5200 OLD REDWOOD ROAD SINGLE FAMILY RESIDENCE PROJECT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

OAKLAND, CA

LSA

February 2020

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INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

OAKLAND, CA

Submitted to:

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Oakland, CA 94612

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Project No. KJA1901

LSA

February 2020

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LIST OF ABBREVIATIONS AND ACRONYMS

ARDTP	Archaeological Research Design and Treatment Plan
ASM	asbestos containing materials
BAAQMD	Bay Area Air Quality Management District
BMPs	best management practices
BSA	Biological Site Assessment
CALGreen	California Green Building Standards
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
EIR	environmental impact report
GHG	greenhouse gas emissions
MND	Mitigated Negative Declaration
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System
RH-3	Hillside Residential – 3
SCA	standard condition of approval
SR 13	State Route 13
SRA	state responsibility area
VMT	vehicle miles traveled

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1.0 GENERAL PROJECT INFORMATION

1. **Project Title:** 5200 Old Redwood Road Single Family Residence Project

2. **Lead Agency Name and Address:**

   City of Oakland
   250 Frank H. Ogawa, Suite 2114
   Oakland, CA 94612

3. **Contact Person and Phone Number:**

   Neil Gray, Planner IV
   Bureau of Planning
   250 Frank H. Ogawa, Suite 2114
   Oakland, CA 94612
   Phone: (510) 238-3878
   Email: NGray@oaklandca.gov

4. **Project Sponsor's Name and Address:**

   Kiren Jain
   5200 Old Redwood Road
   Oakland, CA 94619

5. **General Plan Designation:**

   Hillside Residential

6. **Zoning:**

   Hillside Residential – 3 (RH-3)

7. **Project Location:**

   The approximately 59,039-square-foot (1.35-acre) project site is located at 5200 Old Redwood Road in the City of Oakland. The project site is currently developed with a single-story residential structure that is approximately 7,433 square feet in size, and an associated driveway providing access to Old Redwood Road. Vegetation on the project site consists of serpentine grassland, non-native grasslands, turf, and ornamental landscaping. The project site is bound by Redwood Road to the north, residential and recreational uses to the west, Old Redwood Road to the west and south, and residential uses and Redwood Road to the east. Vehicular access to the project site is provided by Old Redwood Road, access to which is provided by Redwood Road. Regional access to the project site is provided by State Route 13 (SR 13), an on-ramp for which is located approximately 1 mile to the west. Figure 1 shows the regional site location and Figure 2 shows an aerial of the project site.

8. **Description of Project:**

   The proposed project consists of the demolition of the existing residential structure on the project site and the construction of a two-story, approximately 12,481-square-foot single-family

residence that would be built upon the existing building foundation and footprint. The proposed residence would have a maximum height of approximately 31 feet, 7 inches. The existing driveway on the project site would not be modified. Figure 3 shows a conceptual site plan.

9. Surrounding Land Uses and Setting:

As noted above, the project site is surrounded by residential and recreational open space uses. Additionally, the Carl B Munck Elementary School is located further southwest of the project site, as well as the Leona Heights Park. North of Redwood Road, uses generally consist of single-family residences. Further east of the project site are single-family residential uses and multiple schools, including Skyline High School.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

A request form describing the proposed project was sent to the Native American Heritage Commission (NAHC) in West Sacramento requesting a list of tribes eligible to consult with the City, pursuant to Public Resources Code Section 21080.3.1. The City sent a letter regarding the proposed project to these individuals on January 31, 2020. To date, the City has not received a request for consultation from any tribal representatives.

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LEGEND

Project Site

FIGURE 1

N

0 400 800

FEET

SOURCE: ESRI World Street Maps (12/2019).

I:\KJA1901\GIS\Maps\Figure 1_Regional Site Location.mxd (1/23/2020)

5200 Old Redwood Road Project IS/MND

Regional Site Location

LSA

FIGURE 2

N

0 150 300
FEET

Project Boundary

5200 Old Redwood Road Project IS/MND
Aerial Photograph and Surrounding Land Uses

SOURCES: GOOGLE EARTH, 10/26/2018; LSA, 2020.

P:\KJA1901 5200 Redwood\PRODUCTS\Graphics\Figure 2.ai (1/23/2020)

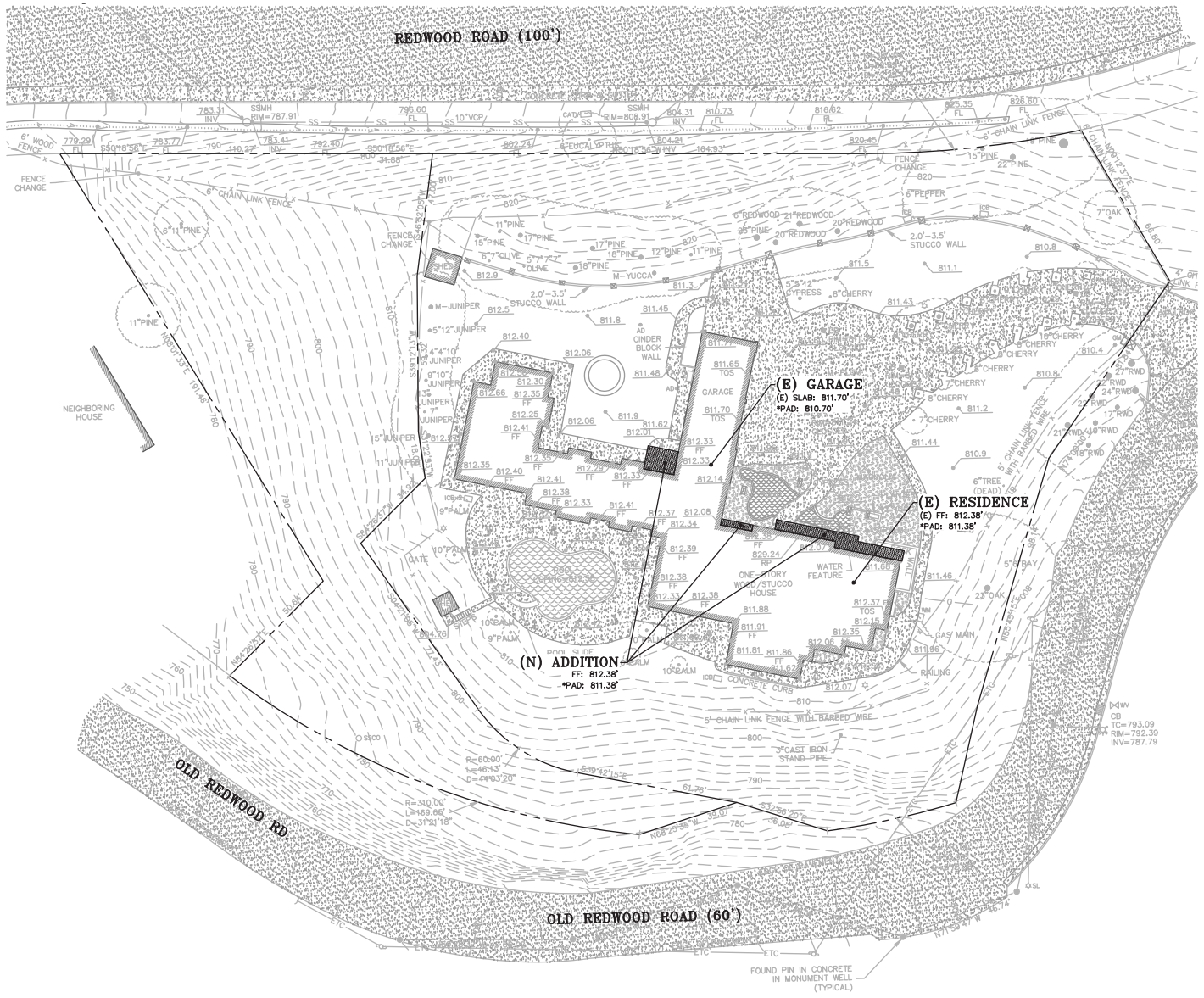

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FIGURE 3

5200 Old Redwood Road Project IS/MND
Conceptual Site Plan

SOURCE: LEA & BRAZE ENGINEERING, 9/30/2019

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2.0 INTRODUCTION

The City of Oakland, as the Lead Agency, has prepared this Initial Study for the 5200 Old Redwood Road Project in compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines (California Code of Regulations § 15000 *et seq.*).

The proposed Project constitutes a "Project" in accordance with the CEQA. Prior to approving the Project, the City of Oakland must provide environmental review in accordance with CEQA to assess the potential impacts of the Project, including mitigation where necessary. The City of Oakland has prepared this Initial Study to provide agencies and the public with information about the potential impacts of the proposed Project on the local and regional environment.

In anticipation of determining that all potentially significant impacts resulting from the proposed Project can be mitigated to less than significant levels, a Mitigated Negative Declaration is being considered to provide environmental clearance for the Project.

Publication of this Initial Study marks the beginning of a 20-day public review and comment period. Written comments concerning this environmental review contained in this Initial Study during the 20-day public review period should be sent to:

Neil Gray, Planner IV
Bureau of Planning
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612
Phone: (510) 238-3878
Email: NGray@oaklandca.gov

Following the conclusion of the public review period, the City of Oakland will consider the adoption of the Initial Study and Mitigated Negative Declaration (MND) for the proposed Project. The City of Oakland shall consider the Initial Study and MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

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3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Chapter 3.0.

☐ Aesthetics and Shadow	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural & Historic Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas & Climate Change	☐ Hazards & Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use, Plans, and Policies	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services, Parks, and Recreation
☐ Transportation	☐ Tribal Cultural Resources	☐ Utilities & Service Systems
☐ Wildfire	☐ Mandatory Findings of Significance	

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4.0 CEQA ENVIRONMENTAL CHECKLIST

4.1 AESTHETICS AND SHADOW

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a. Have a substantial adverse effect on a scenic vista;	☐	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, located within a state or locally designated scenic highway;	☐	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings;	☐	☐	☐	☒	☐
d. Create a new source of substantial light or glare that would substantially and adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☐
e. Introduce landscape that would now or in the future cast substantial shadows on existing solar collectors (in conflict with California Public Resource Code sections 25980-25986);	☐	☐	☐	☒	☐
f. Cast shadow that substantially impairs the function of a building using passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors;	☐	☐	☐	☒	☐
g. Cast shadow that substantially impairs the beneficial use of any public or quasi-public park, lawn, garden, or open space;	☐	☐	☐	☒	☐
h. Cast shadow on an historic resource, as defined by CEQA Guidelines section 15064.5(a), such that the shadow would materially impair the resource's historic significance by materially altering those physical characteristics of the resource that convey its historical significance and that justify its inclusion on or eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, Local Register of historical resources, or a historical resource survey form (DPR Form 523) with a rating of 1-5;	☐	☐	☐	☒	☐
i. Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses.	☐	☐	☐	☒	☐

Discussion

No scenic vistas to or from the project site are identified in the City's General Plan. Expansive views of the flatlands of the City are available from Old Redwood Road; however, the proposed project would not block these views. Expansive views of the flatlands are not available from Redwood Road in the vicinity of the project site due to the existing topography and vegetation. The proposed project would only be slightly visible uphill from Redwood Road, and is therefore not expected to impair surrounding views.

