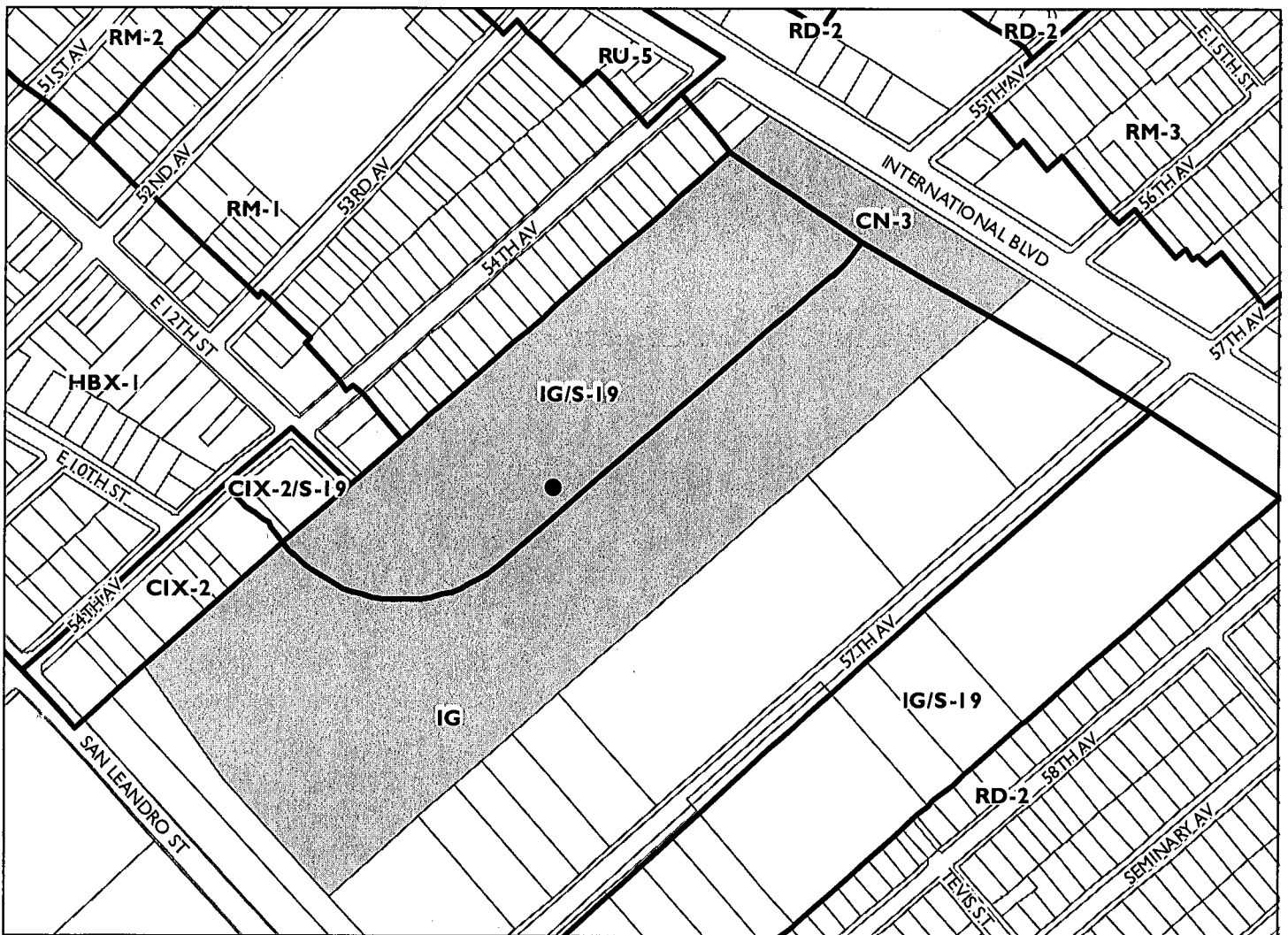


Location:	5441 International Blvd. (APN: 041-3848-001-00)
Proposal:	Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to a proposal to demolish all existing buildings on the subject property due to hazardous materials levels within the structures. Buildings 1 & 2 on the property are both CEQA historic resources.
Applicant:	The General Electric Company
Contact Person:	Lance Hauer – (610) 992-7972
Owner:	The General Electric Company
Planning Permits Required:	Regular Design Review with Demolition Findings
General Plan:	General Industrial Neighborhood Center Mixed Use
Zoning:	IG/S-19, General Industrial Zone/ Health and Safety Combining Zone CN-3, Neighborhood Commercial Zone - 3
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from February 10, 2017 to March 27, 2017.
Historic Status:	Building 1: Highest Importance (OCHS Existing Rating “A”) Building 2: Minor Importance (OCHS Existing Rating “D”), Potential for Secondary Importance (OCHS Contingency Rating “c”) Contributors to an Area of Primary Importance (API) (OCHS Existing Rating “1+”), 57th Avenue Industrial District
City Council District:	5
Action to be Taken:	Receive public and Planning Commission comments on the Draft Environmental Impact Report

SUMMARY

The purpose of this report and of the March 15, 2017 public hearing is to provide information and to solicit comments on the adequacy of specific environmentally-related information, issues and analysis contained in the Draft Environmental Impact Report (Draft EIR) for the project, which proposes to demolish all existing buildings on the subject property at 5441 International Boulevard. The hearing is not intended for receipt of comments on the merits of the Project and no decisions will be made on the Draft EIR or on the proposed project at the hearing. Specifically, comments on the Draft EIR should focus on the adequacy of the Draft EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the Draft EIR’s purpose to provide useful and accurate information about such factors.

CITY OF OAKLAND PLANNING COMMISSION



0 200 400 800 1,200 1,600 Feet



Case File: ER11011
Applicant: The General Electric Company
Address: 5441 International Blvd
Zone: IG/S-19, CN-3

The subject property is located within a locally eligible historic district, and two of the buildings proposed for demolition (Buildings 1 and 2) are historical resources for the purposes of review pursuant to the California Environmental Quality Act (CEQA). The Draft EIR concludes that the project would have significant and unavoidable impacts on historical resources. The Draft EIR also recommends mitigation measures which may reduce the level of impacts but not to a level of less-than-significant.

