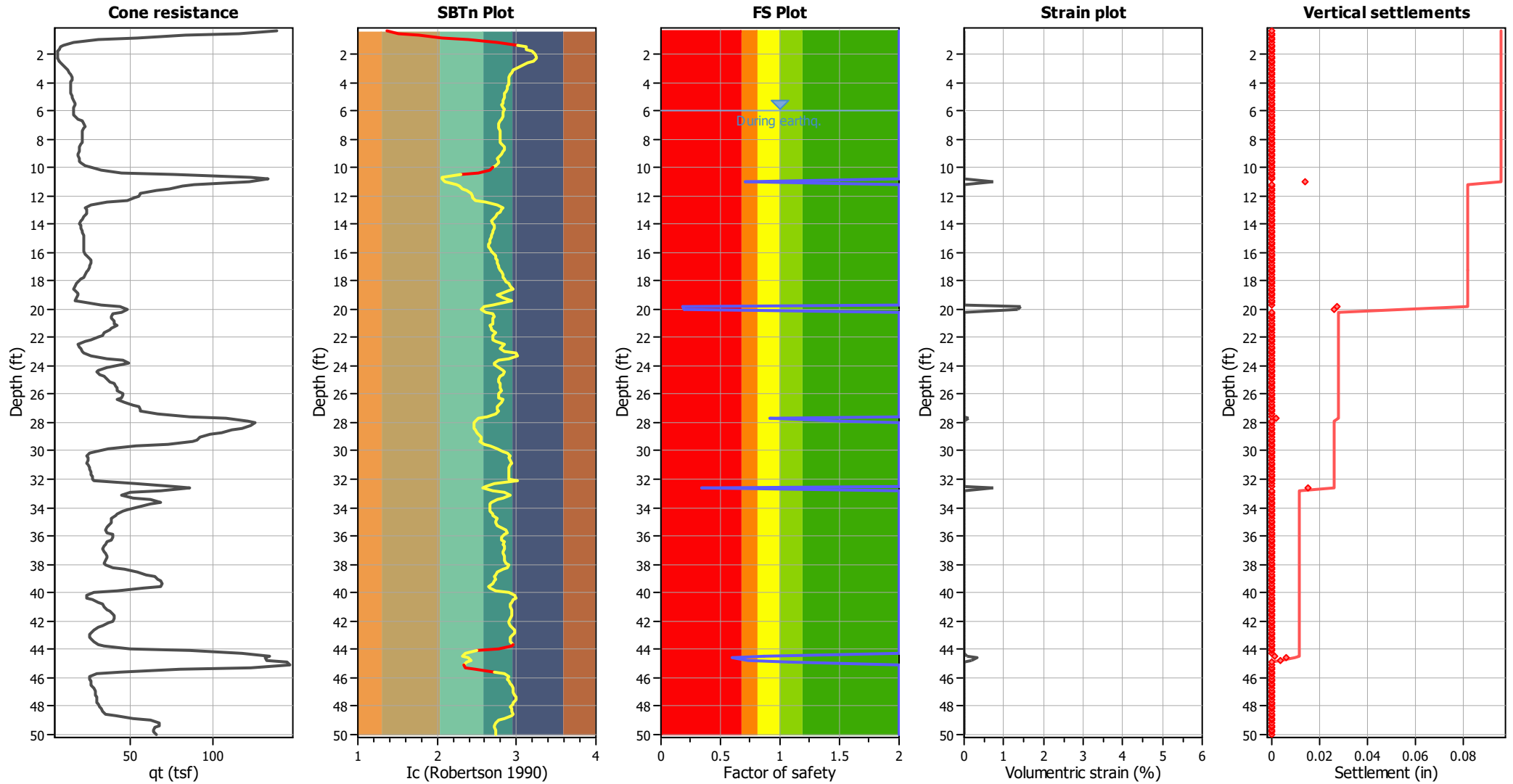
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**Input parameters and analysis data**

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Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude $M_w$ :	7.58	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method
Peak ground acceleration:	0.89	Unit weight calculation:	Based on SBT	$K_\sigma$ applied:	Yes		



### Estimation of post-earthquake settlements



**Abbreviations**

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- $I_c$ : Soil Behaviour Type Index
- FS: Calculated Factor of Safety against liquefaction
- Volumetric strain: Post-liquefaction volumetric strain

A U T O



T E M P

# **2700 INTERNATIONAL COMMERCIAL RELOCATION PLAN**

**PREPARED FOR**

**The Unity Council  
1900 Fruitvale Avenue Suite 2A  
Oakland, CA 94601**

**By**

**AUTOTEMP  
275 REFLECTIONS DRIVE #26  
SAN RAMON, CA 94583  
510.238.9386**

**September 2023**



## **2700 International Relocation Plan**

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  - d. Temporary Relocation (pg 8)
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## ***2700 International Relocation Plan***

### **INTRODUCTION**

The Unity Council (TUC) is a non-profit Social Equity Development Corporation with a 55-year history in the Fruitvale neighborhood of Oakland. Their mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.

Their programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These programs and services reach more than 8,000 individuals and families annually in five languages. Programs include early childhood education, youth mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, affordable housing and neighborhood development, and arts and cultural events. The Unity Council employs a diverse workforce of more than 250 people who reflect the linguistic, cultural, and ethnic identity of the communities they serve. Their work expands beyond the Fruitvale district and now reaches across Oakland and into Concord.

Over time, The Unity Council has invested over 100 million dollars in community assets, including affordable housing and community benefit developments like the Fruitvale Transit Village—a nationally recognized transit-oriented development project.

The Unity Council is the umbrella organization of several related subsidiaries: Peralta Service Corporation, a social enterprise and job-training program; Fruitvale Development Corporation, for real estate development and management; and Casitas de Hayward, for the management of their three low-income senior HUD properties.

TUC, through 2700 International, LP (LP or Developer) acquired the properties in March 2020 and proposes to undertake an extensive redevelopment of 1409 and 1415 Mitchell Street (vacant lots) and 2700-2720 International Boulevard (two multi-story commercial/office building and one apartment) in Oakland.

The Developer proposes to build 74 affordable apartments, 35 one-bedroom; 21 two-bedroom; and 19 three-bedroom apartments plus a manager's unit

## ***2700 International Relocation Plan***

affordable to families and formerly homeless individuals and families earning less than 60% of the Area Median Income (AMI) (the “Project”).

As a result of the proposed future development, five parcels that were under private ownership have been acquired for this project. Three parcels are vacant while the other two parcels contain 23 office spaces, nine of which are vacant and one two-bedroom apartment, which is also vacant, all that will have to be permanently displaced in order for the development to move forward. It should be noted that four of the commercial occupants signed an acknowledgement of their ineligibility for relocation benefits prior to entering into a lease and occupying their units.

The project complies with the City of Oakland General Plan guidelines, housing element and zoning requirements and conforms to the adjacent land uses and was approved by the City of Oakland on January 28, 2021. There is no foreseen negative impact on the surrounding neighborhood.

The Project site which is the subject of this Relocation Plan is located in the City of Oakland and County of Alameda. The subject occupied properties are located at 2700-2720 International Boulevard, 1409 and 1415 Mitchell, immediately east of Interstate 880, at 27<sup>th</sup> Avenue. Please see **Attachment 1** for the project site location. The area is comprised of commercial, institutional, multi-family and single-family residential uses.

Autotemp an experienced acquisition and relocation firm, has been selected to prepare this commercial Relocation Plan (the ‘Plan’), and will provide all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement site requirements of the current Project occupants.

This Plan provides for the results of a needs assessment survey, their incorporation into the planning process, and details of the Partner’s proposed relocation plan. This Plan sets forth policies and procedures necessary to conform with the statutes and regulations established by the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24), the California Relocation Assistance Law, California Government Code Section

## ***2700 International Relocation Plan***

7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for commercial displacements along with HUD 1378 and all other funding regulations and requirements.

Potential funding sources include the Federal Home Loan Bank Affordable Housing Program (AHP), Apple Affordable Housing Fund (AAHF); the State of California Department of Housing and Community Development (HCD) Veterans Housing and Homeless Prevention Program (VHHP) funding; Low Income Housing Tax Credits (LIHTC's) and Tax-Exempt Bonds; and City of Oakland and Oakland Housing Authority (OHA) funding. It is also anticipated that a Project Based Section 8 and VASH (HAP) contract will be available for operational subsidies on 19 units.

It should be noted that, with certain narrow exceptions, Federal funds cannot be used for any "displaced person" who is an alien not lawfully present in the United States.

No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

### **A. METHODOLOGY AND ASSESSMENT OF NEEDS**

To obtain information necessary for the preparation of this Plan, information was provided by the current property owner along with visual inspections. Interviews were conducted of the eligible commercial entities that would be impacted by the implementation of the prospective project.

Inquiries and observations made of the commercial occupants included existing conditions, such as type of business or service provided; type of occupancy; current monthly lease/rental amounts; description and size of needs/operations; special requirements, if any; and, area/facility preferences for replacement locations.

All information of a statistical nature supplied was anecdotal and not validated by documentary evidence that otherwise may be required to comply with mandatory



## **2700 International Relocation Plan**

relocation and eligibility qualifying criteria.

The potentially eligible commercial entities to be prospectively displaced by implementation of the proposed project include 10 occupied offices, ranging from 325 square feet to 2,500 square feet, and include general, light retail, recording studio and medical offices. The table below represents some of the needs of the eligible, potentially displaced commercial entities.

<b>Type of Business</b>	<b>Approx FT</b>	<b>Ownership Type</b>	<b>Special Needs</b>
Office	325	Sole Proprietorship	Location
Office	775	Non-profit	Location
Office	1199	Corporation	Location
Medical Office	572	Sole Proprietorship	Location
Recording Studio	1200	LLC	Sections of the replacement site must be soundproofed.
Medical Office	1000	For-profit	Location
Office	1000	For profit	Location
Medical Office	920	For-profit	none
Office	350	For-profit	none
Office	325	For-profit	none

### **B. REPLACEMENT RESOURCES**

While there is no specific requirement under California or Federal Relocation Law or Guidelines mandating that alternate relocation sites be made available to commercial occupants at the time of displacement, the Developer is committed to making every reasonable effort to satisfactorily relocate the business.

A resource survey will be conducted prior to any mandatory displacement to identify available potential replacement units, which are adequate in size and in close proximity to the Project site. A survey of the immediate area will be performed prior to approvals of this Plan, to determine the availability

**2700 International Relocation Plan**

replacement resources. The following are potential replacement sites:

<b>Address</b>	<b>Type</b>	<b>City</b>	<b>SQFT</b>	<b>Price</b>	<b>Comment</b>
2744 E 11th Street #A10	Office, Labs	Oakland, CA 94601	999	\$2.67 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #B02	Office, Labs	Oakland, CA 94601	835	\$2.69 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #B04	Office, Labs	Oakland, CA 94601	835	\$2.69 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #C03	Office, Labs	Oakland, CA 94601	1283	\$2.65 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #D02	Office, Labs	Oakland, CA 94601	999	\$2.60 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #D05	Office, Labs	Oakland, CA 94601	988	\$ 2.63 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #D04	Office, Labs	Oakland, CA 94601	998	\$2.63 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #E05	Office, Labs	Oakland, CA 94601	2488	\$2.37 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #G05	Office, Labs	Oakland, CA 94601	320	\$3.09 SF/MO	Mo to Mo - 10 Yr lease
2744 E 11th Street #H09	Office, Labs	Oakland, CA 94601	914	\$2.51 SF/MO	Mo to Mo - 10 Yr lease
3700 E 12th St	Office, Retail	Oakland, CA 94601	1,200	\$2.08 SF/MO	1st Floor. Lease term negotiable
3700 E 12th St	Office	Oakland, CA 94601	3,700	\$1.83 SF/MO	2nd Floor. Lease term negotiable
3301-3311 E 12th Ste #15	Medical, Retail, Office	Oakland, CA 94601	1,121	\$2.00 SF/MO	1st Floor. Lease term negotiable
3301-3311 E 12th Ste #163	Medical, Retail, Office	Oakland, CA 94601	1,106	\$3.50 SF/MO	1st Floor. Lease term 1 - 10 Yrs
3301-3311 E 12th Ste #165	Medical, Retail, Office	Oakland, CA 94601	1,716	\$3.50 SF/MO	1st Floor. Lease term 1 - 10 Yrs
3301-3311 E 12th Ste #24	Medical, Retail, Office	Oakland, CA 94601	900	\$2.00 SF/MO	1st Floor. Lease term negotiable

**2700 International Relocation Plan**

3301-3311 E 12th Ste #33A	Medical, Retail, Office	Oakland, CA 94601	400	\$2.00 SF/MO	1st Floor. Lease term 1 Yr
3301-3311 E 12th Ste #33B	Medical, Retail, Office	Oakland, CA 94601	350	\$2.00 SF/MO	1st Floor. Lease term negotiable
1400 14th Avenue, 2nd Fl	Office, Retail	Oakland, CA 94607	980	\$1.71 SF/MO	2nd Floor. Lease term negotiable
1400 14th Avenue, Ste D	Office, Retail	Oakland, CA 94607	1,000	\$1.95 SF/MO	2nd Floor. Lease term negotiable
675 Hegenberger Road	Office	Oakland, CA 94621	1,313	\$2.25 SF/MO	1st Floor. Lease term negotiable
675 Hegenberger Road	Office	Oakland, CA 94621	1,500	\$2.25 SF/MO	3rd Floor. Lease term negotiable

This Relocation Plan outlines the requirements for moving the businesses being displaced, and demonstrates the level of advisory and financial assistance that will be provided.