The project site is not located in the vicinity of any State scenic highways, and would not be visible from any roadways aside from Old Redwood Road. The proposed project would consist of a single-family home on a previously developed lot within a residential neighborhood, and therefore would not degrade the visual character of the project site.

Multiple recreational facilities are located within the vicinity of the project site, and existing residences within the vicinity of the project site contain solar panels. The proposed project would result in an increase in the building height on the project site from one-story to two, and therefore would cast larger shadows. However, due the distance from the project site surrounding residences, the fact that there is existing development upslope from the project site, and the existing vegetation on and around the project site, the proposed project would not cast any new shadows beyond the property line or on nearby existing solar collectors. Additionally, as noted in Section 4.5, Cultural and Historic Resources, the project site is not located adjacent to any historic resources, and therefore any new shadow would not alter a resource's historic significance.

Streetlight, vehicle headlights and taillights, and lighting associated with existing homes in the neighborhood, including on the project site, are the existing sources of light and glare. The proposed project would include slightly more exterior lighting than the existing project, as it would be larger and taller. However, the project applicant would be required to comply with SCA 19: Lighting, described in Section 7.0, Draft Mitigated Negative Declaration, which would prevent unnecessary glare onto adjacent properties. Therefore, with implementation of SCA 19, the proposed project would have a less-than-significant impact related to aesthetics and shadow.

4.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
The proposed project would have a significant impact on the environment if it would:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;	☐	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract;	☐	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));	☐	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use; or	☐	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.	☐	☐	☐	☐	☒

Discussion

The project site is located within an urbanized area of the City. No agricultural uses are located within or adjacent to the project site. The project site is classified as "Urban and Built-Up Land" by the State Department of Conservation.[1] The project site is within the RH-3 zoning district, and currently contains residential uses, and therefore is not subject to a Williamson Act contract. The proposed project would not include a change of use on the project site, and therefore would not conflict with existing zoning for agricultural production or use, timberland production, or the loss of forest land. Therefore, the proposed project would have no impact related to agriculture and forestry resources.

[1] California, State of, 2016. Department of Conservation. California Important Farmland Finder (map). Website: https://maps.conservation.ca.gov/dlrp/ciff/ (accessed January 2020).

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. During project construction result in average daily emissions of 54 pounds per day of ROG, NOX, or $PM_{2.5}$ or 82 pounds per day of PM_{10}; during project operation result in average daily emissions of 54 pounds per day of ROG, NOX, or $PM_{2.5}$, or 82 pounds per day of PM_{10}; result in maximum annual emissions of 10 tons per year of ROG, NOX, or $PM_{2.5}$ or 15 tons per year of PM_{10}; contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) average over eight hours and 20 ppm for one hour;	☐	☐	☒	☐	☐
b. For new sources of Toxic Air Contaminants (TACs), during either project construction or project operation expose sensitive receptors to substantial levels of TACs under project conditions resulting in (a) an increase in cancer risk level greater than 10 in one million, (b) a noncancer risk (chronic or acute) hazard index greater than 1.0, or (c) an increase of annual average $PM_{2.5}$ of greater than 0.3 microgram per cubic meter; or under cumulative conditions, resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average $PM_{2.5}$ of greater than 0.8 microgram per cubic meter; or expose new sensitive receptors to substantial ambient levels of Toxic Air Contaminants (TACs) resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average $PM_{2.5}$ of greater than 0.8 microgram per cubic meter.	☐	☐	☒	☐	☐
c. Frequently and for a substantial duration, create or expose sensitive receptors to substantial objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☐

Discussion

The proposed project would consist of the demolition of the existing approximately 7,433-square-foot single-family residence and the construction of a new approximately 12,481-square-foot single-family residence. The proposed project would be constructed on the same building footprint and

foundation as the existing building, and therefore would not require any substantial grading or site preparation. Therefore, construction-period emissions are not anticipated to exceed daily or annual thresholds. In addition, the project applicant would be required to implement Standard Condition of Approval (SCA) 20: Dust Controls – Construction Related and SCA 21: Criteria Air Pollutant Controls – Construction Related, both of which are described in Section 7.0, Draft Mitigated Negative Declaration, which would further ensure that construction-period emissions associated with the proposed project would not exceed any established thresholds.

The proposed project would not include a change in use on the project site. Therefore, the proposed project would not result in any substantial new operation-period emissions, would not include any new stationary pollutant sources, and would not generate any new or more substantial objectionable odors. Therefore, with implementation of SCA 20 and SCA 21, the proposed project would have a less-than-significant impact related to air quality.

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish (CDFW) and Wildlife or U.S. Fish and Wildlife Service (USFWS);	☐	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;	☐	☒	☐	☐	☐
c. Have a substantial adverse effect on federally protected wetlands or state protected wetlands, through direct removal, filling, hydrological interruption, or other means;	☐	☐	☐	☒	☐
d. Substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	☐	☐	☐	☒	☐
e. Fundamentally conflict with any applicable habitat conservation plan or natural community conservation plan;	☐	☐	☐	☒	☐
f. Fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code Chapter 12.36) by removal of protected trees under certain circumstances;	☐	☐	☐	☒	☐
g. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect biological resources.	☐	☐	☐	☒	☐

Discussion

This section summarizes the conclusions of the Biological Site Assessment (BSA) prepared for the project site by Wood Biological Consulting in July 2019, which is included as Appendix A.[2] The BSA concluded that two special-status plant species habitats and one sensitive natural community are present on portions of the project site. These habitats are discussed below.

[2] Wood Biological Consulting, 2019. *Biological Site Assessment, 5200 Old Redwood Road, Oakland, CA*. July 15.

Presidio clarkia. Presidio clarkia (*Clarkia franciscana)* is a federal and State endangered herb that is restricted to costal scrub or needlegrass grassland on serpentine-derived soils, and only occurs on serpentine soils. Presidio clarkia is expected to occur in serpentine grassland at the western edge of the project site. Pedestrian surveys of the project site did not identify Presidio clarkia on the project site, but did identify it adjacent to the project site along Old Redwood Road, and suitable habitat was identified on the project site within the serpentine grassland.

Tiburon buckwheat. Tiburon buckwheat (*Eriogonum luteolum var. caninum*) is a California Rare Plant that is an annual plant in the buckwheat family that occurs in chaparral, coastal prairie and valley/foothill grassland, usually on serpentine outcrops or serpentine-derived soils, and only occurs on serpentine soils. Tiburon buckwheat is expected to occur on exposed serpentine bedrock at the western edge of the project site. Pedestrian surveys of the project site did not identify Tiburon buckwheat on the project site, but did identify it adjacent to the project site along Old Redwood Road, and suitable habitat was identified on the project site within the Serpentine grassland.

Serpentine grassland. Serpentine grassland (also referred to as serpentine bunchgrass grassland) occurs on soils derived from serpentine. There are several native bunchgrass species associated with this community with purple needlegrass (*Stipa pulchra*) among the most common. Serpentine bunchgrass grassland conforms to the *Nassella pulchra* Herbaceous Alliance, which is a sensitive natural community that is tracked by the California Natural Diversity Database (CNDDB). Serpentine grassland is present on the project site around the northern, western, and southern boundaries.

Construction activities associated with the proposed project could result in the substantial adverse impacts related to the sensitive species and communities identified above. Implementation of Mitigation Measures BIO-1 through BIO-4, which are described below, would ensure this impact would be less-than-significant.

> **Mitigation Measure BIO-1:** All construction-related activities, including demolition, building, material staging, equipment storage, and access shall occur within previously developed portions of the project site.
>
> **Mitigation Measure BIO-2:** Prior to the start of construction, a qualified biologist shall conduct an educational training program for all construction personnel. The training shall include, at a minimum, a description of serpentine grassland plant community and the species of concern that occupy it; an explanation of the legal status of the species under federal or State laws; the specified impact avoidance measures to be implemented to reduce take of these species; communication and work stoppage procedures in case the species is observed within the action area; and an explanation of the necessity of observing the limits of work within the Construction Boundary. A fact sheet conveying this information shall be prepared and distributed to all construction personnel. Upon completion of the program, personnel shall sign a form stating that they attended the training program and understand their responsibilities. The construction foreman shall be responsible for ensuring that all trades are provided this information throughout the duration of the job.

Mitigation Measure BIO-3: Prior to the start of construction, a temporary sediment and debris barrier shall be installed on the portions of the Construction Boundary that slope toward serpentine habitat, as shown on Figure 3 of the BSA. The fence shall consist of standard construction silt fence material with a height of 36 inches. In two locations, the fence shall be attached to the existing perimeter chain-link fence for support. Along the edge of the concrete pool patio, the fence shall be self-supporting, with vertical stakes driven into soil in the landscaped beyond the edge of the patio. The lower six inches of fence material shall either be folded toward the construction side of the fence and weighted down, or backfilled in a trench; with both methods, the purpose is to completely contact the surface so that water will not flow under it.

Mitigation Measure BIO-4: Prior to the start of construction, signs shall be installed on the existing perimeter chain-link fence or in visible locations along the Construction Boundary as shown on Figure 3 in the BSA. Each sign shall be 18 x 12 inches, and shall be installed approximately every 50 feet. The language on the signs shall be: "STOP. SENSITIVE RARE PLANT HABITAT. NO ENTRY BEYOND THIS POINT. Contact the foreman for information."

With implementation of Mitigation Measures BIO-1 through BIO-4, the proposed project would have a less-than-significant impact related to special-status species and sensitive natural communities.

The BSA did not identify any federally-protected wetlands or wildlife movement corridors on the project site. The project site is also not located within the boundaries of a habitat conservation plan or natural community conservation plan. The proposed project would not include the removal of any trees and is not located adjacent to or near any creeks, and therefore would not conflict with the City's Tree Protection Ordinance or Creek Protection ordinance. Therefore, these impacts would be less than significant.