BACKGROUND

In early December 1980, the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) due to surface and subsurface contamination issues on the site of the subject property. Hazardous materials are also located within all of the existing buildings located on the site. Numerous remediation activities have been ongoing since 1980, such as excavation of subsurface materials, paving of the site and treatment of ground water.

The property was inspected on March 2, 2010 by the City of Oakland Code Enforcement Division, which issued a Declaration of Public Nuisance – Substandard (Declaration) on May 21, 2010 (Complaint #1001777).

On September 1, 2011, the General Electric Company (“GE”) filed a request for environmental review application to begin review and consideration of a proposal to demolish all existing buildings on the subject property at 5441 International Boulevard.

The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has the responsibility to prepare the Environmental Impact Report (EIR) for the Project. Staff published a Notice of Preparation (NOP) of an EIR on July 12, 2012. A scoping session was held before the Landmarks Preservation Advisory Board on August 13, 2012, and the Oakland Planning Commission on August 29, 2012.

The Notice of Availability for the Draft EIR was prepared and released on February 10, 2017 beginning a 45 day public comment period. The public comment period ends on March 27, 2017.

Comments on the Draft EIR may be made at the March 15, 2017 public hearing or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on March 27, 2017). After all comments are received, a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a later meeting.

SITE DESCRIPTION

The project site is located on the south side of International Boulevard between 54th and 57th Avenues. The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. Today, eight buildings remain on the site (Buildings #1, #2, #4, #8, #17, #18, #20, and #21); these buildings were constructed between 1924 and 1975 with the exception of Building #21, which was constructed in the early 1980s to house remediation equipment.

Historical Resources

The subject property was previously evaluated by the Oakland Cultural Heritage Survey (OCHS), which identified the site as being located within a locally designated Area of Primary Importance (API), the 57th Avenue Industrial District. The proposed project site includes two contributors to the district: Building #1, which is a primary anchor to the district (OCHS rating of "A1+"), and Building #2 (OCHS rating of "Dc1+"). Building 1 was also evaluated as an individually significant resource.