**C. CONCURRENT DISPLACEMENT**

Based on the anticipated needs of the Project, there is no known concurrent displacement at this time which may impact, negatively, upon the ability to relocate the occupants of the site.

**D. TEMPORARY RELOCATION**

There is no *anticipated* requirement for temporary relocation.

**E. PROGRAM ASSURANCES AND STANDARDS**

Adequate funds shall be made available to relocate the commercial occupants on the site.

Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of occupants based on race, color, religion, national origin, sex, marital status, familial status, disability or any other

## **2700 International Relocation Plan**

basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any arbitrary or unlawful discrimination.

The occupants of the site will not be permanently displaced without Ninety (90) days advance written notice and have received a General Information Notice on or about March 12, 2020, with proof of delivery, which is included in **Attachment 2**. The relocation program to be implemented by the Developer conforms with the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, and all other applicable regulations and requirements.

### **F. RELOCATION ASSISTANCE PROGRAM**

Autotemp staff will be available to assist tenants being displaced with questions about relocation and, actual assistance in relocating. Relocation staff, Art Perez, may be contacted, at **888.202.9195 ext.11**, between the hours of 8:30 AM. to 6:00 PM, Monday through Friday, and also available on-site by appointment.

The Relocation Office is located at **275 Reflections Drive #26, San Ramon, CA**. A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the tenants being displaced.

Specific activities will include:

1. Distribution of informational statements. **Attachment 3** contains a *sample* of the informational notice that will be given to the displaced business occupant;
2. Timely referrals to commercial property units; and,
3. Assistance with completion and filing of relocation claims and appeals forms, if necessary.



### **2700 International Relocation Plan**

4. To fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;
5. To determine the needs of each displacee eligible for assistance;
6. To provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;
7. To assist each eligible person to complete applications for benefits.
8. To make relocation benefit payments in accordance with the Guidelines, where applicable;
9. To inform all persons subject to displacement of the Developer's policies with regard to eviction and property management; and,
10. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Developer's decisions with respect to relocation assistance.

### **G. CITIZEN PARTICIPATION**

Copies of this Plan will be provided to the project site occupants to promote review and participation.

The Developer will ensure the following:

1. In lieu of a Relocation Committee, impacted commercial entities will be provided a copy of this draft Plan. Displacees may form a Relocation Committee at any time they so choose;
2. The Relocation Plan will be provided to the displacees, at least 90 days prior to the need to relocate, and the Relocation Plan will be forwarded to the Department of Housing and Community Development, as a central repository for all relocation plans. Any comments received to the Plan will be included as an addendum;

## ***2700 International Relocation Plan***

3. Displacees will be met with individually at least 90 days prior to their need to relocate, reviewing their options and the services available;
4. A general notice of this Plan will be provided to all potential permanent displacees of the proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project; and,
5. Full and timely access to documents relevant to the relocation program;
6. Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
7. The Plan will be reviewed to ensure that it is feasible; and complies with locally-adopted rules and regulations governing relocation.

Tenants are in regular communication with the property management team regarding the redevelopment plans.

### **H. RELOCATION BENEFIT CATEGORIES**

Benefits will be provided in accordance with the URA, the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures as outlined in **Attachment 4**. The Developer will provide appropriate benefits for the site tenants/displacees as required by the above laws and requirements.

Commercial occupants are considered eligible for relocation assistance and benefits if they lawfully occupied the subject property on the date of the "Initiation of Negotiations" for acquisition of the property. The date of 'Initiation of Negotiations' for this Project is the latter of the date of acquisition of the property or initial funding approval, which of yet has not occurred.

## ***2700 International Relocation Plan***

It should be noted that the following benefits have been adjusted to reflect the preliminary changes pursuant to federal law under MAP-21. However, the final rule has not been published to date, which may require an adjustment to category expenses, but not to dollar limitations.

### **Commercial Moving Expense Payments**

Relocation benefits will be provided to the commercial occupants pursuant to State, and Federal law. Benefits will be paid upon submission of required claim forms and documentation in accordance with the procedures outlined in **Attachment 3**.

Pursuant to Relocation Law, eligible businesses may receive a relocation payment to cover the reasonable cost of moving their personal property from the Project site, to the selected replacement site.

There are two (2) options:

- A. Payment for Actual Reasonable and Necessary Moving and Related Expenses; or,**
- B. A Fixed Payment Not to Exceed \$40,000.**

### **Payment for Actual Reasonable and Necessary Moving and Related Expenses:**

This payment may include the following:

- a)** Transportation of personal property. Transportation costs to the replacement location (transportation costs are limited to a distance of fifty [50] miles, unless otherwise agreed to by the Agency);
- b)** Packing, crating, uncrating and unpacking personal property;

## **2700 International Relocation Plan**

- c)** Disconnecting, dismantling, removing, reassembling and installing relocated and substitute machinery, equipment and other personal property.

This includes connection to utilities available nearby and modifications necessary to adapt such property to the replacement structure(s)/site or, to the utilities or, to adapt the utilities to the personal property;

- d)** Storage of personal property not to exceed twelve (12) months, unless the Agency determines that a longer period is necessary;
- e)** Insurance at the replacement value of the personal property in connection with the move, and necessary storage;
- f)** The replacement value of property lost, stolen or damaged in the process of moving (though, not through the fault or negligence of the displaced person, his or her agents or employees), **if** insurance covering such loss, theft or damage is not reasonably available;
- g)** Any license, permit or certification required for the business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit or certification;
- h)** Professional services as the Agency determines to be actual, reasonable and necessary for: i) planning the move of the personal property; ii) moving the personal property; and, iii) installing the relocated personal property at the replacement location;
- i)** Re-lettering signs, and replacing stationary on-hand at the time of displacement, that is made obsolete as a result of the move;



## 2700 International Relocation Plan

j) Actual direct loss of tangible personal property incurred as a result of moving or, discontinuing the business. The payment will consist of the lesser of:

i) The fair market value of the item, **as-is**, for continued use at the displacement site, *less* the proceeds from its sale. (To be eligible for payment, the business owner must make a “good-faith” effort to sell the personal property, unless the Agency determines that such effort is not necessary.

When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, *not* the *potential* selling price); or,

ii) The estimated cost of moving the item, **as-is**, but with no allowance for storage, or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If one elects to discontinue the business, the estimated cost will be based on a moving distance of fifty [50] miles).

k) The reasonable cost incurred in attempting to sell an item that is not to be relocated;

l) Purchase of substitute personal property. If an item of personal property which is used as part of a business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, one will be entitled to payment for the lesser of:

i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or,

## **2700 International Relocation Plan**

- ii)** The estimated cost of moving and reinstalling the replaced item, but with no allowance for storage.

At the Agency's discretion, the estimated cost for a low-cost or uncomplicated move may be based on a single bid, or estimate.

- m)** Searching for a replacement location. One's business is entitled to reimbursement for actual expenses, *not-to-exceed* two thousand five hundred dollars (\$2,500.), as the Agency determines to be reasonable, which are incurred in searching for a replacement location, including:

- i)** Transportation;
- ii)** Meals and lodging away from the primary place of residence;
- iii)** Time spent searching, based on reasonable salary or earnings;
- iv)** Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site;
- v)** Time spent in obtaining permits and attending zoning or other mandatory hearings; and,
- vi)** Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.

- n)** Other related moving expenses as the Agency determines to be reasonable and necessary, including:

- i)** Connection to available nearby utilities from the public right-of-way to improvements at the replacement site;
- ii)** Professional services performed prior to the purchase or lease of a replacement site to determine its

## **2700 International Relocation Plan**

suitability for one's business operation including, but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable *pre-approved* hourly rate may be established; and,

- iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.
  
- o) Actual and reasonable expenses necessary to re-establish a displaced small business at its new location, not-to-exceed twenty-five thousand dollars (\$25,000.). Examples of expenses that may be considered for reimbursement include advertising, redecoration and certain increase costs of operation at the new location.

### **Fixed payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses:**

The amount of this payment shall be based on the average, annual net earnings of the business. The payment to an eligible business may not be less than \$1,000.00, or more than \$40,000.

To qualify, for this payment a displaced business:

- a) Cannot be a part of a commercial enterprise having at least three (3) other establishments which are not being displaced by the Agency as part of this project, and which is under the same ownership and engaged in the same, or similar business activities; and,
  
- b) Must not be able to relocate without substantial loss of patronage; and,

## **2700 International Relocation Plan**

- c)** Must have contributed at least 33.33% of the owner's total gross income during each of the two (2) taxation years prior to displacement, or meet specific earnings criteria.

### **I. PAYMENT OF RELOCATION BENEFITS**

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the Developer within eighteen (18) months from the date the claimant moves from the displacement property. Procedures for preparing and filing of claims and processing and delivering of payments are included in this Plan as **Attachment 4**.

### **J. EVICTION POLICY**

At the time of the acquisition of the property, the occupants became tenants of the Developer. The Developer recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction may be undertaken only for one or more of the following reasons:

- 1.** Failure to pay rent, except in those cases where the failure to pay is due to the Lessor's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation or substantial interruption of services;
- 2.** Performance of a dangerous, and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;



## ***2700 International Relocation Plan***

3. A material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

### **K. APPEALS/GRIEVANCE POLICY**

The appeals policy and grievance procedure will follow the standards described in Attachment 5. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral. The hearing officer, Eileen Sochia, is an employee of TUC who is outside the decision process. Ms. Sochia can be contacted at 1900 Fruitvale Avenue Suite 2A, Oakland, CA 94601 or [esochia@unitycouncil.org](mailto:esochia@unitycouncil.org).

Any displaced person has the right to contact HCD for the purpose of an appeal or grievance and those further details are available from the Autotemp representative.

The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to HCD or directly to the Court.

Any person and/or organization directly affected by the relocation plan may petition the Department of Housing and Community Development (HCD), located at 2020 West El Camino Ave., Sacramento, CA 95833 to review the relocation plan or 916.263.7469.

**2700 International Relocation Plan**

**L. PROJECTED DATES OF DISPLACEMENT**

The commercial occupants will receive a 90-day notice to vacate before they are required to move. This notice will be issued on or about April 01, 2024, with the property to be vacated by August 2024.