4.5 CULTURAL AND HISTORIC RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on an historical resource list (including the California Register of Historical Resources (California Register), the National Register of Historic Places (National Register), Local Register, or historical resources survey form (DPR Form 523) with a rating of 1–5);	☐	☐	☐	☒	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;	☐	☐	☒	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or	☐	☐	☒	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	☐	☐	☒	☐	☐

Discussion

There are no historic, or potentially historic, resources as defined by CEQA Guidelines Section 15064.5 on the project site, including the existing single-family residence.[3] Therefore, demolition of the single-family residence would not result in a potential impact to historic resources. No archaeological or paleontological resources or human remains have been identified in the vicinity of the project site, and these resources are not anticipated to be discovered during project-related construction activities.

However, there remains the potential for unidentified buried archaeological and paleontological resources and human remains to be present at the project site. Implementation of SCA 32: Archaeological and Paleontological Resources – Discovery During Construction, and SCA 34: Human Remains – Discovery During Construction, which are described in Section 7.0, Draft Mitigated

[3] Oakland, City of. Planning and Zoning Map. Website: http://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224 (accessed January 2020).

Negative Declaration, would ensure these impacts would be less than significant. Therefore, with implementation of SCA 32 and SCA 34, the proposed project would have a less-than-significant impact related to cultural resources.

4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒	☐

Discussion

The proposed project would include the demolition of an existing single-family residence and construction of a new single-family residence. The proposed project would not result in an increase in vehicle miles travelled (VMT), and therefore would not result in an increase in energy use related to vehicular travel. The proposed project would also be required to comply with SCA 84: Green Building Requirements, described in Section 7.0, Draft Mitigated Negative Declaration, which requires the project applicant to comply with the requirements of the California Green Building Standards (CALGreen) and City's Green Building Ordinance. Therefore, with implementation of SCA 84, the proposed project would not result in wasteful, inefficient, or unnecessary energy use and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and this impact would be less than significant.

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
The project would have a significant impact on the environment if it would expose people or structures to geologic hazards, soils, and/or seismic conditions so unfavorable that they could not be overcome by special design using reasonable construction and maintenance practices. Specifically:					
a. Expose people or structures to substantial risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or Seismic Hazards Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.	☐	☐	☒	☐	☐
ii. Strong seismic ground shaking?					
iii. Seismic-related ground failure, including liquefaction, lateral spreading, subsidence, collapse?					
iv. Landslides?					
b. Result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways;	☐	☐	☒	☐	☐
c. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007, as it may be revised), creating substantial risks to life or property;	☐	☐	☒	☐	☐
d. Be located above a well, pit, swamp, mound, tank vault, or unmarked sewer line, creating substantial risks to life or property?	☐	☐	☐	☐	☒
e. Be located above landfills for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property?	☐	☐	☐	☐	☒
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒

Discussion

The project site is not located within the Alquist-Priolo Earthquake Fault Zone for the Hayward Fault. The project site is located within an area of "Very Low Susceptibility" for liquefaction and expansive soils, but a portion of the site is located within the Earthquake Induced Landslide Zone.[4]

[4] Oakland, City of. Op. cit.

Additionally, the project site, and the San Francisco Bay Area as a whole, is located in a seismically active region subject to strong seismic ground shaking. Seismic ground shaking on the project site could also result in soil erosion or loss of topsoil. Implementation of SCA 36: Construction-Related Permit(s) and SCA 37: Soils Report, which are described in Section 7.0, Draft Mitigated Negative Declaration, would be required as the proposed project would require a grading permit. SCA 36 and 37 require, among other things, that the project applicant implement the recommendations contained in an approved soils report during project design and construction. Therefore, with implementation of SCA 36 and SCA 37, impacts related to ground shaking, seismic-related ground failure, landslides, expansive soils, and soil erosion would be less than significant.

The proposed single-family residence would connect to the City's water and wastewater system and would be constructed on the same footprint and foundation as the existing single-family residence. Therefore, the proposed project would not be located above a well, pit, swamp, mound, tank vault, unmarked sewer line, landfill, or unknown fill soil and would not require the use of an alternative wastewater disposal system, and there would be no impact.

4.8 GREENHOUSE GAS AND CLIMATE CHANGE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;	☐	☐	☐	☒	☐
b. Fundamentally conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions.	☐	☐	☐	☒	☐

Discussion

The Environmental Impact Report (EIR) prepared for the City's 2007-2014 Housing Element Update determined that proposals for housing developments containing 172 units or less would result in less-than-significant project-level greenhouse gas emissions (GHG) impacts, and therefore would not require additional-project specific GHG analysis. The CEQA Addendum prepared for the City's 2015-2023 Housing Element confirmed that adoption of the Housing Element would not increase GHG emissions. Additionally, the Bay Area Air Quality Management District makes an initial assessment that new buildings of less than 87-92 units would not have GHG impacts.[5] The proposed project would consist of the construction of a new single-family residence that would replace an existing single-family residence, and therefore would not result in any net new residential units. Therefore, the proposed project would have a less-than-significant impact related to GHG.

[5] Oakland, City of, 2010. *City of Oakland Housing Element Draft Environmental Impact Report*. State Clearinghouse No. 2009092065. August.

4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;	☐	☐	☒	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;	☐	☐	☒	☐	☐
c. Create a significant hazard to the public through the storage and use of acutely hazardous materials near sensitive receptors;	☐	☐	☒	☐	☐
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	☐
f. Result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions;	☐	☐	☐	☒	☐
g. Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would result in a significant safety hazard for people residing or working in the project area;	☐	☐	☐	☒	☐
h. Be located within the vicinity of a private airstrip, and would result in a significant safety hazard for people residing or working in the project area;	☐	☐	☐	☒	☐
i. Fundamentally impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	☐	☐	☐	☒	☐
j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	☐	☐	☒	☐	☐

Discussion

The proposed project would result in the demolition of the existing single-family residence on the project site and the construction of a new single-family residence on the same building footprint and foundation. After completion of construction activities associated with the proposed project, no routine transport or disposal of hazardous materials would occur. The proposed project would include the demolition of an existing residential structure, and is underlain by serpentine soils, as noted in Section 4.4, Biological Resources. Therefore, SCA 26: Asbestos in Structures, SCA 27: Naturally-Occurring Asbestos, and SCA 42: Hazardous Materials Related to Construction, which are described in Section 7.0, Draft Mitigated Negative Declaration, would be required to ensure construction-related activities don't result in a release of hazardous materials.

There are various schools and sensitive receptors located within the vicinity of the project site. However, as noted above, SCA 26, 27, and 42 would ensure that construction-related activities would not result in the release of hazardous materials, and the operational-period would not include the routine storage or use of any hazardous materials.

The project site is not included on any list of hazardous materials site compiled pursuant to Government Code Section 65962.5.[6] The proposed project would not include any modifications to the existing roadways on or in the vicinity of the project site, and therefore would not result in any impacts related to emergency access or an adopted emergency response plan. The project site is also located outside of the land use plan for the Oakland International Airport, and is not located within the vicinity of any private airstrips.[7]

The project site is located within the Wild Fire Assessment District,[8] and therefore SCA 46: Designated Very High Fire Severity Zone – Vegetation Management, described in Section 7.0, Draft Mitigated Negative Declaration, would be required. SCA 46 requires preparation of a Vegetation Management Plan, which would reduce potential impacts related to wildland fires to a less-than-significant level.

Therefore, with implementation of SCA 26, SCA 27, SCA 42, and SCA 46, potential impacts related to hazards and hazardous materials would be less than significant.

6 California Environmental Protection Agency, 2020. Cortese List Data Resources. Website: https://calepa.ca.gov/sitecleanup/corteselist/ (accessed January 2020).

7 Alameda County Airport Land Use Commission, 2010. *Oakland International Airport Land Use Compatibility Plan*. December.

8 Oakland, City of. Op. cit.

4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Violate any water quality standards or waste discharge requirements; create or contribute substantial runoff that would be an additional source of polluted runoff; otherwise substantially degrade water quality; or	☐	☐	☒	☐	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or proposed uses for which permits have been granted).	☐	☐	☐	☒	☐
c. Result in substantial erosion or siltation on or off site that would affect the quality of receiving waters;	☐	☐	☒	☐	☐
d. Result in substantial flooding on- or off-site;	☐	☐	☒	☐	☐
e. Create or contribute substantial runoff that would exceed the capacity of existing or planned stormwater drainage systems;	☐	☐	☐	☒	☐
f. Otherwise substantially degrade water quality;	☐	☐	☒	☐	☐
g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows;	☐	☐	☐	☒	☐
h. Expose people or structures to a substantial risk of loss, injury, or death involving flooding;	☐	☐	☐	☒	☐
i. Expose people or structures to a substantial risk of loss, injury, or death as a result of inundation by seiche, tsunami, or mudflow;	☐	☐	☐	☒	☐
j. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increase the rate or amount of flow of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, either on or off site; or	☐	☐	☒	☐	☐
k. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (Oakland Municipal Code Chapter 13.16) intended to protect hydrologic resources.	☐	☐	☐	☐	☒

Discussion

The proposed project would require a grading permit, and therefore would be required to comply with SCA 48: Erosion and Sedimentation Control Plan for Construction, which is described in Section 7.0, Draft Mitigated Negative Declaration. SCA 48 requires the implementation of an Erosion and Sedimentation Control Plan, which would ensure that the proposed project would not violate any

water quality standards or waste discharge requirements or result in substantial off-site erosion. The project site is also located on a hillside property and would create new impervious surfaces, and therefore would be required to implement SCA 50: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties, SCA 51: Site Design Measures to Reduce Stormwater Runoff, and SCA 52: Source Control Measures to Limit Stormwater Pollution, described in Section 7.0, Draft Mitigated Negative Declaration, which would ensure the proposed project would not result substantial on- or off-site flooding.

The proposed project would be constructed on the same footprint and foundation of the existing single-family residence, and therefore would not require dewatering during construction, and would not interfere with groundwater recharge as it would not include substantially more impervious surfaces. The project site is also not located within a 100-year flood zone, and is not located near or adjacent to any creeks.[9]

Therefore, with implementation of SCA 48, SCA 50, SCA 51, and SCA 52, the proposed project would have a less-than-significant impact related to hydrology and water quality.

[9] Oakland, City of. Op. cit.

4.11 LAND USE, PLANS, AND POLICIES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Physically divide an established community;	☐	☐	☐	☒	☐
b. Result in a fundamental conflict between adjacent or nearby land uses;	☐	☐	☐	☒	☐
c. Fundamentally conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and actually result in a physical change in the environment;	☐	☐	☐	☒	☐
d. Fundamentally conflict with any applicable habitat conservation plan or natural community conservation plan.	☐	☐	☐	☒	☐

Discussion

The proposed project would result in the demolition of the existing single-family residence on the project site and the construction of a new single-family residence on the same footprint and foundation. The proposed project would not change the existing use on the project site, would not include modifications to any of the existing roadways within the vicinity site, and is not located within the boundaries of any habitat conservation plan or natural community plan. Therefore, the proposed project would have a less-than-significant impact related to land use and planning.