57th Avenue Industrial District

The 57th Avenue Industrial district (API) is a visually distinctive industrial area of approximately 21 buildings (including buildings #1 and #2) on 22 parcels, all located on one city block in Central East Oakland, along both sides of a long cul-de-sac off of International Blvd. The buildings along 57th Avenue contain mostly zero setbacks from the street, with varying yards and driveways between buildings. The buildings in the district are generally similar in size, age, and design, most of which date from the 1920's to 1940's. The styles include early 20th century utilitarian, decorative brick, and Moderne industrial buildings. Typical buildings are one story with a long narrow plan, containing stepped parapets, truss roofs and vehicle doors. The exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash and three-dimensional brick work. According to the OCHS, the district appears eligible for listing to the National Register of Historic Places, and approximately 19 district properties (90% of the total) appear to contribute to the district's significance. Notable individual buildings are: the red brick General Electric plant at 5441 International Boulevard (the subject property); the tapestry brick Mutual Stores (Safeway) warehouse and tower at 5701 International Boulevard; and the Ferro Enamel plant at 1101 57th Avenue.

Significant Buildings

Building #1 located at 5441 International Boulevard is a very good example of an early 20th century utilitarian-Georgian Revival factory building. It was built in 1922, designed by the General Electric Plant Engineering Department (Schenectady, New York) and constructed by Foundation Company. A one story brick addition to the factory was made in 1927. Historically the building reflects industrial development in Oakland, and national businesses and industries in Oakland.

The original owner, developer, and occupant was General Electric Oakland Works. This was General Electric's second Oakland plant, the other being Mazda Lamp Works at 1600 Campbell Street which manufactured light bulbs. At the time General Electric bought the 23 acre site, they had factories in 26 cities. Building #1 at the site housed offices at the front section of the building and had a large factory and warehouse for the manufacturing of switchboards, transformers and motors.

The OCHS rates Building #1 as possessing "Highest Importance", particularly for its design quality and type/style and historical associations. It is a primary contributor to the 57th Avenue Industrial District (API). In addition to district contributor eligibility, this building also appears individually eligible for listing to the National Register of Historic Places in the context of masonry (industrial) buildings in Oakland 1850-1948.

Building #2 at 5441 International Blvd., located behind Building #1, is a representative example of an early 20th century utilitarian industrial building and reflects industrial development in Oakland and national businesses and industries in Oakland. The OCHS rates Building #2 as possessing "Minor Importance", with potential for "Secondary Importance" if restored. It is a contributor to the 57th Avenue Industrial District (API).

PROJECT DESCRIPTION

The General Electric Company proposes to demolish the existing buildings on the site. An application for demolition of the eight existing buildings on the property was submitted to the City of Oakland Building Services on July 30, 2010 and permits were placed on hold contingent upon environmental review. General Electric seeks approval for demolition based on the current condition of the buildings, which includes the presence of hazardous constituents in building materials (such as lead, asbestos, and polychlorinated biphenyls (PCBs)).

The proposed demolition does not include foundations or any other elements that would require excavation; the demolition will consist of removing above foundation features such as walls and appurtenances. It is anticipated the demolition will take approximately 4 months to complete and an estimated total of 200 truckloads of material will be removed from the site over the project duration. Demolition debris impacted with hazardous constituents will be appropriately disposed of.

There are currently no plans for redeveloping the site following demolition. Therefore, the site shall remain vacant in the interim.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as located in the Neighborhood Center Mixed Use and General Industrial and Transportation General Plan areas.

This Neighborhood Center land use classification is intended to identify, create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by a smaller scale pedestrian oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses. Future development within this classification should be commercial or mixed uses that are pedestrian oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

The General Industrial and Transportation land use classification is intended to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise, light/glare, truck traffic, and odor. These areas are characterized by sites with good freeway, rail, seaport, and/or airport access.