**M. ESTIMATED RELOCATION COSTS**

The Developer pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the project. The Developer anticipates using LIHTC's, tax-exempt bonds, AHP, VHHP, OHA, AAHF and City of Oakland funding to finance the relocation activities for the Project. Any and all required financial assistance will be provided. The relocation budget is estimated as follows:

Relocation Benefits	\$250,000.00
Relocation Services	\$ 70,000.00
Contingency	\$ 30,000.00
TOTAL	\$350,000.00

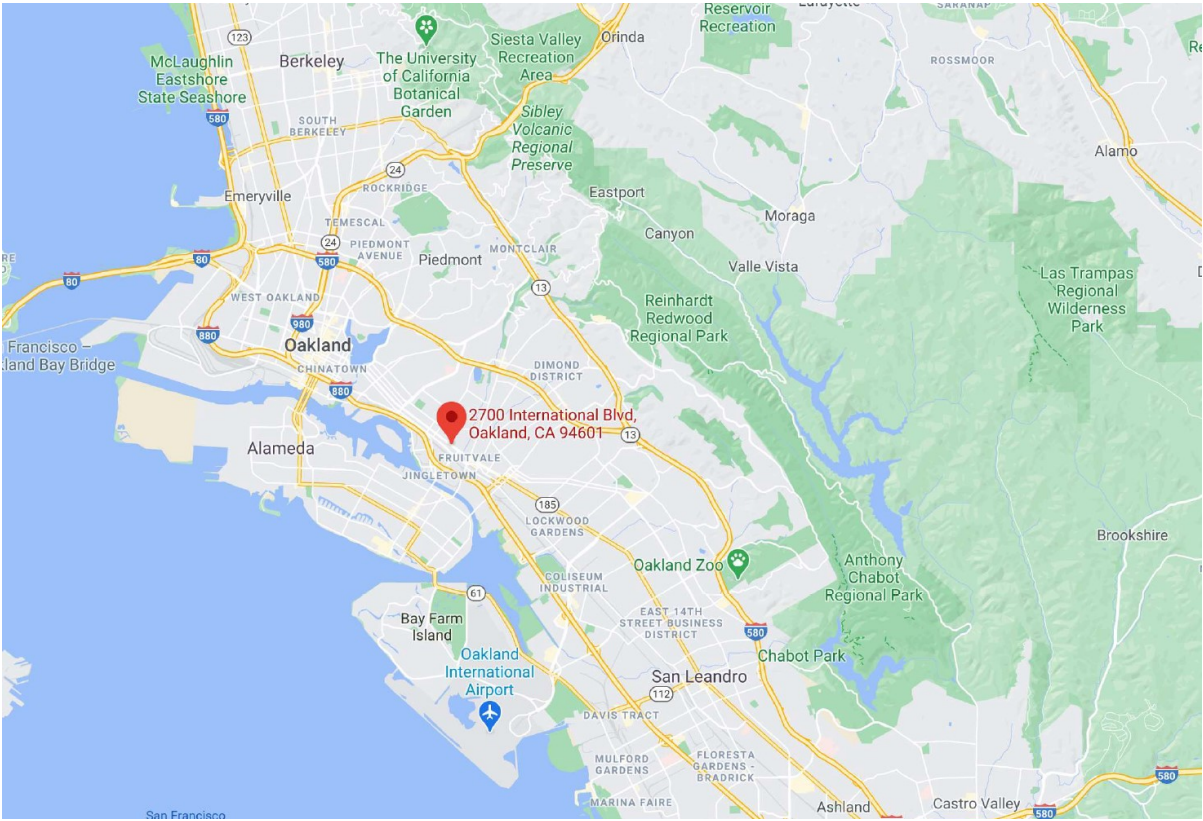
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## TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Maps
- Attachment 2:** General Information Notice
- Attachment 3:** Sample Informational Statement – Commercial Occupants
- Attachment 4:** Relocation Payment Policy and Procedures for Relocation Payments and Assistance
- Attachment 5:** Appeals Policy/Grievance Procedure

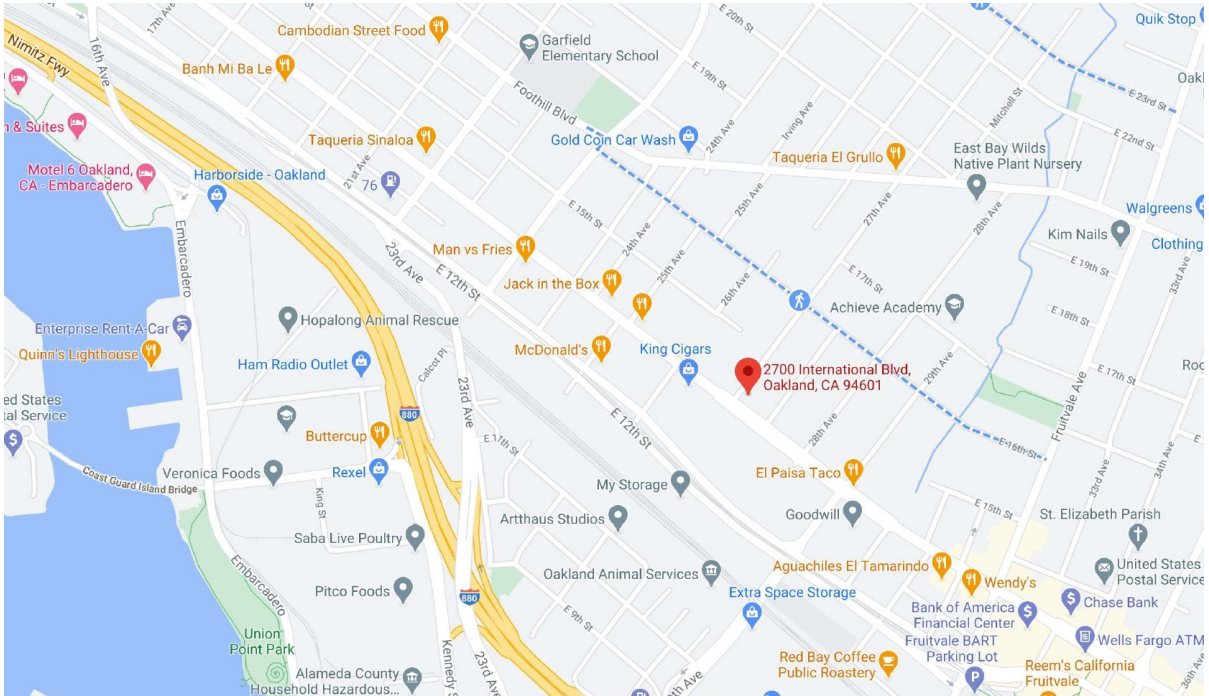
# ATTACHMENT 1: PROJECT SITE MAPS

**Figure 1. Regional Location**





**Figure 2. General Site-specific Location**



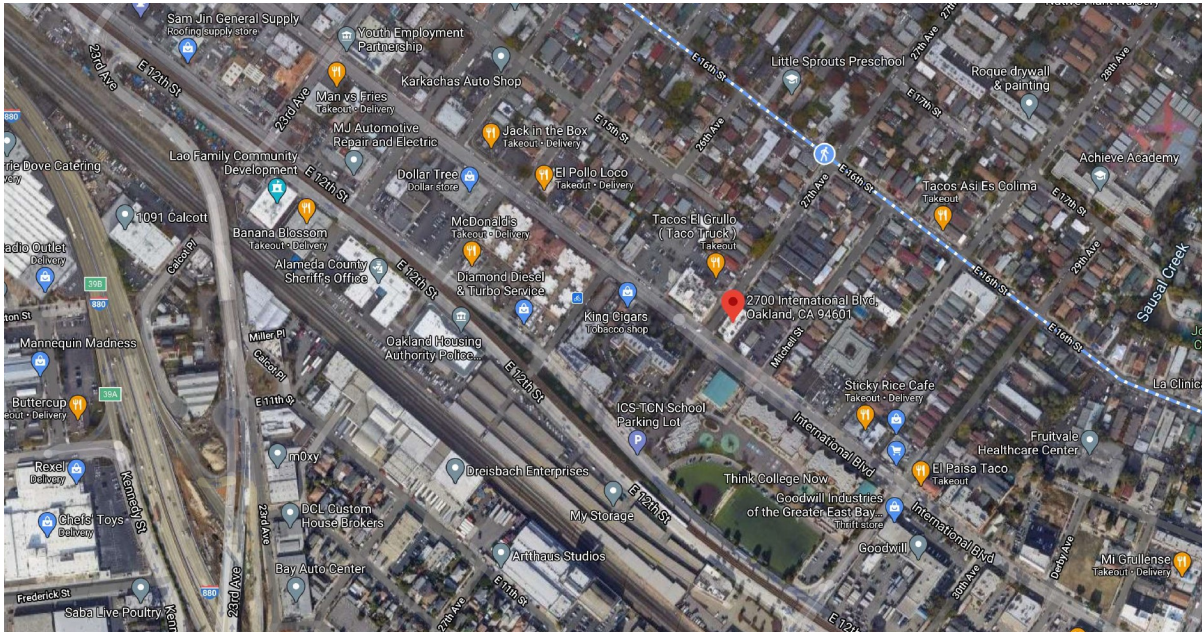


## Six Parcel: Addresses

- 2700 International - Zoned: CC-2 - 12,682 sqft
- 2712 International - Zoned: CC-2 - 3,430 sqft
- 2720 International - Zoned: CC-2 - 5,240 sqft
- 1409 Mitchell St. - Zoned: RM-2 - 2,555 sqft
- 1415 Mitchell St. - Zoned: RM-2 - 2,664 sqft



**Figure 3. Overhead view**



**ATTACHMENT 2:  
GENERAL INFORMATION NOTICE**





March 12, 2020

<<Insert name>>

<<insert address>>

Dear <<insert name>>,

My name is Gary Wong, and I am the Director of Property Management for a local non-profit organization called The Unity Council (TUC). As you are most likely aware, TUC is the new owner of the property you currently occupy. The purpose of this letter is to share a bit about TUC, provide you with contact information for TUC staff, and go over some of the logistics of this transition. We are looking forward to meeting and working with you.

TUC is a 55-year old social equity development organization with deep roots in the Fruitvale neighborhood of Oakland. Our mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.

Our programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These holistic programs and services reach more than 8,000 individuals and families annually in five languages. Programs include: early childhood education, youth mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, affordable housing and neighborhood development, and arts and cultural events. The Unity Council built, owns and has operated the Fruitvale Transit Village. More information can be found at [www.unitycouncil.org](http://www.unitycouncil.org).

We would like to smooth this transition by setting up a meeting in person. It will give us a chance to get to know you and to answer any questions you might have. We have scheduled an initial meeting time of **Friday, March 27 at 1:30pm** at your office location. Given recent health concerns, we are also happy to connect with you by phone or videoconference. If there is another time and/or method of meeting that would be preferable, or if you have questions in the meantime, please feel free to contact me.

TUC's property management office is located at the Fruitvale Transit Village. Moving forward, for any maintenance concerns and to pay rent, please work with the management office. Please address rent payments (by check or money order) to 2700 International, LP.

Property Management Office Information

Address: 3301 E. 12th St, Ste 177, Oakland, CA 94601

Office Hours: Monday through Friday 8:30am-5pm / Multisite Property Manager: Gabriela Caballero

**PREPARED BY AUTOTEMP**

Daytime Phone: 510-535-7178  
After Hours Phone: 510-773-6752

We also wanted to make you aware that TUC is considering building affordable housing on this property at some point in the future. We are planning to engage in an in-depth community process in which you will be encouraged to participate. For at least the next two years, TUC plans to maintain this property – and your tenancy here – as it currently is. If the affordable housing project ultimately does move forward, TUC is committed to ensuring that you are able to relocate with assistance from a professional relocation consultant.

TUC's commitment to you reflects our anti-displacement mission as well as your tenant rights under Federal and/or State law. If it becomes necessary for you to move, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code.

**It is important to understand that you are not being asked to move now or in the immediate future. This is not a notice to vacate the premises or a notice of relocation eligibility.**

In the immediate term, nothing will be changing in terms of your tenancy. For now, you should continue to pay your monthly rent as normal. Failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance.

**You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.**

If you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement sites, and at least 90 days' advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent a replacement site.

It will be some time before any plans are finalized, but in the meantime, I would be happy to connect you with staff from the affordable housing team who can answer any questions you might have about the potential project. We also look forward to answering your questions at our meeting next week.

Sincerely,

Gary Wong  
Director of Property Management  
gwong@unitycouncil.org  
510-535-6932  
www.unitycouncil.org

***PREPARED BY AUTOTEMP***

# ATTACHMENT 3: SAMPLE INFORMATIONAL STATEMENT FOR COMMERCIAL OCCUPANTS

## Introduction

The property on which you now conduct your business is in an area to be improved by the Unity Council ("TUC"). TUC's plans require the acquisition of the parcel and the relocation of existing commercial uses. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. TUC has retained the services of Autotemp, a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Autotemp**  
**275 Reflections Drive #26**  
**San Ramon, CA 94583**  
**Telephone: 888.202.9195**

Spanish speaking representatives are available. **Si necesita esta información en español, por favor llame a su representante.**

**Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once TUC acquires the property, you will also be required to pay rent to TUC.**

## Summary of Relocation Assistance

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses. You will receive either:
  - A Payment for Actual Reasonable Moving and Related Expenses, or
  - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Referrals to suitable replacement locations.
- C. Other help to reestablish your business and minimize the impact of the move including help in preparing claim forms to request relocation payments.