4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
The project would have a significant impact on the environment if it would:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or	☐	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	☐	☐	☐	☐	☒

Discussion

There are no known mineral resources located on or near the project site. Additionally, as noted in Section 1.0, General Project Information, the project site is within the RH-3 zoning district, which does not include mineral resource collection or production as an approved use. Therefore, the proposed project would have no impact related to mineral resources.

4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project result in:					
a. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding construction noise, except if an acoustical analysis is performed that identifies recommend measures to reduce potential impacts (during the hours of 7:00 p.m. to 7:00 a.m. on weekdays and 8:00 p.m. to 9:00 a.m. on weekends and federal holidays, noise levels received by any land use from construction or demolition shall not exceed the applicable nighttime operational noise level standard); or	☐	☐	☒	☐	☐
b. Generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code Section 8.18.020) regarding persistent construction-related noise;	☐	☐	☒	☐	☐
c. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise.	☐	☐	☒	☐	☐
d. Generate noise resulting in a 5 dBA permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or, if under a cumulative scenario where the cumulative increase results in a 5 dBA permanent increase in ambient noise levels in the project vicinity without the project (i.e., the cumulative condition including the project compared to the existing conditions) and a 3 dBA permanent increase is attributable to the project (i.e., the cumulative condition including the project compared to the cumulative baseline condition without the project)	☐	☐	☒	☐	☐
e. Expose persons to interior day/night noise level (Ldn) or community noise equivalent level (CNEL) greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories, and long-term care facilities (and may be extended by local legislative action to include single-family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24); or	☐	☐	☒	☐	☐
f. Expose the project to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan after incorporation of all applicable SCAs; or expose persons to or generate noise levels in excess of applicable standards established by a regulatory agency (e.g., occupational noise standards of the Occupational Safety and Health Administration [OSHA]).	☐	☐	☒	☐	☐

g. During either project construction or project operation, expose persons to or generate groundborne vibration that exceeds the criteria established by the Federal Transit Administration (FTA).	☐	☐	☒	☐	☐

Discussion

The project applicant would be required to comply with SCA 61: Construction Days/Hours, SCA 62: Construction Noise, SCA 63: Extreme Construction Noise, SCA 67: Operational Noise, described in Section 7.0, Draft Mitigated Negative Declaration, which would ensure construction-related activities do not occur outside of the time allowed by the City's Noise Ordinance and would not generate noise in violation of the City's Noise Ordinance during both the construction and operational periods. Additionally, the proposed project would not result in any new uses on the project site, including stationary noise sources, and would not result in an increase in the number of vehicular trips to and from the project site, and therefore would not result in new operational noise impacts. Therefore, with implementation of SCA 61, SCA 62, SCA 63, and SCA 67, the proposed project would have a less-than-significant impact related to noise.

4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Induce substantial population growth in a manner not contemplated in the General Plan, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extensions of roads or other infrastructure), such that additional infrastructure is required but the impacts of such were not previously considered or analyzed.	☐	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element.	☐	☐	☐	☒	☐

Discussion

The proposed project would consist of the demolition of the existing single-family residence on the project site and the construction of a new single-family residence on the same footprint and foundation. Therefore, the proposed project would not result in any new unplanned population growth, and there would be no net new residential units. The proposed project would temporarily displace the existing residents of the project site (the project applicants), but would not require the construction of replacement housing elsewhere in the City, as the proposed project would displace only one residence for a short period of time. Therefore, the proposed project would have a less-than-significant impact related to population and housing.

4.15 PUBLIC SERVICES, PARKS, AND RECREATION FACILITIES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: i. Fire protection? ii. Police protection? iii. Schools? iv. Other public facilities?	☐	☐	☐	☐	☒
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or include recreational facilities or require the construction or expansion of recreational facilities that might have a substantial adverse physical effect on the environment.	☐	☐	☐	☐	☒

Discussion

The proposed project would not result in an increase in population that would require the provision of new fire or police facilities, schools, parks, or other public facilities, or result in the need for physically altered facilities. The project site currently contains a single-family residence, and therefore would not generate any new use or demand for recreational facilities. Therefore, the proposed project would have no impact related to public services, parks, and recreational facilities.

4.16 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Conflict with a plan, ordinance, or policy addressing the safety or performance of the circulation system, including transit, roadways, bicycle and pedestrian facilities (except for automobile level of service or other measures of vehicle delay); or	☐	☐	☐	☐	☒
b. Cause substantial additional vehicle miles traveled (per capita, per service population, or other appropriate efficiency measure); or	☐	☐	☐	☐	☒
c. Substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network.	☐	☐	☐	☐	☒

Discussion

The proposed project would consist of the demolition of an existing single-family residence and the construction of a new single-family residence. The proposed project would not result in an increase in vehicle miles traveled, as the use and population on the project site would not change, and would not include any modifications to the existing transportation network within the vicinity of the project site. Therefore, the proposed project would have no impact related to transportation.

4.17 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐	☐

Discussion

As noted in Section 1.0, General Project Information, the City sent letters describing the project and maps depicting the project site via certified mail on January 31, 2020, to Native American tribes that had previously requested to be contacted by the City for potential consultation pursuant to AB 52. As of the date of publication, the City has not received any requests for consultation.

As noted in Section 4.5, Cultural and Historic Resources, the project site is not listed on, or eligible for listing on, the California Register of Historic Resources. Additionally, the City, as Lead Agency, has not determined that there are any existing resources significant to Native American Tribes within the project site. The project applicant would also be required to comply with SCA 32 and SCA 34, which would ensure that any potential impacts to previously unknown tribal cultural resources would be less than significant.

4.18 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
Would the project:					
a. Exceed wastewater treatment requirements of the San Francisco Bay RWQCB;	☐	☐	☐	☒	☐
b. Require or result in construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;	☐	☐	☐	☒	☐
c. Exceed water supplies available to serve the project from existing entitlements and resources, and require or result in construction of water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	☐	☐	☐	☒	☐
d. Result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;	☐	☐	☐	☒	☐
e. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and require or result in construction of landfill facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or violate applicable federal, state, and local statutes and regulations related to solid waste.	☐	☐	☐	☒	☐
f. Violate applicable federal, state, and local statutes and regulations related to solid waste;	☐	☐	☐	☒	☐
g. Violate applicable federal, state, and local statutes and regulations relating to energy standards; or	☐	☐	☐	☒	☐
h. Result in a determination by the energy provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	☐	☐	☐	☒	☐

Discussion

The proposed project would consist of the demolition of an existing single-family residence and the construction of a new single-family residence on the same footprint and foundation. The proposed project would result in the expansion of an existing residential use, but would not result in an increase in the population on the project site and therefore would not substantially increase demand for water, or generate substantially more wastewater. Additionally, because the proposed project would be constructed on the same footprint as the existing residence, the proposed project would not require altered stormwater facilities, as drainage on the project site would be substantially the same. The proposed project would result in similar solid waste generation and energy use as the existing residence on the project site, and therefore the landfill and energy provider would both have sufficient capacity to serve the proposed project. Therefore, the proposed project would have a less-than-significant impact related to utilities and service systems.

4.19 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
i. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
j. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐	☐
k. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐	☐
l. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐	☐

Discussion

The project site is not located within a State Responsibility Area (SRA) for fire service.[10] The project site is located within the City's Wildfire Assessment District, however, as noted in Section 4.9, Hazards and Hazardous Materials, implementation of SCA 46 would ensure impacts related to wildland fires would be less than significant. Therefore, with implementation of SCA 46, the proposed project would have a less-than-significant impact related to wildfire.

[10] California Board of Forestry and Fire Protection, 2020. State Responsibility Area Viewer. Website: https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/ (accessed January 2020).

4.20 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant with Standard Conditions of Approval	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒	☐

Discussion

With implementation of Mitigation Measures BIO-1 through BIO-4, the proposed project would not threaten to eliminate a plant or animal species or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of SCA 32: Archaeological and Paleontological Resources – Discovery During Construction and SCA 34: Human Remains – Discovery During Construction would ensure examples of the major periods of California history or prehistory are not eliminated.

The proposed project would consist of the demolition of an existing single-family residence and construction of a new residence on the same footprint and foundation. Therefore, the proposed project's impacts would be individually limited and not cumulatively considerable, as the project does not include an increase in population or a change in use that would combine with other projects in the vicinity to result in considerable impacts.

As noted throughout this document, the proposed project would not have any adverse environmental impacts that could not be reduced through the implementation of mitigation measures or SCAs, and this impact would be less than significant.

5.0 LIST OF PREPARERS

LSA Associates, Inc.
157 Park Place
Pt. Richmond, CA 94801
Theresa Wallace, AICP, Principal in Charge
Matthew Wiswell, Planner
Patty Linder, Graphics

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6.0 REFERENCES

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7.0 DRAFT MITIGATED NEGATIVE DECLARATION

CITY OF OAKLAND
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
DRAFT MITIGATED NEGATIVE DECLARATION

7.1 INTRODUCTION

7.1.1 Project Title

5200 Old Redwood Road Single Family Residence Project

7.1.2 Lead Agency Address

Bureau of Planning
City of Oakland
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612

7.1.3 Contact Person and Phone Number

Neil Gray, Planner IV
City of Oakland
Bureau of Planning
(510) 238-3878

7.1.4 Project Sponsor and Address

Kiren Jain
5200 Old Redwood Road
Oakland, CA 94619

7.1.5 Existing General Plan Designation and Zoning

The project site has a General Plan Land Use Designation of Hillside Residential and is within the Hillside Residential – 3 (RH-3) zoning district.

7.1.6 Project Description

The proposed project consists of the demolition of the existing structure on the project site and the construction of a two-story, approximately 12,481-square-foot single-family residence that would be built upon the existing foundation and footprint. The proposed residence would have a maximum height of approximately 31 feet, 7 inches. The existing driveway on the project site would not be modified.

7.1.7 Location of Project

The project site is located at 5200 Old Redwood Road in the City of Oakland.

7.2 STANDARD CONDITIONS OF APPROVAL

The following Standard Conditions of Approval (SCA) would be required. The list below is not comprehensive, but instead is meant to identify the SCAs that would address potential environmental impacts. If an SCA is not listed below, that does not preclude its applicability to the proposed project.