ZONING COMPLIANCE

The subject property is located within a CN-3 zone (Neighborhood Commercial Zone -3) for the portion fronting on International Boulevard and the majority of the site is located within the IG/S-19 zone (General Industrial Zone/ Health and Safety Combining Zone). Since there is no "new" development project the zoning regulations largely are inapplicable. The only zoning issue is as it relates to the potential demolition of the historic building on the site. Section 17.136 of the Planning Code requires a Regular Design Review application for demolition of any Designated or Potentially Designated Historic Property. The Design Review application will be subject to the Demolition findings in Section 17.136.075.C of the Planning Code. The Regular Design Review application has yet to be officially filed by the applicant.

ENVIRONMENTAL REVIEW PROCESS

Scope

The City is the Lead Agency pursuant to CEQA and has the responsibility to prepare the EIR for the Project. Staff published the NOP and an Initial Study on July 12, 2012. A scoping session was held before the LPAB on August 13, 2012 and before the Oakland Planning Commission on August 29, 2012.

The Initial Study screened out environmental factors that were not to be further studied in the Draft EIR. These factors include: Aesthetics, Biological Resources, Hazards/Hazardous Materials, Mineral Resources, Public Services, Utilities/Service Systems, Noise, Air Quality, Transportation and Traffic, Hydrology/Water Quality, Recreation, Geology/Soils, Land Use/Planning, Population/Housing, and Agricultural Resources. Although the Initial Study did not determine that the proposed project would have a "potentially significant impact" on "Hazards/Hazardous Materials", individuals at the scoping session requested that this topic be analyzed in the Draft EIR.

The Draft EIR addresses the potential environmental effects for the following topics: Cultural Resources and Hazards & Hazardous Materials.

Potentially Significant Impacts Identified in the Draft EIR

All impacts, City Standard Conditions of Approval and Mitigation Measures identified in the Draft EIR are summarized in Table II-1 (see Attachment A) at the end of Chapter II (Summary) of the Draft EIR. Table II-1 also identifies the level of significance of the impact after City Standard Conditions of Approval and recommended Mitigation Measures are implemented. Other than the impacts discussed below, all of the environmental effects of the Project can be reduced to less than significant levels through implementation of Standard Conditions of Approval or recommended Mitigation Measures.

The Draft EIR identifies the following **Significant and Unavoidable** environmental impacts related to Cultural Resources:

- **Impact CULT - 1:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.
- **Impact CULT – 2:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.

The following is a summary of Mitigations that are proposed to respond to the impacts listed above but do not reduce the impacts to Less than Significant (these Mitigations are provided in more detail in Chapter IV in the Draft EIR beginning on page 39):

- **CULT-1a:** Historical Context Report. The project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API
- **CULT-1b:** Contribution to Façade Improvement Program. The project applicant shall contribute to the City's Façade Improvement Program in the amount of \$804,000. These funds shall be reserved for use within the 57th Avenue Industrial District API for the first year after submittal of the payment.
- **CULT-1c:** Installation of a commemorative marker. The marker or plaque shall be installed within the project site boundaries, be made of durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District. The marker or plaque shall be of high quality and installed to allow for high public visibility.
- **CULT-2:** Implementation of CULT-1 (same mitigations apply to the cumulative impact).

Project Alternatives

Chapter V of the Draft EIR includes the analysis of three alternatives (with variants), beyond the “No Project Alternative”, to the Proposed Project that meet the requirements of CEQA, which include a reasonable range of alternatives to the Project that would feasibly attain most of the Project’s basic objectives, and avoid or substantially lessen many of the Project’s significant environmental effects. The CEQA alternatives analyzed in Chapter V include:

- No Development Alternative – The No Development alternative includes two variants.
 - Variant A assumes both Buildings #1 and #2 would be protected in place. These two buildings would not be restored or improved for future use; however, minor repairs would be made as necessary to secure and weatherproof the buildings so that they would not continue to decline. Under this alternative, the buildings probably would not be available for lease or rent based upon statements from the property owner. All other buildings on the site would be demolished and capped.
 - Variant B would be the same as Variant A, with the exception that only Building #1 would be protected in place and Building #2 would be demolished.
- Preservation Alternative – The Preservation alternative includes two variants.
 - Variant A assumes Buildings #1 and #2 would be rehabilitated only for industrial use in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, however, they would not be rehabilitated to meet current seismic requirements under the City’s building code. In addition, these two buildings would be remediated to levels for industrial/manufacturing uses. All other buildings on the site would be demolished under this alternative.
 - Variant B assumes Buildings #1 and #2 would be rehabilitated and remediated to meet current seismic requirements for industrial or other non-residential uses under the building code, and would be rehabilitated in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*. All other structures on the site would be demolished.
- Partial Preservation Alternative – The Partial Preservation alternative includes three variants, A, B and C.
 - Variant A assumes only the front portion of Building #1, the former office area (a two-story, 60-foot-deep portion, including the 90 foot wide façade), would be preserved in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* so that it could possibly be used in the future. Under Variant A, the retained portion of Building #1 would not be remediated or upgraded to meet current seismic requirements for industrial, manufacturing or other non-residential uses under the building code. Any future use of the front portion of Building #1 would require remediation consistent with future industrial or commercial uses, as described in the DTSC Covenant to Restrict Use of Property and as regulated by USEPA under TSCA. The balance of Building #1

would be demolished and capped, as would all other buildings on the site including Building #2.

- o *Variant B* assumes all of Building #1 would be rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, although it would not be rehabilitated to meet current seismic requirements under the building code. In addition, Building #1 would be remediated, under this alternative, to levels for industrial and manufacturing use. All other structures on the site, including Building #2, would be demolished.
- o *Variant C* assumes all of Building #1 would be rehabilitated to meet current seismic requirements for industrial or other non-residential uses (such as office) under the building code, and would be rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All other structures on the site, including Building #2, would be demolished.

Summary of Principal Characteristics of Alternatives

Proposed Project/Alternative		Buildings to be Retained	Buildings Preserved Per Secretary of the Interior's Standards	Seismic Upgrade ?	Rehabilitated for New Use?
Proposed Project		None	No	No	No
No Project Alternative		All	No	No	No
No Development Alternative	Variant A	#1, #2	No	No	No
	Variant B	#1	No	No	No
Preservation Alternative	Variant A	#1,#2	Yes	No	Industrial
	Variant B	#1, #2	Yes	Yes	Industrial/Office
Partial Preservation Alternative	Variant A	#1 (front portion only)	Yes	No	No
	Variant B	#1	Yes	No	Industrial
	Variant C	#1	Yes	Yes	Industrial/Office

Source: LSA Associates Inc., 2016.

The DEIR concluded that Variant A of the No Development alternative is the environmentally superior alternative. Under this alternative, minor repairs would be made so that Buildings #1 and #2 would not continue to deteriorate and would be protected in place. The buildings would not be restored, remediated for contamination, or brought up to current seismic codes to allow for reuse. This alternative assumes demolition and capping of pads for all other buildings on the site. This alternative avoids each of the significant and unavoidable impacts to historic resources, and would generally achieve the proposed project's objectives as Variant A would reduce the blighting influence on the surrounding neighborhood, and as there would be no occupants of the buildings, it would reduce risk associated with hazardous materials.

PUBLICATION AND DISTRIBUTION OF THE DRAFT EIR

The Draft EIR was made available for public review on February 10, 2017. The Notice of Availability for the Draft EIR was mailed to property owners within 300 feet of the Project area, distributed to State and local agencies, posted on the City's website, and mailed to Interested Parties. The Notice of Availability is attached to this report (see Attachment B). Copies of the Draft EIR were also previously distributed to City officials, including the Planning Commission, and is available at the Department of Planning & Building, Bureau of Planning (250 Frank H. Ogawa Plaza, Suite 2114), and the City's website at:

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>

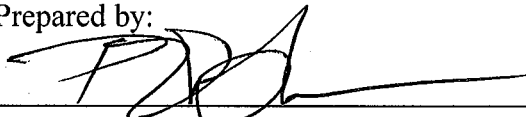
CONCLUSION

All comments received on the Draft EIR will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the adequacy of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors. The public hearing on March 15, 2017 is not intended for public comments on the Project merits. Comments on the Draft EIR may be made at the public hearing or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on March 27, 2017). A public meeting on the DEIR was also held before the Landmarks Board on March 13, 2017 for comment, which will be summarized for the Commission at the March 15, 2017 public hearing. After all comments are received, the City will prepare a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a future meeting date. Staff will return to the full Planning Commission for action on the development entitlements.