**PREPARED BY AUTOTEMP**

If you disagree with TUC's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

### **SOME GENERAL QUESTIONS**

#### **How will I know I am eligible for relocation assistance?**

Ordinarily, eligibility begins on the date the owner of the property receives TUC's initial written offer to purchase it. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance.

#### **How Will TUC Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of TUC to determine your needs and preferences for a replacement location and other services. The interviewer will ask questions about such matters as your space requirements. It is to your advantage to provide the information so that TUC, through its relocation consultant, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

#### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with TUC so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

#### **I Own The Property; Will I Be Paid For It Before I Have To Move?**

If you reach a voluntary agreement to sell your property to TUC, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

#### **Will I Have To Pay Rent To TUC Before I Move?**

You may be required to pay a fair rent to TUC for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

#### **How Will I Find A Replacement Location?**

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TUC will provide you with current and continuing information on available replacement locations that meet your needs. TUC may also provide you with the names of real estate agents and brokers who can assist you in finding the type of replacement location you require. While TUC will assist you in obtaining a suitable replacement location, you should take an active role in finding and relocating to a location of your choice. No one knows your needs better than you. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Ask TUC to explain which kind of moving costs are eligible for repayment and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

### **What Other Assistance Will be Available To Help Me?**

In addition to help in finding a suitable replacement location, other assistance, as necessary, will be provided by TUC. This includes information on Federal, State, and local programs that may be of help in reestablishing a business. For example, the Small Business Administration (SBA) provides managerial and technical assistance to some businesses. There may also be a government grant or loan program which can help you reestablish your business. TUC will assist you in applying for help available from government agencies. The range of services depends on the needs of the business being displaced. You should ask the TUC representative to tell you about the specific services that will be available to you.

### **I Have A Replacement Location And Want To Move. What Should I Do?**

Before you make any arrangements to move, notify TUC, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. TUC will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

### **I Plan To Discontinue My Business Rather Than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact TUC and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

### **What Kinds of Payments For Moving Expenses Will I Receive?**

Every business is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

- A. **A Payment For Actual Reasonable Moving and Related Expenses**, or
- B. **A Fixed Payment In Lieu of Moving and Related Expenses** (if you meet the eligibility requirements).

### **What is the Payment for Actual Reasonable Moving and Related Expenses?**

If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may claim the cost of:

1. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property not to exceed 12 months, unless the Agency determines that a longer period is necessary.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, or certification.
8. Professional services as the Agency determines to be actual, reasonable and necessary for (1) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
  - (i) The fair market value of the item, **as is** for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for

sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); **or**

(ii) The estimated cost of moving the item **as is**, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)

11. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
12. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
  - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
  - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$ 2,500 as the Agency determines to be reasonable, which are incurred in searching for a replacement location including:
  - i) Transportation
  - ii) Meals and lodging away from home.
  - iii) Time spent searching, based on reasonable salary or earnings.
  - iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
  - v) Time spent in obtaining permits and attending zoning hearings; and
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
14. Other related moving expenses as the Agency determines to be reasonable and necessary, including:
  - i) Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
  - ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for your business operation, including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable pre-approved hourly rate may be established
  - iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.

TUC's relocation representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur; so keep all your receipts. The Agency will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by the Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Agency cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency's relocation representative know before you move. The Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Agency before you may receive the payment.

### **What are Reestablishment Expenses?**

In addition to actual, reasonable moving and related expenses, a small business, non-profit organization or farm may be eligible to receive a payment of up to \$25,000 for expenses actually incurred in relocating and reestablishing its operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by the Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- E. Advertising of replacement location.
- F. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:



1. Lease or rental charges
2. Personal or real property taxes
3. Insurance premiums, and
4. Utility charges (excluding Impact fees)

G. Other items that the Agency considers essential to the reestablishment of the business.

### **What Expenses Are Not eligible for Reestablishment Payment?**

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- C. Interior or exterior refurbishment at the replacement site, except as otherwise provided for under the business reestablishment payment.
- D. Interest costs associated with any relocation expense or the purchase of replacement property.
- E. Payment to a part-time business in the home which does not contribute materially to the household income.

### **What is Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses?**

A Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses to a business or farm operation is based on the average annual net earnings of the business or farm operation. The payment to an eligible business or farm operation may not be less than \$1,000.00, or more than \$40,000.00. The nonprofit organization may be eligible for a payment from \$1,000.00 to \$40,000.00 subject to the following:

A displaced nonprofit organization may choose a fixed payment as stated above if TUC determines that it cannot be relocated without a substantial loss of existing patronage (membership or clientele.) A nonprofit organization is assumed to meet this test, unless TUC demonstrates otherwise. Any payment in excess of \$1,000.00 must be supported with financial statements for the two 12 month periods prior to displacement. The amount to be used for the payment is the average of the last two (2) years annual net earnings. Documentation required may be income tax returns, certified financial statements and accounting records or other similar evidence acceptable to TUC. To qualify for an In-Lieu payment:

- A. A displaced **business**:

1. Must own or rent personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
  2. Must be unable to relocate without a substantial loss of existing patronage.
  3. Must not be part of a commercial enterprise having more than one other entity which is not being acquired by TUC, and which is under the same ownership and engaged in the same or similar business activities.
  4. Must not be operated at a displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
  5. Must have contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.
- B. A displaced **nonprofit organization** (1) must be unable to relocate without a substantial loss of its existing patronage; and, (2) must not be part of an enterprise having another establishment which is not being acquired by TUC.
- C. A displaced **farm operation** must meet certain minimum income requirements.

The average annual net earnings of a business or farm operation are one-half of its net earnings before Federal, State, or local income taxes during the two (2) taxable years immediately prior to the taxable year in which it was displaced. If not in business for a full two years prior to displacement, the net earnings shall be based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when TUC determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. The displaced person shall furnish TUC proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence which TUC determines is satisfactory.

TUC will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. Remember, when you elect to take this payment you are not entitled to reimbursement for any other moving expenses.

### **How do I File A Claim For A Relocation Payment?**

You must file a claim for a relocation payment. TUC will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with TUC. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to

file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, TUC may extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

### **Appeals**

If you disagree with TUC 's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to TUC. TUC will inform you of its appeal procedures. At a minimum, you will have 18 months to file your appeal with TUC. Your appeal must be in writing. However, if you need help, TUC will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **Tax Status of Relocation Benefits**

Relocation benefit payments may be considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11(commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

### **Additional Information**

If you have further questions after reading this brochure, contact Autotemp and discuss your concerns with your relocation representative. You may wish to read the California Relocation Assistance Act regulations which describe the relocation process in more detail.

## **ATTACHMENT 4: RELOCATION PAYMENT POLICY AND PROCEDURES FOR OBTAINING RELOCATION ASSISTANCE AND PAYMENTS**

Claims and supporting documentation for relocation benefits must be filed with the Developer within eighteen (18) months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of the URA and California Relocation Law and Guidelines.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Developer.
4. The Developer will review and approve claims for payment or request additional information.
5. The Developer will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and occupancy at the replacement unit is verified, if applicable.
7. Receipts of payment will be obtained and maintained in the relocation case file.



## **ATTACHMENT 5: APPEALS POLICY/GRIEVANCE PROCEDURE**

### **6150. Purpose.**

The purpose of this grievance procedure is to set forth the appeals process from TUC determinations as to eligibility, the amount of payment, and for processing appeals from persons aggrieved by a TUC's failure to refer them to comparable permanent or adequate temporary replacement housing.

### **6152. Right of Review.**

(a) Any complainant; that is any person who believes himself aggrieved by a determination as to eligibility, the amount of payment, the failure of TUC to provide comparable permanent or adequate temporary replacement housing or TUC's property management practices may, at his election, have his claim reviewed and reconsidered by TUC (other than the person who made the determination in question) in accordance with the procedures set forth in this article, as supplemented by the procedures TUC shall establish for such review and reconsideration.

(b) A person or organization directly affected by the relocation plan may petition the Department of Housing and Community Development ("Department") to review the final relocation plan of TUC to determine if the plan is in compliance with state laws and guidelines or review the implementation of a relocation plan to determine if TUC is acting in compliance with its relocation plan. Review undertaken by the Department under this section shall be in accordance with the provisions of sections 6158 and may be informal. Before conducting an investigation, the Department should attempt to constrain disputes between parties. Failure to petition the Department shall not limit a complainant's right to seek judicial review. The Department can be petitioned through the following address:

Department of Housing and Community Development (Department),  
2020 West El Camino Avenue  
Sacramento, CA 95833

(c) If a relocation appeals board has been established pursuant to Section 33417.5 of the Health and Safety Code, a city by ordinance may designate the board to hear appeals from local public entities which do not have an appeal process. In the absence of such an ordinance, public entities shall establish procedures to implement the provisions of this Article.

(d) The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to the Department or directly to the Court.

**6154. Notification to Complainant.** If TUC denies or refuses to consider a claim, TUC's notification to the complainant of its determination shall inform the complainant of its reasons and the applicable procedures for obtaining review of the decision. If necessary, such notification shall be printed in a language other than English in accordance with section 6046.

**6156. Stages of Review by TUC.**

(a) Request for Further Written Information. A complainant may request TUC to provide him with a full written explanation of its determination and the basis therefore, if he feels that the explanation accompanying the payment of the claim or notice of the entity's determination was incorrect or inadequate. TUC shall provide such an explanation to the complainant within three weeks of its receipt of his request.

(b) Informal Oral Presentation. A complainant may request an informal oral presentation before seeking formal review and reconsideration. A request for an informal oral presentation shall be filed within the period described in subsection (d) of this section, and within 15 days of the request TUC shall afford the complainant the opportunity to make such presentation. The complainant may be represented by an attorney or other person of his choosing. This oral presentation shall enable the complainant to discuss the claim with the head of TUC or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. TUC shall make a summary of the matters discussed in the oral presentation to be included as part of its file. The right to formal review and reconsideration shall not be conditioned upon requesting an oral presentation.

(c) Written Request for Review and Reconsideration. At any time within the period described in subsection (d) a complainant may file a written request for formal review and reconsideration. The complainant may include in the request for review any statement of fact within the complainant's knowledge or belief or other material which may have a bearing on the appeal. If the complainant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefor, the complainant's request should be granted.

(d) Time Limit for Requesting Review. A complainant desiring either an informal oral presentation or seeking a formal review and reconsideration shall make a request to TUC within eighteen months following the date he moves from the property or the date he receives final compensation for the property, whichever is later.

**6158. Formal Review and Reconsideration by TUC.**

(a) General. TUC shall consider the request for review and shall decide whether a modification of its initial determination is necessary. This review shall be conducted by the head of TUC or an authorized, impartial designee. (The designee may be a committee). A designee shall have the authority to revise the initial determination or the determination of a previous oral presentation. TUC shall consider every aggrieved

person's complaint regardless of form, and shall, if necessary provide assistance to the claimant in preparing the written claim. When a claimant seeks review, TUC shall inform him that he has the right to be represented by an attorney, to present his case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he has exhausted administrative appeal.

(b) Scope of Review. TUC shall review and reconsider its initial determination of the claimant's case in light of:

- (1) All material upon which the public TUC based its original determination including all applicable rules and regulations, except that no evidence shall be relied upon where a claimant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness.
- (2) The reasons given by the claimant for requesting review and reconsideration of the claim.
- (3) Any additional written or relevant documentary material submitted by the claimant.
- (4) Any further information which TUC in its discretion, obtains by request, investigation, or research, to ensure fair and full review of the claim.

(c) Determination on Review by TUC.

- (1) The determination on review by TUC shall include, but is not limited to:
  - (A) TUC's decision on reconsideration of the claim.
  - (B) The factual and legal basis upon which the decision rests, including any pertinent explanation or rationale.
  - (C) A statement to the claimant of the right to further administrative appeal, if TUC has such an appeal structure, or if not, a statement to the claimant that administrative remedies have been exhausted and judicial review may be sought.
- (2) The determination shall be in writing with a copy provided to the claimant.