7.2.1 Aesthetics

SCA 19. 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

7.2.2 Air Quality

SCA 20. 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

SCA 21. 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

SCA 26. 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

SCA 27. Naturally-Occurring Asbestos

Requirement: The project applicant shall comply with all applicable laws and regulations regarding construction in areas of naturally-occurring asbestos, including but not limited to, the Bay Area Air Quality Management District's (BAAQMD) Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (implementing California Code of Regulations, section 93105, as may be amended) requiring preparation and implementation of an

Asbestos Dust Mitigation Plan to minimize public exposure to naturally-occurring asbestos. 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

7.2.3 Cultural Resources

SCA 32. 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

SCA 34. 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

7.2.4 Geology and Soils

SCA 36. 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

SCA 37. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. 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

7.2.5 Hazards and Hazardous Materials

SCA 42. 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 manufacture'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

SCA 46. Designated Very High Fire Hazard Severity Zone – Vegetation Management

a. **Vegetation Management Plan Required**

Requirement: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:

1. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;
2. Removal of leaves and needles from roofs and rain gutters;
3. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;
4. Trimming back vegetation around windows;

5. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes with less than 5% of less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.
6. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;
7. Clearing out ground-level brush and debris; and all non-ornamental plants, seasonal weeds & grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.
8. Stacking woodpiles away from structures at least 20 feet from residential structures.
9. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Hazard Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.

When Required: Prior to approval of construction-related permit
Initial Approval: Oakland Fire Department
Monitoring/Inspection: Oakland Fire Department

b. **Fire Safety Prior to Construction**

Requirement: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6" or less from the construction, access and staging area to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.

When Required: Prior to approval of construction-related permit
Initial Approval: Oakland Fire Department
Monitoring/Inspection: Oakland Fire Department

c. **Fire Safety During Construction**

Requirement: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.
When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

d. **Smoking Prohibition**

Requirement: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building and Oakland Fire Department

7.2.6 Hydrology and Water Quality

SCA 48. Erosion and Sedimentation Control Plan for Construction

a. **Erosion and Sedimentation Control Plan Required**

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.
When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Building
Monitoring/Inspection: N/A

b. **Erosion and Sedimentation Control During Construction**

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.
When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

SCA 50. Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties

Requirement: The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.
When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

SCA 51. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
b. Utilize permeable paving in place of impervious paving where appropriate;
c. Cluster structures;
d. Direct roof runoff to vegetated areas;
e. Preserve quality open space; and
f. Establish vegetated buffer areas.

When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: N/A

SCA 52. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
b. Minimize the use of pesticides and fertilizers;
c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
d. Cover trash, food waste, and compactor enclosures; and
e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
g. Dumpster drips from covered trash, food waste, and compactor enclosures;
h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
j. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: N/A

7.2.7 Noise

SCA 61. 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

SCA 62. 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

SCA 63. 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:

1. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
2. 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;
3. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
4. 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
5. 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

SCA 67. 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

7.2.8 Utility and Service Systems

SCA 84. 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).
1. 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.

2. The set of plans in subsection (i) shall demonstrate compliance with the following:
   - CALGreen mandatory measures.
   - Green building point level/certification requirement: 53 points for residential 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:

1. 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.
2. 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.
3. 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: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.
When Required: Prior to Final Approval
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

7.3 MITIGATION MEASURES

The following mitigation measures would be required.

7.3.1 Biological Resources

Mitigation Measure BIO-1: All construction-related activities, including demolition, building, material staging, equipment storage, and access shall occur within previously developed portions of the project site.

Mitigation Measure BIO-2: Prior to the start of construction, a qualified biologist shall conduct an educational training program for all construction personnel. The training shall include, at a minimum, a description of serpentine grassland plant community and the species of concern that occupy it; an explanation of the legal status of the species under federal or State laws; the specified impact avoidance measures to be implemented to reduce take of these species; communication and work stoppage procedures in case the species is observed within the action area; and an explanation of the necessity of observing the limits of work within the Construction Boundary. A fact sheet conveying this information shall be prepared and distributed to all construction personnel. Upon completion of the program, personnel shall sign a form stating that they attended the training program and understand their responsibilities. The construction foreman shall be responsible for ensuring that all trades are provided this information throughout the duration of the job.

Mitigation Measure BIO-3: Prior to the start of construction, a temporary sediment and debris barrier shall be installed on the portions of the Construction Boundary that slope toward serpentine habitat, as shown on Figure 3 of the BSA. The fence shall consist of standard construction silt fence material with a height of 36 inches. In two locations, the fence shall be attached to the existing perimeter chain-link fence for support. Along the edge of the concrete pool patio, the fence shall be self-supporting, with vertical stakes driven into soil in the landscaped beyond the edge of the patio. The lower six inches of fence material shall either be folded toward the construction side of the fence and weighted down, or backfilled in a trench; with both methods, the purpose is to completely contact the surface so that water will not flow under it.

Mitigation Measure BIO-4: Prior to the start of construction, signs shall be installed on the existing perimeter chain-link fence or in visible locations along the Construction Boundary as shown on Figure 3 in the BSA. Each sign shall be 18 x 12 inches, and shall be installed approximately every 50 feet. The language on the signs shall be: “STOP. SENSITIVE RARE PLANT HABITAT. NO ENTRY BEYOND THIS POINT. Contact the foreman for information.”

7.4 DETERMINATION

In accordance with local procedures regarding the California Environmental Quality Act (CEQA), the Planning Department has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment, and on the basis of that study recommends the following determination:

The proposed project will not have a significant effect on the environment based on the implementation of the required standard conditions of approval and mitigation measures, and therefore, an Environmental Impact Report (EIR) is not required.

The Initial Study incorporates all relevant information regarding potential environmental effects of the project and confirms the determination that an EIR is not required.

7.5 FINDINGS

Based on the findings of the Initial Study, the proposed project will not have a significant effect on the environment for the following reasons:

1. As discussed in the preceding sections, the proposed project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants.

2. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the proposed project will be less than significant.

3. When impacts associated with the adoption of the proposed project are considered alone or in combination with other impacts, the project-related impacts are less than significant.

4. The above discussions do not identify any substantial adverse impacts to people as a result of the proposed project.

5. This determination reflects the independent judgment of the City.

Signature

Date 6/17/2020

APPENDIX A

BIOLOGICAL SITE ASSESSMENT

Technical Memorandum

WOOD BIOLOGICAL CONSULTING
Chris Rogers, Principal
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El Granada, CA 94018
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www.wood-biological.com

DATE: July 15, 2019
TO: Scott White
Scott White Construction Co., Inc.
3527 Mt. Diablo Blvd, #291
Lafayette, CA 94549
FROM: Chris Rogers
SUBJECT: Biological Site Assessment, 5200 Old Redwood Road, Oakland, CA

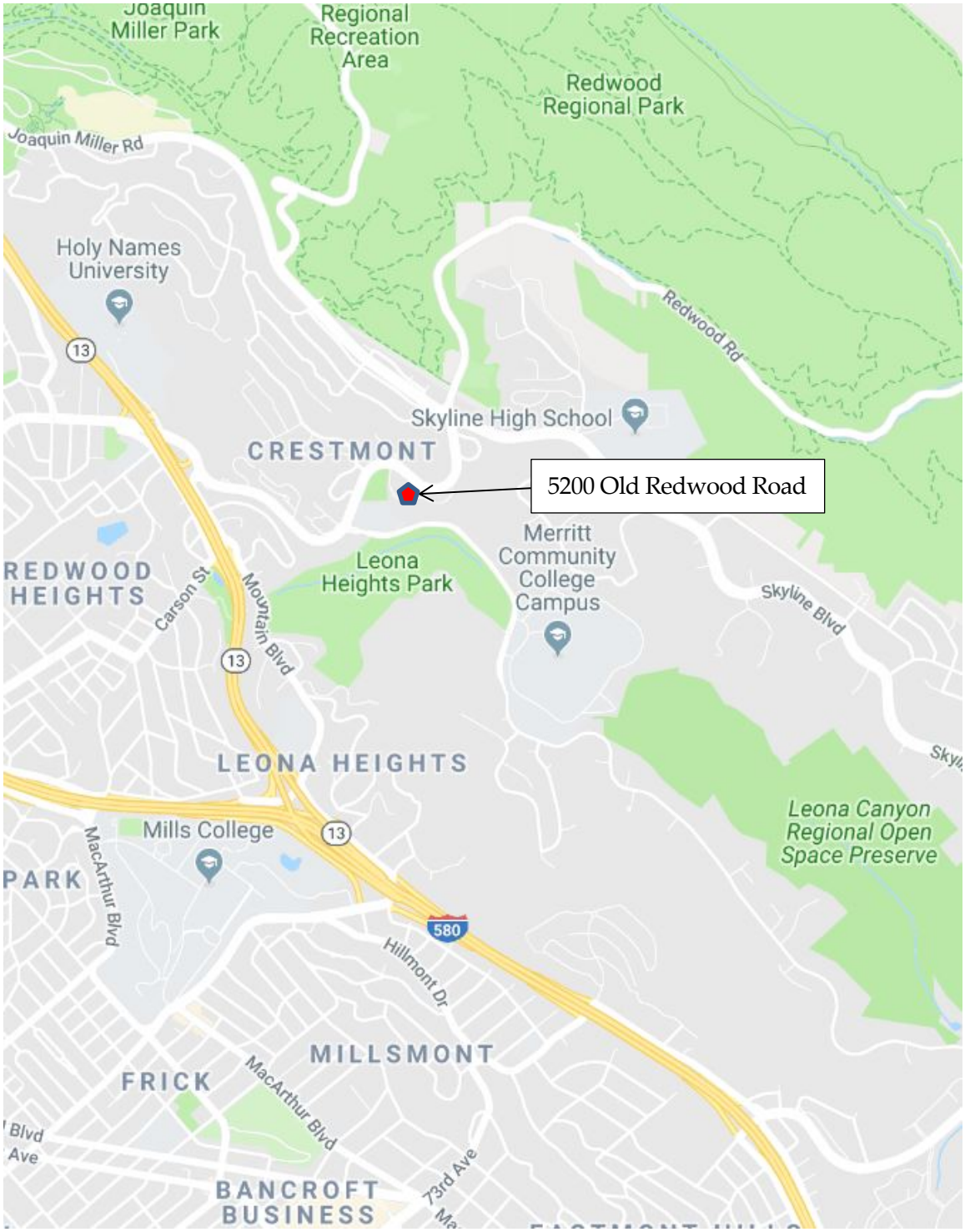
Summary

At the request of Scott White Construction, Wood Biological Consulting (WBC) evaluated two parcels at 5200 Old Redwood Road, Oakland, CA (**Figure 1**), to document the location and extent of serpentine soil and rare plant habitat in relation to a proposed residential remodeling project. The assessment was conducted to satisfy the request of the City of Oakland Planning Department (contact: Michael Bradley) as a condition of issuing City approvals of the proposed project. The two parcels are APN 37A-3138-3-10 and APN 37A-3138-4-6.

Based on two site visits, review of all available biological information and proposed development plans, special-status plant species habitat and sensitive natural communities are not present within the proposed construction boundary (including the footprint of the structure to be demolished and rebuilt, and all construction-related activities, such as staging areas, materials and equipment storage, parking, and access routes to support the project.

Special-status plant species habitat and one sensitive natural community are present on portions of the two subject parcels adjacent to but outside of the project envelope. No project related activities would result in take of special status species, or temporary or permanent impacts to their habitat, or to sensitive natural communities.

Figure 1. Project Location



Methods

Background Information

Prior to visiting the study area, WBC evaluated habitat types and surrounding land uses by viewing recent aerial and "street-view" photographs. WBC also reviewed standard databases to investigate the potential presence of special-status biological resources or jurisdictional wetlands within the vicinity of the project. Occurrence summaries were obtained from database queries for the Oakland East 7.5-minute USGS quadrangles from the available databases: California Natural Diversity Database[1], California Native Plant Society[2], and US Fish and Wildlife Service. Of these sources, CNDDB also provides geospatial mapping of documented occurrences. For this location, three features have been recorded

1. **Presidio clarkia** (*Clarkia franciscana*)

   Regulatory Status: FESA: Endangered; CESA: Endangered; CRPR: 1B.1(plants that are rare, threatened, or endangered in California or elsewhere).

   Description: Presidio clarkia (*Clarkia franciscana*) is a slender branched herb in the evening-primrose family (Onagraceae). It is a small annual with finely hairy stems reaching 18 inches in height. Its leaves are narrow, lance-shaped and less than two inches long. Flowers have wedge-shaped petals with blunt tips, are up to one-half inch long, and are lavender-pink to white near the middle and bright reddish-purple at the base. Flowering occurs mostly in early May.

   Presidio clarkia is restricted to coastal scrub or needlegrass grassland on serpentine-derived soils. It is the only *Clarkia* species restricted to serpentine soils[3]. It has a serpentine affinity[4] rating of 6.1 (strict endemic), which means that it occurs only on serpentine soils.

   The historic distribution of Presidio clarkia is unknown. It is currently extant at only two carefully guarded sites in the Presidio of San Francisco and it is known to have been extirpated from a third. The San Francisco populations are currently

[1] California Natural Diversity Database (CNDDB). 2019. RareFind 5.0. California Department of Fish and Wildlife, Biogeographic Data Branch. Sacramento, California. Version 5.2.14 Information dated February 5.

[2] California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 05 February 2019].

[3] U.S. Fish and Wildlife Service. 1998. Recovery Plan for Serpentine Soil Species of the San Francisco Bay Area. USFWS, Portland, Oregon. 330+pp.

[4] Safford, H. D., J.H. Viers, and S.P. Harrison. 2005. Serpentine endemism in the California flora: a database of serpentine affinity. Madroño 52(4): 222-257.

being managed and monitored by the Golden Gate National Recreation Area (GGNRA).

In 1988**,** disjunct populations of Presidio clarkia were found in the Oakland Hills. Since then, two additional populations in the Oakland Hills have been discovered. Genetic comparisons between the Presidio and Oakland populations concluded that at least one of the Oakland populations is indigenous[5]. Although the discovery of the Oakland populations has greatly increased the likelihood that Presidio clarkia can be protected, its numbers are still so low that extinction remains a distinct possibility.

Based on a prior surveys and documentation, Presidio clarkia is expected to occur in serpentine grassland at the western edge of the property boundary.

1. **Tiburon buckwheat** (*Eriogonum luteolum* var. *caninum*)

   Regulatory Status: California Rare Plant Rank 1B.2 (plants that are rare, threatened, or endangered in California or elsewhere).

   Description: Tiburon buckwheat is an annual plant the buckwheat family (Polygonaceae). It is a low, prostrate to ascending herb with numerous glabrous, reddish stems up to 15 inches long. Leaves are basal and on lower nodes only. They up to one inch long, greenish above, white tomentose below, with a rounded tip. Petioles are two to three times as long as the leaves. Flowers are rose-red and develop June through September.

   Tiburon buckwheat occurs in chaparral, coastal prairie and valley/foothill grassland, usually on serpentine outcrops or serpentine-derived soils. It has a serpentine affinity rating of 5.5 (strict endemic), meaning it occurs only on serpentine soils. It is known from Alameda, Colusa, Lake, Marin, Napa, Santa Clara, San Mateo and possibly Contra Costa counties. It is believed extirpated in Sonoma County. Tiburon buckwheat is known from several locations in the East Bay Hills from Berkeley, Oakland and Skyline, including on one of the subject parcels[1, 4].

   Based on a prior surveys and documentation, Tiburon buckwheat is expected to occur on exposed serpentine bedrock at the western edge of the property boundary.

[5] Gottlieb, L.D., and S.W. Edwards. 1992. An electrophoretic test of the genetic independence of a newly discovered population of *Clarkia franciscana.* Madroño 39(1):1-7.

2. Serpentine grassland

Serpentine grassland (also serpentine bunchgrass grassland) occurs on soils derived from serpentinite. Compared grasslands on non-serpentine soils, serpentine grasslands generally have lower overall plant cover, but also lower cover of non-native species that typify non-native annual grasslands. This is attributable to the chemistry of serpentine soils, which can be limiting to the growth of non-native species not adapted to low fertility and heavy metals. Over sixty percent of the serpentine vegetation in the San Francisco Bay Region is serpentine bunchgrass grassland[6]. The soil is generally deeper in the bunchgrass habitats than in others. There are several native bunchgrass species associated with this community with purple needlegrass (*Stipa pulchra*) among the most common.

Serpentine bunchgrass grassland conforms to the *Nassella pulchra* Herbaceous Alliance, which is sensitive natural community that is tracked by CNDDB.

Field Survey

WBC botanist Chris Rogers conducted a habitat assessment on February 18, 2019, with the purpose of mapping the extent of serpentine soil as a surrogate for habitat for Presidio clarkia and Tiburon buckwheat. It was acknowledged that the survey would not occur during the flowering and identification period of the two rare plants, but they are presumed present in areas that conform to the habitat descriptions of these species. Suitable habitat is considered to be areas of serpentine bunchgrass vegetation, and all other areas of exposed serpentine soil.

The purpose of the habitat assessment was to delineate potential habitat for Presidio clarkia and Tiburon buckwheat based on the extent of serpentine soils, and to map the extent of recognizable serpentine bunchgrass habitat based on plant species that typify that vegetation type. All areas within the study area shown on **Figure 2** were surveyed on foot, including the built and landscaped portions immediately surrounding the existing house, the undeveloped portions of the parcels (generally downslope of the house site), and the shoulders of Old Redwood Road and Redwood Road that abut the subject parcels. No survey was made of the adjacent residential parcel northwest (downslope) of the subject parcels, and no representation are made with regard to that parcel.

On June 7, 2019, WBC botanist Chris Rogers performed an additional for Presidio clarkia and Tiburon buckwheat to provide specific location detail on where these species are present in relation to the proposed project. The survey was timed to coincide with the flowering times of Presidio clarkia and Tiburon buckwheat, based on CNDDB records of

[6] McCarten, N. 1993. Serpentines of The San Francisco Bay Region: Vegetation, Floristics, Distribution and Soils. Report to Endangered Plant Program, Calif. Dept. of Fish and Game. Sacramento. 118 pp.


Figure 2
Redwood Rd
Parcel Boundary
Study Area
ORN
SG
T
T
ORN
T
ORN
NNG/B
Presidio clarkia
Old Redwood Rd
SG - Serpentine Grassland
ORN - Ornamental
NNG/B - Non-native grassland / broom
T - Turf
N
100 ft
Google Earth
© 2018 Google

when observations of these species had previously been made. A systematic pedestrian survey was made of the entire serpentine grassland and abutting areas, and ample time was taken to observe and identify all plant species present.

Description of the Study Area

The study area is located at 5200 Old Redwood Road, in the Crestmont district of Oakland, Alameda County, CA (37.79610°N, 122.172361°W). The study area consists of two parcels; the larger parcel with the existing house is accessed from Old Redwood Road to the south, and is bordered by Redwood Road to the north. This majority of this parcel was leveled for the original house construction in 1967, and is almost entirely occupied by the existing house, patios, pool, and ornamental landscaping contained within a perimeter chain-link fence. The landscaping is very mature and in some cases overgrown or uncultivated. Downslope of the landscaping is a narrow band of vegetation dominated by non-native weedy plants. The lower slopes, largely comprising the second parcel, support serpentine grassland and the rare plant habitat. Each of the vegetation zones described below is shown on Figure 2 and illustrated in photographs in Appendix A.

Ornamental

Ornamental landscaping surrounds the entire house. A retaining wall to the north of the driveway separates a slope with dense trees and shrubs that screens Old Redwood Road (Photo 1, Appendix A). Similar tall screening trees are situated between the driveway and Old Redwood Road. Although dominated by planted Monterey pine (*Pinus* radiata), coast redwood (*Sequoia sempervirens*) and eucalyptus (*Eucalyptus* sp.) and shown on Figure 2 as "Ornamental", this area also includes several native species, such as coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and toyon (*Heteromeles arbutifolia*). Remnants of original ornamental landscaping and volunteer species include rosemary (*Rosmarinus officinalis*), iceplant (*Carpobrotus* sp.), firethorn (*Pyracantha* sp.), oleander (*Nerium oleander*), cotoneaster (*Cotoneaster franchetii*). The soil under this area is deep organic loam amended by many years of leaf litter accumulation and decomposition, irrigation, and possibly soil amendments. They are not suitable for Presidio clarkia or Tiburon buckwheat, and do not support serpentine grassland.

The northwestern side of the house is bordered by a row of tall and senescent juniper trees. The southern side of the patio and house are surrounded by dense juniper shrubs, cotoneaster and rosemary (Photo 2 and 3). Soils under these landscaped areas also are relatively organic, typical of cultivated landscaping, not suitable for Presidio clarkia or Tiburon buckwheat, and do not support serpentine grassland.

Turf

Three areas of former turf grass near the house have largely been taken over by weeds (Photo 1). These areas have imported sod soils that are not suitable for Presidio clarkia or Tiburon buckwheat, and do not support serpentine grassland.

Non-native Grassland / Broom

The parcel slopes to the south and east outside of the perimeter fence, and supports a narrow band of mainly weedy grass and brush (Photo 4 and 6). Non-native grass species and French broom (*Genista monspessulana*) dominate this zone, which makes it unsuitable for Presidio clarkia and Tiburon buckwheat, and is not considered serpentine bunchgrass vegetation. Based on the slope angle and soil characteristics, this zone appears to correspond to an area of overburden soil pushed downslope during the original site grading for the house. The soil appears relatively deep and loamy, but with some serpentine gravel mixed in the upper horizons, likely remnants of the grading of the original serpentine.