(d) Time Limits.

- (1) TUC shall issue its determination of review as soon as possible but no later than 6 weeks from receipt of the last material submitted for consideration by the claimant or the date of the hearing, whichever is later.
- (2) In the case of complaints dismissed for untimeliness or for any other reason not based on the merits of the claim, TUC shall furnish a written statement to the claimant stating the reason for the dismissal of the claim as soon as possible but not later than 2 weeks from receipt of the last material submitted by the claimant or the date of the hearing, whichever is later.

**6160. Refusals to Waive Time Limitation.** Whenever TUC rejects a request by a claimant for a waiver of the time limits provided in section 6088, a claimant may file a written request for review of this decision in accordance with the procedures set forth in sections 6156 and 6158, except that such written request for review shall be filed

within 90 days of the claimant's receipt of TUC's determination.

**6162. Extension of Time Limits.** The time limits specified in section 6156 may be extended for good cause by TUC.

**6164. Recommendations by Third Party.** Upon agreement between the claimant and TUC, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the head of TUC for its final determination. In reviewing the claim and making recommendations to TUC, the third party or parties shall be guided by the provisions of this Article.

**6166. Review of Files by Claimant.** Except to the extent the confidentiality of material is protected by law or its disclosure is prohibited by law, TUC shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. If a claimant is improperly denied access to any relevant material bearing on the claim, such material may not be relied upon in reviewing the initial determination.

**6168. Effect of Determination on Other Persons.** The principles established in all determinations by TUC shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

**6170. Right to Counsel.** Any aggrieved party has a right to representation by legal or other counsel at his expense at any and all stages of the proceedings set forth in these sections.

**6172. Stay of Displacement Pending Review.** If a complainant seeks to prevent displacement, TUC shall not require the complainant to move until at least 20 days after it has made a determination and the complainant has had an opportunity to seek judicial review. In all cases TUC shall notify the complainant in writing 20 days prior to the proposed new date of displacement.

**6174. Joint Complainants.** Where more than one person is aggrieved by the failure of TUC to refer them to comparable permanent or adequate temporary replacement housing the complainants may join in filing a single written request for review. A determination shall be made by TUC for each of the complainants.

**6176. Judicial Review.** Nothing in this Article shall in any way preclude or limit a claimant from seeking judicial review of a claim upon exhaustion of such administrative remedies as are available under this Article.



A U T O



T E M P

## **2700 INTERNATIONAL COMMERCIAL RELOCATION PLAN**

**PREPARED FOR**

**The Unity Council  
1900 Fruitvale Avenue Suite 2A  
Oakland, CA 94601**

**By**

**AUTOTEMP  
275 REFLECTIONS DRIVE #26  
SAN RAMON, CA 94583  
510.238.9386**

**Updated September 2024**

## **2700 International Relocation Plan v2**

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## **INTRODUCTION**

The Unity Council (TUC) is a non-profit Social Equity Development Corporation with a 55-year history in the Fruitvale neighborhood of Oakland. Their mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.

Their programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These programs and services reach more than 8,000 individuals and families annually in five languages. Programs include early childhood education, youth mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, affordable housing and neighborhood development, and arts and cultural events. The Unity Council employs a diverse workforce of more than 250 people who reflect the linguistic, cultural, and ethnic identity of the communities they serve. Their work expands beyond the Fruitvale district and now reaches across Oakland and into Concord.

Over time, The Unity Council has invested over 100 million dollars in community assets, including affordable housing and community benefit developments like the Fruitvale Transit Village—a nationally recognized transit-oriented development project.

The Unity Council is the umbrella organization of several related subsidiaries: Peralta Service Corporation, a social enterprise and job-training program; Fruitvale Development Corporation, for real estate development and management; and Casitas de Hayward, for the management of their three low-income senior HUD properties.

TUC, through 2700 International, LP (LP or Developer) acquired the properties in March 2020 and proposes to undertake an extensive redevelopment of 1409 and 1415 Mitchell Street (vacant lots) and 2700-2720 International Boulevard (two multi-story commercial/office building and one apartment) in Oakland.

The Developer proposes to build 74 affordable apartments, 35 one-bedroom; 21 two-bedroom; and 19 three-bedroom apartments plus a manager's unit

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affordable to families and formerly homeless individuals and families earning less than 60% of the Area Median Income (AMI) (the “Project”).

As a result of the proposed future development, five parcels that were under private ownership have been acquired for this project. Three parcels are vacant while the other two parcels contain 23 office spaces, 11 of which are vacant and one two-bedroom apartment, which is also vacant, all that will have to be permanently displaced in order for the development to move forward. It should be noted that four of the commercial occupants signed an acknowledgement of their ineligibility for relocation benefits prior to entering into a lease and occupying their units.

The project complies with the City of Oakland General Plan guidelines, housing element and zoning requirements and conforms to the adjacent land uses and was approved by the City of Oakland on January 28, 2021 and again on April 03, 2023. There is no foreseen negative impact on the surrounding neighborhood.

The Project site which is the subject of this Relocation Plan is located in the City of Oakland and County of Alameda. The subject occupied properties are located at 2700-2720 International Boulevard, 1409 and 1415 Mitchell, immediately east of Interstate 880, at 27<sup>th</sup> Avenue. Please see **Attachment 1** for the project site location. The area is comprised of commercial, institutional, multi-family and single-family residential uses.

Autotemp an experienced acquisition and relocation firm, has been selected to prepare this commercial Relocation Plan (the ‘Plan’), and will provide all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement site requirements of the current Project occupants.

This Plan provides for the results of a needs assessment survey, their incorporation into the planning process, and details of the Partner’s proposed relocation plan. This Plan sets forth policies and procedures necessary to conform with the statutes and regulations established by the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24), the California Relocation Assistance Law, California Government Code Section



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7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for commercial displacements along with HUD 1378 and all other funding regulations and requirements.

Potential funding sources include the Federal Home Loan Bank Affordable Housing Program (AHP), Apple Affordable Housing Fund (AAHF); the State of California Department of Housing and Community Development (HCD) Veterans Housing and Homeless Prevention Program (VHHP) funding; Low Income Housing Tax Credits (LIHTC's) and Tax-Exempt Bonds; and City of Oakland and Oakland Housing Authority (OHA) funding. It is also anticipated that a VASH (HAP) contract will be available for operational subsidies.

It should be noted that, with certain narrow exceptions, Federal funds cannot be used for any "displaced person" who is an alien not lawfully present in the United States.

No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

### **A. METHODOLOGY AND ASSESSMENT OF NEEDS**

To obtain information necessary for the preparation of this Plan, information was provided by the current property owner along with visual inspections. Interviews were conducted of the eligible commercial entities that would be impacted by the implementation of the prospective project and updated in early June 2024. English is the primary language of all potential displacees.

Inquiries and observations made of the commercial occupants included existing conditions, such as type of business or service provided; type of occupancy; current monthly lease/rental amounts; description and size of needs/operations; special requirements, if any; and, area/facility preferences for replacement locations.

All information of a statistical nature supplied was anecdotal and not validated by documentary evidence that otherwise may be required to comply with mandatory

## **2700 International Relocation Plan v2**

relocation and eligibility qualifying criteria.

The potentially eligible commercial entities to be prospectively displaced by implementation of the proposed project include eight occupied offices, ranging from 325 square feet to 2,500 square feet, and include general, light retail, recording studio and medical offices. The table below represents some of the needs of the eligible, potentially displaced commercial entities.

<b>Type of Business</b>	<b>Approx FT</b>	<b>Ownership Type</b>	<b>Special Needs</b>
Office	325	Sole Proprietorship	Location
Office	450	Non-profit	Location
Office	1199	Corporation	Location
Recording Studio	1200	LLC	Sections of the replacement site must be soundproofed.
Medical Office	1000	For-profit	Location
Medical Office	920	For-profit	none
Office	350	For-profit	none
Office	325	For-profit	none

### **B. REPLACEMENT RESOURCES**

While there is no specific requirement under California or Federal Relocation Law or Guidelines mandating that alternate relocation sites be made available to commercial occupants at the time of displacement, the Developer is committed to making every reasonable effort to satisfactorily relocate the business.

A resource survey will be conducted prior to any mandatory displacement to identify available potential replacement units, which are adequate in size and in close proximity to the Project site. A survey of the immediate area will be performed prior to approvals of this Plan, to determine the availability replacement resources. The following are potential replacement sites, updated in early June 2024:

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### COMMERCIAL LISTINGS IN LOCAL AREA

	Address	Type	City	SQFT	Price	Comment
1	2744 E 11th Street #A04	Office, Labs	Okland, CA 94601	999	\$2.67 SF/MO	Negotiable
2	2744 E 11th Street #B01	Office, Labs	Okland, CA 94601	1,687	\$2.73 SF/MO	Negotiable
3	2744 E 11th Street #B02	Office, Labs	Okland, CA 94601	835	\$2.69 SF/MO	Negotiable
4	2744 E 11th Street #C02	Office, Labs	Okland, CA 94601	1,300	\$2.61 SF/MO	Negotiable
5	2744 E 11th Street #G06	Office, Labs	Okland, CA 94601	330	\$2.67 SF/MO	Negotiable
6	2744 E 11th Street #G17	Office, Labs	Okland, CA 94601	320	\$ 2.85 SF/MO	Negotiable
7	2744 E 11th Street #E02	Office, Labs	Okland, CA 94601	1842	\$3.08 SF/MO	Negotiable
8	2744 E 11th Street #E03	Office, Labs	Okland, CA 94601	1510	\$2.95 SF/MO	1 - 10 Yr lease
9	3700 E. 12th Street	Office, Retail	Okland, CA 94601	1510	\$2.75 SF/MO	Negotiable
10	2883 Chapman St	Office	Okland, CA 94601	1,200	\$2.83 SF/MO	1 - 5 Yr lease
11	2648 International Blvd	Office/Medical	Okland, CA 94601	787	\$1.95 SF/MO	Negotiable
12	3001 E 12th St	Flex	Okland, CA 94601	1,433	\$2.00 SF/MO	Negotiable
13	3005 E 12th St	Flex	Okland, CA 94601	1,433	\$2.00 SF/MO	Negotiable
14	3200 International Blvd	Office	Okland, CA 94601	1,158	\$1.50 SF/MO	Negotiable
15	2879 38th Ave	Office	Okland, CA 94619	1,200	\$1.84 SF/MO	Negotiable
16	7908 Capwell Dr	Flex	Okland, CA 94621	1,190	\$2.60 SF/MO	Negotiable
17	675 Hegenberger Rd	Office	Okland, CA 94621	1,313	\$1.90 SF/MO	Negotiable

18	2503 14th Ave	Retail	Okland, CA 94606	746	\$1.75 SF/MO	Negotiable
19	2503 14th Ave	Retail	Okland, CA 94606	1,145	\$1.75 SF/MO	Negotiable
20	1400 14th Ave	Office/Retail	Okland, CA 94607	980	\$2.35 SF/MO	Negotiable
21	1400 14th Ave	Office/Retail	Okland, CA 94607	1,082	\$2.05 SF/MO	Negotiable
22	5032 Woodminster Ln	Office	Okland, CA 94602	500 - 1,940	\$2.25 SF/MO	Negotiable
23	1039 Cotton St	Flex	Okland, CA 94606	1,550	\$1.75 SF/MO	Negotiable
24	2100 Embarcadero	Office	Okland, CA 94606	800	\$2.00 SF/MO	Negotiable
25	2996 Macarthur Blvd	Retail	Okland, CA 94602	1,400	\$2.50 SF/MO	Negotiable
26	4232 Park Blvd	Office/Retail	Okland, CA 94602	1,250	\$2.75 SF/MO	Negotiable
27	585 Mandana Blvd	Office	Okland, CA 94610	389	\$3.20 SF/MO	Negotiable

This Relocation Plan outlines the requirements for moving the businesses being displaced, and demonstrates the level of advisory and financial assistance that will be provided.

### C. CONCURRENT DISPLACEMENT

Based on the anticipated needs of the Project, there is no known concurrent

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displacement at this time which may impact, negatively, upon the ability to relocate the occupants of the site.

**D. TEMPORARY RELOCATION**

There is no *anticipated* requirement for temporary relocation.

**E. PROGRAM ASSURANCES AND STANDARDS**

Adequate funds shall be made available to relocate the commercial occupants on the site.

Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of occupants based on race, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any arbitrary or unlawful discrimination.

The occupants of the site will not be permanently displaced without Ninety (90) days advance written notice and have received a General Information Notice on or about March 12, 2020, with proof of delivery, which is included in **Attachment 2**. The relocation program to be implemented by the Developer conforms with the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, and all other applicable regulations and requirements.

**F. RELOCATION ASSISTANCE PROGRAM**

Autotemp staff will be available to assist tenants being displaced with questions about relocation and, actual assistance in relocating. Relocation staff, Art Perez, may be contacted, at **888.202.9195 ext.11**, between the hours of 8:30 AM. to 6:00 PM, Monday through Friday, and also available on-site by appointment.

The Relocation Office is located at **275 Reflections Drive #26, San Ramon, CA.**



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A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the tenants being displaced.

Specific activities will include:

1. Distribution of informational statements. **Attachment 3** contains a *sample* of the informational notice that will be given to the displaced business occupant;
2. Timely referrals to commercial property units; and,
3. Assistance with completion and filing of relocation claims and appeals forms, if necessary.
4. To fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;
5. To determine the needs of each displacee eligible for assistance;
6. To provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;
7. To assist each eligible person to complete applications for benefits.
8. To make relocation benefit payments in accordance with the Guidelines, where applicable;
9. To inform all persons subject to displacement of the Developer's policies with regard to eviction and property management; and,
10. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Developer's decisions with respect to relocation assistance.

## **G. CITIZEN PARTICIPATION**

Copies of this Plan will be provided to the project site occupants to promote review and participation.

The Developer will ensure the following:

1. In lieu of a Relocation Committee, impacted commercial entities will be provided a copy of this draft Plan. Displacees may form a Relocation Committee at any time they so choose;
2. The Relocation Plan was provided to the displacees on June 24, 2024, at least 90 days prior to the need to relocate, and the Relocation Plan will be forwarded to the Department of Housing and Community Development, as a central repository for all relocation plans. Any comments received to the Plan will be included as an addendum. No comments have been received to date.
3. Displacees will be met with individually at least 90 days prior to their need to relocate, reviewing their options and the services available;
4. A general notice of this Plan was provided to all potential permanent displacees of the proposed project. This Plan was made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project; and,
5. Full and timely access to documents relevant to the relocation program;
6. Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
7. The Plan will be reviewed to ensure that it is feasible; and complies with locally-adopted rules and regulations governing relocation.

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Tenants are in regular communication with the property management team regarding the redevelopment plans.

### **H. RELOCATION BENEFIT CATEGORIES**

Benefits will be provided in accordance with the URA, the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures as outlined in **Attachment 4**. The Developer will provide appropriate benefits for the site tenants/displacees as required by the above laws and requirements.

Commercial occupants are considered eligible for relocation assistance and benefits if they lawfully occupied the subject property on the date of the “Initiation of Negotiations” for acquisition of the property. The date of ‘Initiation of Negotiations’ for this Project is the latter of the date of acquisition of the property or initial funding approval, which of yet has not occurred.

It should be noted that the following benefits have been adjusted to reflect the final rule effective June 2024.

#### **Commercial Moving Expense Payments**

Relocation benefits will be provided to the commercial occupants pursuant to State, and Federal law. Benefits will be paid upon submission of required claim forms and documentation in accordance with the procedures outlined in **Attachment 3**.

Pursuant to Relocation Law, eligible businesses may receive a relocation payment to cover the reasonable cost of moving their personal property from the Project site, to the selected replacement site.

There are two (2) options:

#### **A. Payment for Actual Reasonable and Necessary Moving**

**and Related Expenses; or,**

**B. A Fixed Payment Not to Exceed \$53,200.**

**Payment for Actual Reasonable and Necessary Moving and Related Expenses:**

This payment may include the following:

- a) Transportation of personal property. Transportation costs to the replacement location (transportation costs are limited to a distance of fifty [50] miles, unless otherwise agreed to by the Agency);
- b) Packing, crating, uncrating and unpacking personal property;
- c) Disconnecting, dismantling, removing, reassembling and installing relocated and substitute machinery, equipment and other personal property.

This includes connection to utilities available nearby and modifications necessary to adapt such property to the replacement structure(s)/site or, to the utilities or, to adapt the utilities to the personal property;

- d) Storage of personal property not to exceed twelve (12) months, unless the Agency determines that a longer period is necessary;
- e) Insurance at the replacement value of the personal property in connection with the move, and necessary storage;
- f) The replacement value of property lost, stolen or damaged in the process of moving (though, not through the fault or negligence of the displaced person, his or her agents or employees), *if* insurance covering such loss, theft or



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damage is not reasonably available;

- g) Any license, permit or certification required for the business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit or certification;
- h) Professional services as the Agency determines to be actual, reasonable and necessary for:
  - i) planning the move of the personal property;
  - ii) moving the personal property;
  - and, iii) installing the relocated personal property at the replacement location;
- i) Re-lettering signs, and replacing stationary on-hand at the time of displacement, that is made obsolete as a result of the move;
- j) Actual direct loss of tangible personal property incurred as a result of moving or, discontinuing the business. The payment will consist of the lesser of:
  - i) The fair market value of the item, **as-is**, for continued use at the displacement site, *less* the proceeds from its sale. (To be eligible for payment, the business owner must make a “good-faith” effort to sell the personal property, unless the Agency determines that such effort is not necessary.

When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, *not* the *potential* selling price); or,
  - ii) The estimated cost of moving the item, **as-is**, but with no allowance for storage, or for reconnecting a piece of equipment if the equipment is in storage or not

## **2700 International Relocation Plan v2**

being used at the acquired site. (If one elects to discontinue the business, the estimated cost will be based on a moving distance of fifty [50] miles).

- k)** The reasonable cost incurred in attempting to sell an item that is not to be relocated;
  
- l)** Purchase of substitute personal property. If an item of personal property which is used as part of a business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, one will be entitled to payment for the lesser of:
  - i)** The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or,
  - ii)** The estimated cost of moving and reinstalling the replaced item, but with no allowance for storage.

At the Agency's discretion, the estimated cost for a low-cost or uncomplicated move may be based on a single bid, or estimate.

- m)** Searching for a replacement location. One's business is entitled to reimbursement for actual expenses, *not-to-exceed* five thousand dollars (\$5,000.), as the Agency determines to be reasonable, which are incurred in searching for a replacement location, including:
  - i)** Transportation;
  - ii)** Meals and lodging away from the primary place of residence;
  - iii)** Time spent searching, based on reasonable salary or earnings;
  - iv)** Fees paid to a real estate agent or broker to locate a

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- replacement site, exclusive of any fees or commissions related to the purchase of such site;
- v) Time spent in obtaining permits and attending zoning or other mandatory hearings; and,
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
- n) Other related moving expenses as the Agency determines to be reasonable and necessary, including:
- i) Connection to available nearby utilities from the public right-of-way to improvements at the replacement site;
  - ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for one's business operation including, but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable *pre-approved* hourly rate may be established; and,
  - iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.
- o) Actual and reasonable expenses necessary to re-establish a displaced small business at its new location, not-to-exceed thirty three thousand two hundred dollars (\$33,200.). Examples of expenses that may be considered for reimbursement include advertising, redecoration and certain increase costs of operation at the new location.

**Fixed payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses:**

## **2700 International Relocation Plan v2**

The amount of this payment shall be based on the average, annual net earnings of the business. The payment to an eligible business may not be less than \$1,000.00, or more than \$53,200.

To qualify, for this payment a displaced business:

- a)** Cannot be a part of a commercial enterprise having at least three (3) other establishments which are not being displaced by the Agency as part of this project, and which is under the same ownership and engaged in the same, or similar business activities; and,
- b)** Must not be able to relocate without substantial loss of patronage; and,
- c)** Must have contributed at least 33.33% of the owner's total gross income during each of the two (2) taxation years prior to displacement, or meet specific earnings criteria.

### **I. PAYMENT OF RELOCATION BENEFITS**

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the Developer within eighteen (18) months from the date the claimant moves from the displacement property. Procedures for preparing and filing of claims and processing and delivering of payments are included in this Plan as **Attachment 4**.

### **J. EVICTION POLICY**

At the time of the acquisition of the property, the occupants became tenants of the Developer. The Developer recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific



## **2700 International Relocation Plan v2**

circumstances surrounding any eviction. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction may be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the Lessor's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation or substantial interruption of services;
2. Performance of a dangerous, and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;
3. A material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

## **K. APPEALS/GRIEVANCE POLICY**

The appeals policy and grievance procedure will follow the standards described in Attachment 5. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral. The hearing officer, Eileen Sochia, is an employee of TUC who is outside the decision process. Ms. Sochia can be contacted at 1900 Fruitvale Avenue Suite 2A, Oakland, CA 94601 or [esochia@unitycouncil.org](mailto:esochia@unitycouncil.org).

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Any displaced person has the right to contact HCD for the purpose of an appeal or grievance and those further details are available from the Autotemp representative.

The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to HCD or directly to the Court.

Any person and/or organization directly affected by the relocation plan may petition the Department of Housing and Community Development (HCD), located at 2020 West El Camino Ave., Sacramento, CA 95833 to review the relocation plan or 916.263.7469.

**L. PROJECTED DATES OF DISPLACEMENT**

The commercial occupants will receive a 90-day notice to vacate before they are required to move. This notice will be issued on or about December 01, 2024, with the property to be vacated by March 2025. No displacement activities have occurred to date.

**M. ESTIMATED RELOCATION COSTS**

The Developer pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the project. The Developer anticipates using LIHTC's, tax-exempt bonds, AHP, VHHP, OHA, AAHF and City of Oakland funding to finance the relocation activities for the Project. Any and all required financial assistance will be provided. The relocation budget is estimated as follows:

Relocation Benefits	\$365,000.00
Relocation Services	\$ 65,000.00
Contingency	\$ 30,000.00
TOTAL	\$460,000.00

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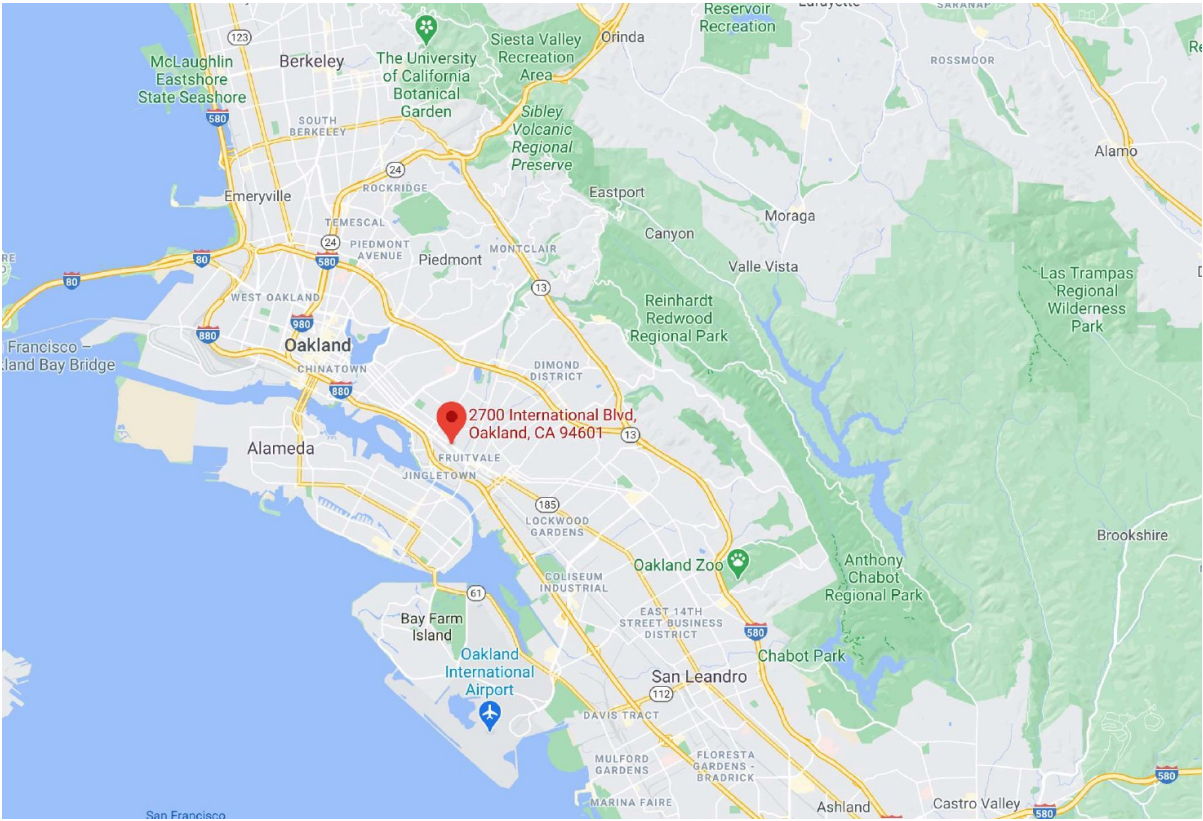
***2700 International Relocation Plan v2***

## TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Maps
- Attachment 2:** General Information Notice
- Attachment 3:** Sample Informational Statement – Commercial Occupants
- Attachment 4:** Relocation Payment Policy and Procedures for Relocation Payments and Assistance
- Attachment 5:** Appeals Policy/Grievance Procedure

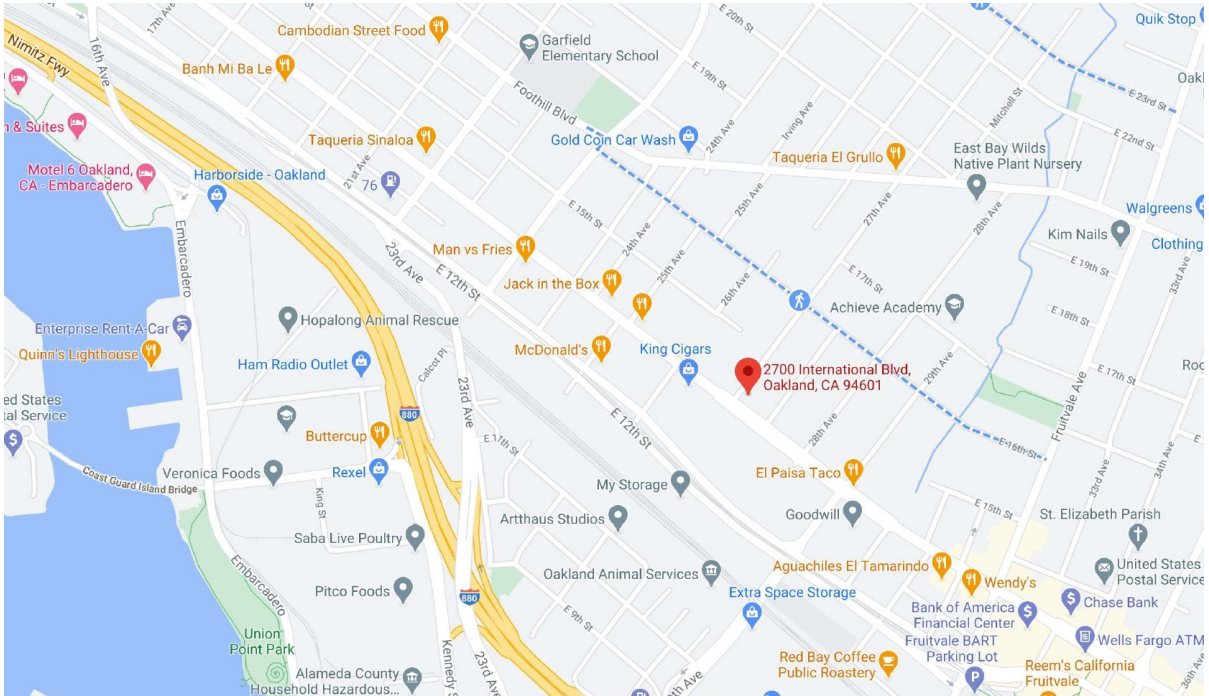
# ATTACHMENT 1: PROJECT SITE MAPS

**Figure 1. Regional Location**





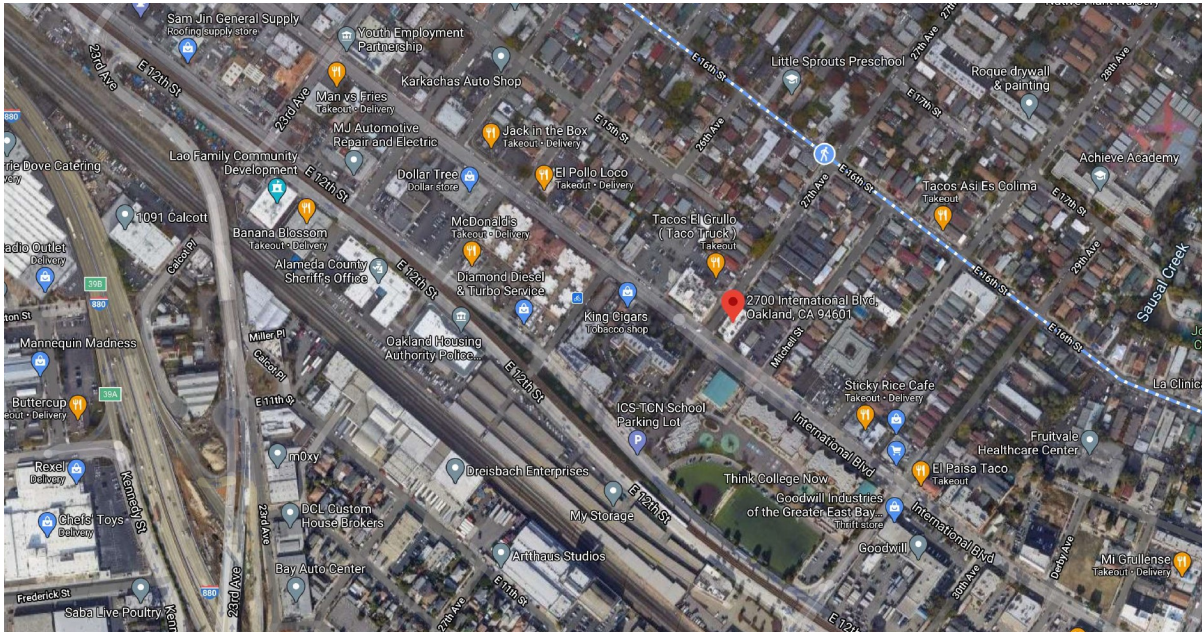
**Figure 2. General Site-specific Location**







**Figure 3. Overhead view**



**ATTACHMENT 2:  
GENERAL INFORMATION NOTICE**



March 12, 2020

<<Insert name>>

<<insert address>>

Dear <<insert name>>,

My name is Gary Wong, and I am the Director of Property Management for a local non-profit organization called The Unity Council (TUC). As you are most likely aware, TUC is the new owner of the property you currently occupy. The purpose of this letter is to share a bit about TUC, provide you with contact information for TUC staff, and go over some of the logistics of this transition. We are looking forward to meeting and working with you.

TUC is a 55-year old social equity development organization with deep roots in the Fruitvale neighborhood of Oakland. Our mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.

Our programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These holistic programs and services reach more than 8,000 individuals and families annually in five languages. Programs include: early childhood education, youth mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, affordable housing and neighborhood development, and arts and cultural events. The Unity Council built, owns and has operated the Fruitvale Transit Village. More information can be found at [www.unitycouncil.org](http://www.unitycouncil.org).

We would like to smooth this transition by setting up a meeting in person. It will give us a chance to get to know you and to answer any questions you might have. We have scheduled an initial meeting time of **Friday, March 27 at 1:30pm** at your office location. Given recent health concerns, we are also happy to connect with you by phone or videoconference. If there is another time and/or method of meeting that would be preferable, or if you have questions in the meantime, please feel free to contact me.

TUC's property management office is located at the Fruitvale Transit Village. Moving forward, for any maintenance concerns and to pay rent, please work with the management office. Please address rent payments (by check or money order) to 2700 International, LP.

Property Management Office Information

Address: 3301 E. 12th St, Ste 177, Oakland, CA 94601

Office Hours: Monday through Friday 8:30am-5pm / Multisite Property Manager: Gabriela Caballero

**PREPARED BY AUTOTEMP**



Daytime Phone: 510-535-7178  
After Hours Phone: 510-773-6752

We also wanted to make you aware that TUC is considering building affordable housing on this property at some point in the future. We are planning to engage in an in-depth community process in which you will be encouraged to participate. For at least the next two years, TUC plans to maintain this property – and your tenancy here – as it currently is. If the affordable housing project ultimately does move forward, TUC is committed to ensuring that you are able to relocate with assistance from a professional relocation consultant.

TUC's commitment to you reflects our anti-displacement mission as well as your tenant rights under Federal and/or State law. If it becomes necessary for you to move, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code.

**It is important to understand that you are not being asked to move now or in the immediate future. This is not a notice to vacate the premises or a notice of relocation eligibility.**

In the immediate term, nothing will be changing in terms of your tenancy. For now, you should continue to pay your monthly rent as normal. Failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance.

**You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.**

If you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement sites, and at least 90 days' advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent a replacement site.

It will be some time before any plans are finalized, but in the meantime, I would be happy to connect you with staff from the affordable housing team who can answer any questions you might have about the potential project. We also look forward to answering your questions at our meeting next week.

Sincerely,

Gary Wong  
Director of Property Management  
gwong@unitycouncil.org  
510-535-6932  
www.unitycouncil.org

***PREPARED BY AUTOTEMP***

# ATTACHMENT 3: SAMPLE INFORMATIONAL STATEMENT FOR COMMERCIAL OCCUPANTS

## Introduction

The property on which you now conduct your business is in an area to be improved by the Unity Council ("TUC"). TUC's plans require the acquisition of the parcel and the relocation of existing commercial uses. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. TUC has retained the services of Autotemp, a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Autotemp  
275 Reflections Drive #26  
San Ramon, CA 94583  
Telephone: 888.202.9195**

Spanish speaking representatives are available. **Si necesita esta información en español, por favor llame a su representante.**

**Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once TUC acquires the property, you will also be required to pay rent to TUC.**

## Summary of Relocation Assistance

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses. You will receive either:
  - A Payment for Actual Reasonable Moving and Related Expenses, or
  - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Referrals to suitable replacement locations.
- C. Other help to reestablish your business and minimize the impact of the move including help in preparing claim forms to request relocation payments.

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If you disagree with TUC's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

### **SOME GENERAL QUESTIONS**

#### **How will I know I am eligible for relocation assistance?**

Ordinarily, eligibility begins on the date the owner of the property receives TUC's initial written offer to purchase it. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance.

#### **How Will TUC Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of TUC to determine your needs and preferences for a replacement location and other services. The interviewer will ask questions about such matters as your space requirements. It is to your advantage to provide the information so that TUC, through its relocation consultant, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

#### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with TUC so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

#### **I Own The Property; Will I Be Paid For It Before I Have To Move?**

If you reach a voluntary agreement to sell your property to TUC, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

#### **Will I Have To Pay Rent To TUC Before I Move?**

You may be required to pay a fair rent to TUC for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

## **How Will I Find A Replacement Location?**

TUC will provide you with current and continuing information on available replacement locations that meet your needs. TUC may also provide you with the names of real estate agents and brokers who can assist you in finding the type of replacement location you require. While TUC will assist you in obtaining a suitable replacement location, you should take an active role in finding and relocating to a location of your choice. No one knows your needs better than you. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Ask TUC to explain which kind of moving costs are eligible for repayment and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

## **What Other Assistance Will be Available To Help Me?**

In addition to help in finding a suitable replacement location, other assistance, as necessary, will be provided by TUC. This includes information on Federal, State, and local programs that may be of help in reestablishing a business. For example, the Small Business Administration (SBA) provides managerial and technical assistance to some businesses. There may also be a government grant or loan program which can help you reestablish your business. TUC will assist you in applying for help available from government agencies. The range of services depends on the needs of the business being displaced. You should ask the TUC representative to tell you about the specific services that will be available to you.

## **I Have A Replacement Location And Want To Move. What Should I Do?**

Before you make any arrangements to move, notify TUC, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. TUC will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

## **I Plan To Discontinue My Business Rather Than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact TUC and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

## **What Kinds of Payments For Moving Expenses Will I Receive?**

Every business is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

- A. **A Payment For Actual Reasonable Moving and Related Expenses**, or
- B. **A Fixed Payment In Lieu of Moving and Related Expenses** (if you meet the eligibility requirements).