Serpentine Grassland

Downslope of the non-native grassland / broom zone, the original serpentine soil surface appears fairly intact and exhibits typical characteristics of serpentine grassland vegetation: dominance by the primary indicator plant species, purple needlegrass (*Stipa pulchra*), a few serpentine-tolerant species, such as California poppy (*Eschscholzia californica*) and soaproot (*Chlorogalum pomeridianum*), and a general absence of non-native weedy plant species. The second smaller parcel, abutting the larger parcel to the north, is almost entirely serpentine grassland (Photo 5 and 7). Mapping of the upper extent of serpentine grassland was conservative, based on the fairly abrupt transition from native species-dominated grassland vegetation to non-native, and on the visual appearance of serpentine rock at the surface.

At the lower edge of the slope, adjacent to the neighboring parcel to the north, is an exposure of bare serpentine rock with little to no soil development that would be classified as a *serpentine barren*, but is included within the area mapped as serpentine grassland (Photo 8). Similarly, nearly vertical cuts that form the shoulder of Old Redwood Road also are mostly bare serpentine rock without soil (Photo 9), and are included in the serpentine grassland mapping.

Serpentine grassland continues on the shoulder of Redwood Road, which is the northern portion of the subject parcels (Photo 10). This is a cut slope formed during construction of the road that has formed a thin veneer of serpentine soil that supports purple needlegrass and other indicator species. The perimeter chain link at the crest of this slope also marks the limit of the serpentine grassland, with landscaping on the other side.

Presidio clarkia

On June 7, 2019, Presidio clarkia was observed in flower on the steep bluff adjacent to Old Redwood Road (see Figure 2 and photos in Appendix A), which is entirely within a parcel owned by the City of Oakland. Presidio clarkia plants were limited to exposed serpentine rock and shallow soil at the edge of the bluff, on the bluff face, and in accumulated soil and rubble at the toe of the bluff, along the shoulder of Old Red wood Road. In some cases, Presidio clarkia plants were growing within three feet of the pavement. No Presidio clarkia plants were seen to the north or west on the project parcel, where the majority of the serpentine grassland habitat exists (see Figure 2). This location is consistent with previous observations made by others. The Presidio clarkia population was estimated at 200 plants.

Tiburon buckwheat

On June 7, 2019, plants of the genus *Eriogonum* were observed on the serpentine bluff with Presidio clarkia (see Figure 2 and photos), on the City of Oakland-owned parcel, and on the lower slope of the large serpentine barren, but also outside (west of) the property boundary. At the time of the survey, the plants were in leaf, but had not yet flowered, so positive identification was not possible. However, the habitat and location of previous observations were consistent with Tiburon buckwheat.

Naked buckwheat (*Eriogonum nudum*), a relatively common species that is not special-status, was identified from flowering plants in non-native annual grassland on non-serpentine soil. No unidentified buckwheats were observed on the project parcels.

Absence of Significant Effects of Proposed Project

The proposed construction project is spatially separated from, and physically buffered from the serpentine grassland, Presidio clarkia, and buckwheat populations. No temporary or permanent direct or indirect impacts on special status species or sensitive natural communities would result from implementation of the proposed project.
Figure 3 delineates several areas for support of construction activities: the existing driveway will be the only access route to the job site. Vehicle parking will be restricted to the paved driveway. Material storage and equipment storage also will be contained within paved areas. These areas also are separated from dense trees and landscaping by a three foot tall retaining wall and the perimeter chain-link fence that prevents movement toward the serpentine grassland on the shoulder of Redwood Road, to the north.

The proposed project is consistent with CEQA Section 15300.2 (Exceptions), specifically (c) below, in that it would not result in a significant effect.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

In addition, CEQA Section 15301 (Existing Facilities)[7], provides a Class 1 Categorical Exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or *private structures* (emphasis added), if the project involves negligible expansion of and existing use.

[7] http://resources.ca.gov/ceqa/guidelines/art19.html

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

The proposed project meets the key consideration for this exemption (negligible expansion of an existing use), as well as the criteria described in (2)(A) and (2)(B), above. The floor area is increasing by 3,983 sf, from an existing 7,433 sf to proposed 11,416 sf; the building footprint is not increasing. The project area is existing residential footprint, and is not environmentally sensitive, and would not directly or indirectly affect sensitive biological resources.

Project Design Features Included as Part of the Proposed Project

All work, including demolition, building, material staging, equipment storage and access would occur within previously developed portions of the larger parcel. Figure 3 shows the limit of the Construction Boundary in relation to the extent of serpentine habitat and Presidio clarkia and Tiburon buckwheat plants; the boundary would not extend beyond the paved or landscaped portions of the site. The existing perimeter chain-link fence and dense landscaping on the north, west and south sides of the house provide an effective barrier against entry into and disturbance of the serpentine habitat, which is situated outside the fence and downslope of the dense shrubs. These barriers will contain all activity, debris, equipment and traffic within the Construction Boundary shown on Figure 3.

Although the project will not result in a CEQA impact without the following measures, the following measures will further reduce the impact of the construction on serpentine habitat and special-status species near the project:

1. Worker Environmental Awareness Program (WEAP)

Prior to the start of construction, a qualified biologist shall conduct an educational training program for all construction personnel. The training shall include, at a minimum, a description of serpentine grassland plant community and the species of concern that occupy

it; an explanation of the legal status of the species under federal or State laws; the specified impact avoidance measures to be implemented to reduce take of these species; communication and work stoppage procedures in case the species is observed within the action area; and an explanation of the necessity of observing the limits of work within the Construction Boundary. A fact sheet conveying this information shall be prepared and distributed to all construction personnel. Upon completion of the program, personnel shall sign a form stating that they attended the training program and understand their responsibilities. The construction foreman will be responsible for ensuring that all trades are provided this information throughout the duration of the job.

2. Temporary Sediment and Debris Barrier Fence

Prior to the start of construction, a temporary sediment and debris barrier will be installed on the portions of the Construction Boundary that slope toward serpentine habitat, as shown on Figure 3. The fence will consist of standard construction silt fence material with a height of 36 inches. In two locations, the fence will be attached to the existing perimeter chain-link fence for support. Along the edge of the concrete pool patio, the fence will be self-supporting, with vertical stakes driven into soil in the landscaped beyond the edge of the patio. The lower six inches of fence material will either be folded toward the construction side of the fence and weighted down, or backfilled in a trench; with both methods, the purpose is to completely contact the surface so that water will not flow under it.

3. Environmental Awareness Signage

Prior to the start of construction, signs will be installed on the existing perimeter chain-link fence or in visible locations along the Construction Boundary as shown on Figure 3. Each sign will be 18 x 12 inches, and will be installed approximately every 50 feet. The language on the signs will be:

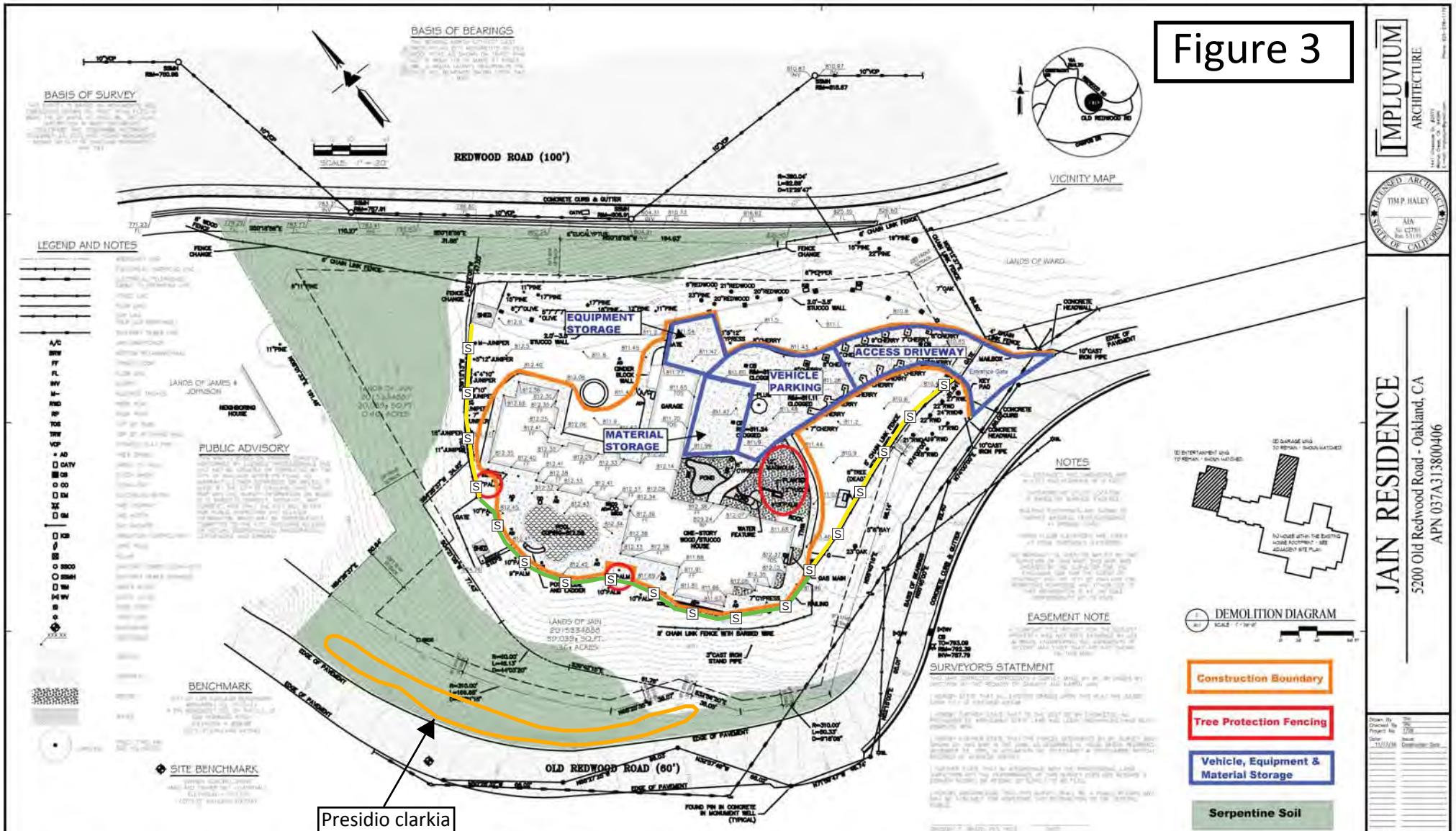
STOP

SENSITIVE RARE PLANT HABITAT

NO ENTRY BEYOND THIS POINT

Contact the foreman for information.

Figure 3



DEMOLITION DIAGRAM

Construction Boundary

Tree Protection Fencing

Vehicle, Equipment & Material Storage

Serpentine Soil

Silt fence attached to ex. chain-link

Silt fence, self-supporting

NEW PROJECT IS THE SAME FOOTPRINT AS EXISTING HOUSE

[S] Environmental Awareness Signage

SITE PLAN

GRADING NOTES

1. ALL ON-SITE SOILS SHOULD BE COMPACTED TO A MINIMUM DEGREE OF COMPACTION OF 90% AND AT A MOISTURE CONTENT OF 2% TO 3% ABOVE OPTIMUM AS OBTAINED BY A.S.T.M. LABORATORY TEST PROCEDURE D1557-91. AFTER STRIPPING AND RECOMPACTING, THE SITE MAY BE BROUGHT TO THE DESIRED FINISHED GRADE BY PLACING ENGINEERED FILL. ALL SOILS ENCOUNTERED DURING THE SITE INVESTIGATION, EXCEPT TOPSOIL (OTHER THE TOP FEW INCHES OF ORGANICALLY CONTAMINATED MATERIAL), ARE SUITABLE FOR USE AS ENGINEERED FILL WHEN PLACED AT THE RECOMMENDED MOISTURE CONTENT.
2. SHOULD SELECT IMPORT MATERIAL BE USED TO ESTABLISH THE PROPER GRADING FOR THE PROPOSED DEVELOPMENT, THE MATERIAL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE AND SHOULD MEET THE FOLLOWING REQUIREMENTS:
   A. HAVE AN R-VALUE OF NOT LESS THAN 20.
   B. HAVE A PLASTICITY INDEX NOT HIGHER THAN 12.
   C. NOT MORE THAN 15% PASSING THE NO. 200 SIEVE.
   D. NO ROCKS LARGER THAN 6 INCHES IN MAXIMUM SIZE.
3. IMPORT MATERIAL MEETING THE REQUIREMENTS STATED ABOVE SHOULD BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF AT LEAST 90% AS DETERMINED BY A.S.T.M. D1557-91 LABORATORY TEST PROCEDURE. ALL ENGINEERED FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.
4. EFFORT SHALL BE MADE TO SURFACE, ON-SITE, EXPANSIVE SOILS UNDERNEATH DEEP FILLS SO THAT NON-EXPANSIVE SOIL PREVAILS AT FINISH GRADE.
5. WHERE FILLS ARE PLACED, THE EXPOSED SURFACE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, WATERED OR AERATED TO PRODUCE A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION, AND COMPACTED TO A MINIMUM DEGREE OF COMPACTION 90% (A.S.T.M. D1557).
6. WHERE FILLS ARE PLACED ON SLOPES THAT ARE STEEPER THAN (5) HORIZONTAL TO (1) VERTICAL, A KEY AND HORIZONTAL BENCHES SHOULD BE EXCAVATED INTO THE DENSE BEDROCK OR VERY STIFF SOIL UNDERLYING THE DARK BROWN TOPSOIL LAYER. THE KEY SHOULD BE CONSTRUCTED AT THE TOE OF THE FILL SLOPE AND SHOULD HAVE A MINIMUM WIDTH EQUAL TO THE WIDTH OF COMPACTION EQUIPMENT. HORIZONTAL BENCHES SHOULD BE CONSTRUCTED IN THE STRONG SOIL OR ROCK BENEATH THE TOPSOIL AS THE LEVEL OF FILL IS BEING RAISED. THE BOTTOM OF THE KEY AND THE SURFACE OF THE HORIZONTAL BENCHES SHOULD ALSO BE SCARIFIED AND RECOMPACTED AS DESCRIBED ABOVE.
7. FILL SHOULD BE SPREAD OUT IN THIN LIFTS (6 TO 8 INCHES IN UNCOMPACTED THICKNESS) BROUGHT TO A COMPACTION, AND COMPACTED TO A MINIMUM DEGREE OF COMPACTION OF 90% (A.S.T.M. D1557) WHERE FILL SLOPES ARE CONSTRUCTED, IT IS SUGGESTED THAT THE SLOPE BE OVER-BUILD BY 2 TO 3 FEET AND THAT CARE BE TAKEN TO COMPACT THE OUTSIDE EDGES OF THE SLOPE. THE SLOPE CAN THEN BE TRIMMED BACK AT THE COMPLETION OF CONSTRUCTION TO EXPOSE A WELL-COMPACTED SURFACE.
8. IF EVIDENCE IS FOUND DURING GRADING FOR ANY ARCHEOLOGICAL REMAINS, LARGE FOSSIL REMAINS, VALUABLE MINERALS, MAN-MADE SUBTERRANEAN STRUCTURES OR SYSTEMS, TOXIC SUBSTANCES, ETC., THEN THE CONTRACTOR SHOULD STOP WORK AND IMMEDIATELY CONTACT THE OWNER AND THE LOCAL GOVERNING AGENCY.
9. PROVIDE CONFIRMATION THAT DRAINAGE PIPING SERVING FIXTURE HAVE FLOOD LEVEL RIMS NOT LESS THAN 12" ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE OR THE PUBLIC MAIN SERVING THE DRAINAGE SYSTEM. OTHERWISE, PROVIDE A BACKWATER VALVE TO PREVENT BACK-FLOW OF SEWAGE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE, UNLESS APPROVED BY THE COUNTY.

SITE NOTES + SEE CIVIL AND LANDSCAPE DRAWINGS

1. SEE GENERAL NOTES ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
2. THE SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND LIMITED SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. SITE SPECIFIC SOILS REPORTS AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER NOTES AND DETAILS ON THIS SET OF DOCUMENTS.
3. THIS PLAN IS NOT A GRADING, AND DRAINAGE OR EROSION CONTROL PLAN. REFER TO CIVIL DRAWINGS PREPARED BY: _____ DATED: _____
4. REFER TO SOILS REPORT FOR ANY SPECIAL CONDITIONS PREPARED BY: _____ DATED: _____
5. ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH THE CITY / COUNTY OF _____
6. AT A MINIMUM, THE PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET (OR OTHER SUITABLE DISCHARGE POINT DETERMINED BY THE CIVIL ENGINEER AND/OR LOCAL GOVERNING AUTHORITY), VIA A NON-CORROSIVE DEVICE. REFER TO THE CIVIL ENGINEERS GRADING AND DRAINAGE PLAN.
7. ALL FOUNDATION PERIMETER AND ROOF DRAINAGE (SEE DETAIL 1/A0.1) SHALL BE PIPED TO STREET OR APPROVED DISCHARGE SYSTEM. SEE CIVIL DRAWINGS FOR MORE INFO.
8. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING, STRUCTURES, OR UTILITY BOXES. - SEE LANDSCAPE DRAWINGS.
9. SEE LANDSCAPE AND/OR CIVIL DRAWINGS FOR ALL SITE AND HARDSCAPE DRAINAGE.
10. WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE LOT. IN PARTICULARLY NEAR THE HOUSE. WATER FROM DOWN SPOUTS AND YARD DRAINS SHOULD BE CONNECTED TO NON-PERFORATED PIPES THAT CARRY THE WATER TO AN APPROVED DISCHARGE FACILITIES. REFER TO CIVIL ENGINEER'S GRADING PLAN AND
11. CRAWL SPACES SHOULD BE GRADED IN SUCH A WAY THAT WATER WHICH MAY STILL ENTER THE CRAWL SPACE RUNS TO A LOW POINT WHERE IT CAN BE PIPED BENEATH THE PERIMETER FOUNDATION (GRADE BEAM OR "I" FOOTING) AND DISCHARGED. REFER TO CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS.
12. AT ALL RETAINING WALLS, LANDSCAPE WALLS OR CURBS PROXIMITY TO STRUCTURES, PROTECTIVE SUB DRAINAGE SHALL BE INSTALLED BENEATH. THE PLUS IN THE WALLS AREAS. THE SUB DRAINS SHOULD CONSIST OF A BLANKET OR TRENCH FILLED WITH CLEAN SAND PERMEABLE MATERIAL AND HAVING A WIDTH OF AT LEAST 18 INCHES. THE SUB DRAINS SHOULD HAVE A VERTICAL HEIGHT OF 4 FEET AND SHOULD BE INSTALLED AT THE BACK OF THE LOWEST ELEVATION. POSSIBLE TO PREVENT DAYLIGHT DRAINAGE ON THE PROPERTY (OR TO AN APPROVED DISCHARGE SYSTEM). EVEN OF THE PIPES SHALL BE RIP RAPPED SO THEY WILL NOT BECOME BLOCKED IN THE FUTURE. S.L.D. AND S.C.D. PLUS SEE DETAILS FOR ANY REQUIRED WATERPROOFING ALONG THE VERTICAL FACE OF ANY BURIED WALLS.
13. CONTRACTOR SHALL VERIFY WITH LOCAL FIRE MARSHAL ANY REQUIREMENTS CONCERNING FIRE SUPPRESSION SYSTEMS. IF REQUIRED, CONTRACTOR SHALL EMPLOY A LICENSED SPECIALIST TO DESIGN A FIRE SUPPRESSION SYSTEM AND OBTAIN ALL REQUIRED APPROVALS FROM GOVERNING AGENCIES PRIOR TO INSTALLATION. INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND SHALL BE PERFORMED BY LICENSED SUBCONTRACTORS SPECIALIZING IN FIRE SUPPRESSION SYSTEMS.

IMPLUVIUM ARCHITECTURE
TIM P. HALEY AIA
LICENSED ARCHITECT STATE OF CALIFORNIA

JAIN RESIDENCE

5200 Old Redwood Road - Oakland, CA
APN 037A313800406

SITE PLAN + DEMO DIAGRAM

A1.1

PERMIT SET

Appendix A
Representative Photographs

1. Driveway access and parking area, with turf in foreground and ornamental trees above retaining wall.

2. Dense landscaping shrubs at edge of pool and patio. Construction boundary is at right edge of photo.

3. Overgrown landscaping downslope from pool patio, with perimeter chain-link fence. .

4. Non-native grassland and French broom above serpentine cut slope on shoulder of Old Redwood Road.

5. Serpentine grassland above Old Redwood Road.

6. Non-native grassland on steeper overburden to left; serpentine grassland to right.

7. Serpentine grassland occupies most of the lower parcel.

8. Serpentine barren on lower slope.

9. Presidio clarkia at edge of serpentine rock outcrop adjacent to Old Redwood Road. Possible Tiburon buckwheat (green leaves) also present.

10. Presidio clarkia, close-up.

11. Serpentine rock outcrop adjacent to Old Redwood Road.

12. Serpentine rock outcrop adjacent to Old Redwood Road.

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