## **What is the Payment for Actual Reasonable Moving and Related Expenses?**

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If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may claim the cost of:

1. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property not to exceed 12 months, unless the Agency determines that a longer period is necessary.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, or certification.
8. Professional services as the Agency determines to be actual, reasonable and necessary for (1) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
  - (i) The fair market value of the item, **as is** for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for



sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); **or**

(ii) The estimated cost of moving the item **as is**, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)

11. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
12. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
  - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
  - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$ 5,000 as the Agency determines to be reasonable, which are incurred in searching for a replacement location including:
  - i) Transportation
  - ii) Meals and lodging away from home.
  - iii) Time spent searching, based on reasonable salary or earnings.
  - iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
  - v) Time spent in obtaining permits and attending zoning hearings; and
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
14. Other related moving expenses as the Agency determines to be reasonable and necessary, including:
  - i) Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
  - ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for your business operation, including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable pre-approved hourly rate may be established
  - iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.

TUC's relocation representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur; so keep all your receipts. The Agency will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by the Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Agency cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency's relocation representative know before you move. The Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Agency before you may receive the payment.

### **What are Reestablishment Expenses?**

In addition to actual, reasonable moving and related expenses, a small business, non-profit organization or farm may be eligible to receive a payment of up to \$33,200 for expenses actually incurred in relocating and reestablishing its operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by the Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- E. Advertising of replacement location.
- F. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:

1. Lease or rental charges
2. Personal or real property taxes
3. Insurance premiums, and
4. Utility charges (excluding Impact fees)

G. Other items that the Agency considers essential to the reestablishment of the business.

### **What Expenses Are Not eligible for Reestablishment Payment?**

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- C. Interior or exterior refurbishment at the replacement site, except as otherwise provided for under the business reestablishment payment.
- D. Interest costs associated with any relocation expense or the purchase of replacement property.
- E. Payment to a part-time business in the home which does not contribute materially to the household income.

### **What is Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses?**

A Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses to a business or farm operation is based on the average annual net earnings of the business or farm operation. The payment to an eligible business or farm operation may not be less than \$1,000.00, or more than \$53,200.00. The nonprofit organization may be eligible for a payment from \$1,000.00 to \$53,200.00 subject to the following:

A displaced nonprofit organization may choose a fixed payment as stated above if TUC determines that it cannot be relocated without a substantial loss of existing patronage (membership or clientele.) A nonprofit organization is assumed to meet this test, unless TUC demonstrates otherwise. Any payment in excess of \$1,000.00 must be supported with financial statements for the two 12 month periods prior to displacement. The amount to be used for the payment is the average of the last two (2) years annual net earnings. Documentation required may be income tax returns, certified financial statements and accounting records or other similar evidence acceptable to TUC. To qualify for an In-Lieu payment:

- A. A displaced **business**:

1. Must own or rent personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
  2. Must be unable to relocate without a substantial loss of existing patronage.
  3. Must not be part of a commercial enterprise having more than one other entity which is not being acquired by TUC, and which is under the same ownership and engaged in the same or similar business activities.
  4. Must not be operated at a displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
  5. Must have contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.
- B. A displaced **nonprofit organization** (1) must be unable to relocate without a substantial loss of its existing patronage; and, (2) must not be part of an enterprise having another establishment which is not being acquired by TUC.
- C. A displaced **farm operation** must meet certain minimum income requirements.

The average annual net earnings of a business or farm operation are one-half of its net earnings before Federal, State, or local income taxes during the two (2) taxable years immediately prior to the taxable year in which it was displaced. If not in business for a full two years prior to displacement, the net earnings shall be based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when TUC determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. The displaced person shall furnish TUC proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence which TUC determines is satisfactory.

TUC will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. Remember, when you elect to take this payment you are not entitled to reimbursement for any other moving expenses.

### **How do I File A Claim For A Relocation Payment?**

You must file a claim for a relocation payment. TUC will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with TUC. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to

file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, TUC may extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

### **Appeals**

If you disagree with TUC 's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to TUC. TUC will inform you of its appeal procedures. At a minimum, you will have 18 months to file your appeal with TUC. Your appeal must be in writing. However, if you need help, TUC will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **Tax Status of Relocation Benefits**

Relocation benefit payments may be considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11(commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

### **Additional Information**

If you have further questions after reading this brochure, contact Autotemp and discuss your concerns with your relocation representative. You may wish to read the California Relocation Assistance Act regulations which describe the relocation process in more detail.



## **ATTACHMENT 4: RELOCATION PAYMENT POLICY AND PROCEDURES FOR OBTAINING RELOCATION ASSISTANCE AND PAYMENTS**

Claims and supporting documentation for relocation benefits must be filed with the Developer within eighteen (18) months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of the URA and California Relocation Law and Guidelines.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Developer.
4. The Developer will review and approve claims for payment or request additional information.
5. The Developer will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and occupancy at the replacement unit is verified, if applicable.
7. Receipts of payment will be obtained and maintained in the relocation case file.

## **ATTACHMENT 5: APPEALS POLICY/GRIEVANCE PROCEDURE**

### **6150. Purpose.**

The purpose of this grievance procedure is to set forth the appeals process from TUC determinations as to eligibility, the amount of payment, and for processing appeals from persons aggrieved by a TUC's failure to refer them to comparable permanent or adequate temporary replacement housing.

### **6152. Right of Review.**

(a) Any complainant; that is any person who believes himself aggrieved by a determination as to eligibility, the amount of payment, the failure of TUC to provide comparable permanent or adequate temporary replacement housing or TUC's property management practices may, at his election, have his claim reviewed and reconsidered by TUC (other than the person who made the determination in question) in accordance with the procedures set forth in this article, as supplemented by the procedures TUC shall establish for such review and reconsideration.

(b) A person or organization directly affected by the relocation plan may petition the Department of Housing and Community Development ("Department") to review the final relocation plan of TUC to determine if the plan is in compliance with state laws and guidelines or review the implementation of a relocation plan to determine if TUC is acting in compliance with its relocation plan. Review undertaken by the Department under this section shall be in accordance with the provisions of sections 6158 and may be informal. Before conducting an investigation, the Department should attempt to constrain disputes between parties. Failure to petition the Department shall not limit a complainant's right to seek judicial review. The Department can be petitioned through the following address:

Department of Housing and Community Development (Department),  
2020 West El Camino Avenue  
Sacramento, CA 95833

(c) If a relocation appeals board has been established pursuant to Section 33417.5 of the Health and Safety Code, a city by ordinance may designate the board to hear appeals from local public entities which do not have an appeal process. In the absence of such an ordinance, public entities shall establish procedures to implement the provisions of this Article.

(d) The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to the Department or directly to the Court.

**6154. Notification to Complainant.** If TUC denies or refuses to consider a claim, TUC's notification to the complainant of its determination shall inform the complainant of its reasons and the applicable procedures for obtaining review of the decision. If necessary, such notification shall be printed in a language other than English in accordance with section 6046.

**6156. Stages of Review by TUC.**

(a) Request for Further Written Information. A complainant may request TUC to provide him with a full written explanation of its determination and the basis therefore, if he feels that the explanation accompanying the payment of the claim or notice of the entity's determination was incorrect or inadequate. TUC shall provide such an explanation to the complainant within three weeks of its receipt of his request.

(b) Informal Oral Presentation. A complainant may request an informal oral presentation before seeking formal review and reconsideration. A request for an informal oral presentation shall be filed within the period described in subsection (d) of this section, and within 15 days of the request TUC shall afford the complainant the opportunity to make such presentation. The complainant may be represented by an attorney or other person of his choosing. This oral presentation shall enable the complainant to discuss the claim with the head of TUC or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. TUC shall make a summary of the matters discussed in the oral presentation to be included as part of its file. The right to formal review and reconsideration shall not be conditioned upon requesting an oral presentation.

(c) Written Request for Review and Reconsideration. At any time within the period described in subsection (d) a complainant may file a written request for formal review and reconsideration. The complainant may include in the request for review any statement of fact within the complainant's knowledge or belief or other material which may have a bearing on the appeal. If the complainant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefor, the complainant's request should be granted.

(d) Time Limit for Requesting Review. A complainant desiring either an informal oral presentation or seeking a formal review and reconsideration shall make a request to TUC within eighteen months following the date he moves from the property or the date he receives final compensation for the property, whichever is later.

**6158. Formal Review and Reconsideration by TUC.**

(a) General. TUC shall consider the request for review and shall decide whether a modification of its initial determination is necessary. This review shall be conducted by the head of TUC or an authorized, impartial designee. (The designee may be a committee). A designee shall have the authority to revise the initial determination or the determination of a previous oral presentation. TUC shall consider every aggrieved

person's complaint regardless of form, and shall, if necessary provide assistance to the claimant in preparing the written claim. When a claimant seeks review, TUC shall inform him that he has the right to be represented by an attorney, to present his case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he has exhausted administrative appeal.

(b) Scope of Review. TUC shall review and reconsider its initial determination of the claimant's case in light of:

- (1) All material upon which the public TUC based its original determination including all applicable rules and regulations, except that no evidence shall be relied upon where a claimant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness.
- (2) The reasons given by the claimant for requesting review and reconsideration of the claim.
- (3) Any additional written or relevant documentary material submitted by the claimant.
- (4) Any further information which TUC in its discretion, obtains by request, investigation, or research, to ensure fair and full review of the claim.

(c) Determination on Review by TUC.

- (1) The determination on review by TUC shall include, but is not limited to:
  - (A) TUC's decision on reconsideration of the claim.
  - (B) The factual and legal basis upon which the decision rests, including any pertinent explanation or rationale.
  - (C) A statement to the claimant of the right to further administrative appeal, if TUC has such an appeal structure, or if not, a statement to the claimant that administrative remedies have been exhausted and judicial review may be sought.
- (2) The determination shall be in writing with a copy provided to the claimant.

(d) Time Limits.

- (1) TUC shall issue its determination of review as soon as possible but no later than 6 weeks from receipt of the last material submitted for consideration by the claimant or the date of the hearing, whichever is later.
- (2) In the case of complaints dismissed for untimeliness or for any other reason not based on the merits of the claim, TUC shall furnish a written statement to the claimant stating the reason for the dismissal of the claim as soon as possible but not later than 2 weeks from receipt of the last material submitted by the claimant or the date of the hearing, whichever is later.

**6160. Refusals to Waive Time Limitation.** Whenever TUC rejects a request by a claimant for a waiver of the time limits provided in section 6088, a claimant may file a written request for review of this decision in accordance with the procedures set forth in sections 6156 and 6158, except that such written request for review shall be filed

within 90 days of the claimant's receipt of TUC's determination.

**6162. Extension of Time Limits.** The time limits specified in section 6156 may be extended for good cause by TUC.

**6164. Recommendations by Third Party.** Upon agreement between the claimant and TUC, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the head of TUC for its final determination. In reviewing the claim and making recommendations to TUC, the third party or parties shall be guided by the provisions of this Article.

**6166. Review of Files by Claimant.** Except to the extent the confidentiality of material is protected by law or its disclosure is prohibited by law, TUC shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. If a claimant is improperly denied access to any relevant material bearing on the claim, such material may not be relied upon in reviewing the initial determination.

**6168. Effect of Determination on Other Persons.** The principles established in all determinations by TUC shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

**6170. Right to Counsel.** Any aggrieved party has a right to representation by legal or other counsel at his expense at any and all stages of the proceedings set forth in these sections.

**6172. Stay of Displacement Pending Review.** If a complainant seeks to prevent displacement, TUC shall not require the complainant to move until at least 20 days after it has made a determination and the complainant has had an opportunity to seek judicial review. In all cases TUC shall notify the complainant in writing 20 days prior to the proposed new date of displacement.

**6174. Joint Complainants.** Where more than one person is aggrieved by the failure of TUC to refer them to comparable permanent or adequate temporary replacement housing the complainants may join in filing a single written request for review. A determination shall be made by TUC for each of the complainants.

**6176. Judicial Review.** Nothing in this Article shall in any way preclude or limit a claimant from seeking judicial review of a claim upon exhaustion of such administrative remedies as are available under this Article.