RECOMMENDATION

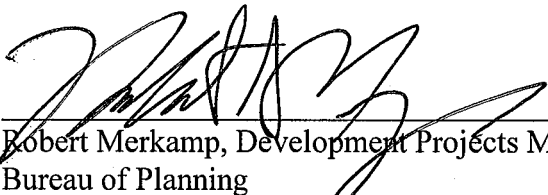
- 1) Receive public and Planning Commission comments on the Draft EIR.
- 2) Close the public hearing with respect to receipt of oral comments; written comments will be accepted until 4:00 pm on March 27, 2017.

Prepared by:




Peterson Z. Vollmann, Planner IV

Reviewed by:



Robert Merkamp, Development Projects Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Darin Ranelletti, Interim Director
Department of Planning & Building

Attachments:

- A. Summary Table (DEIR Table II-1)
- B. Notice of Availability (NOA)

Note:

The Draft EIR was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
GENERAL		<p>SCA GEN-1 Regulatory Permits and Authorizations from Other Agencies</p> <p><u>Requirement:</u> The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.</p> <p><u>When Required:</u> Prior to activity requiring permit/authorization from regulatory agency</p> <p><u>Initial Approval:</u> Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Applicable regulatory agency with jurisdiction</p>	
A. CULTURAL RESOURCES			
<p>CULT-1: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.</p>	S	<p><u>Mitigation Measure CULT-1a:</u> Historical Context Report. The project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API. The report shall include a description of the resources' historical significance within the context of Oakland's historical industrial development during the early-20th century as well their historical architectural significance within the context of utilitarian, unreinforced masonry buildings in Oakland. The report shall also include a discussion of the project site's historical association with the former KGO radio station. Oral histories of those who worked at the GE plant, or those who otherwise have knowledge of the project site's history, shall be sought out and, if located, findings incorporated into the historical context report, as appropriate. Recordings of the oral histories that result from this mitigation shall also be made available to the public by the City or a local historical archive as a digital file (e.g., mp3).</p>	SU

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p><u>CULT-1</u> <i>Continued</i></p>		<p>Photo-documentation of the project site buildings and the API shall be included in the report to provide additional descriptive data and a permanent visual record of the resources. The photo-documentation shall be done according to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines. Based on the curation requirements of the receiving institution, either hard copies and/or electronic copies of the report and photo-documentation shall be offered to the Oakland Heritage Alliance, the Oakland Cultural Heritage Survey, the Oakland Public Library, and the Environmental Design Library, Archives, and Visual Resource Center at the University of California, Berkeley. The applicant shall also be responsible for ensuring that the report and photo-documentation are available to the general public via the internet.</p> <p>Mitigation Measure CULT-1b: Contribution to Façade Improvement Program. The project applicant shall contribute to the City's Façade Improvement Program. The mitigation would specify that funds collected should be reserved for buildings within the 57th Avenue Industrial District API. The use of Façade Improvement Program funds for use in the District is appropriate given the location of the two buildings (Building #1 and Building #2) in the project site at 5441 International Boulevard/SR 185 are within the 57th Avenue Industrial District API. By directing that the funds be used in the 57th Avenue Industrial District API, the mitigation will have a direct effect on the remaining historic resources in the District as well as the District itself. The mitigation measure is revised to reflect this and provide more specificity regarding the process for use of the funds. In accordance with the City's Façade Improvement Program, the amount of the contribution required to be paid by the project applicant under this mitigation measures shall be based on the following:</p> <ul style="list-style-type: none"> • \$10,000 for the first 25 feet of two façades of a building and \$2,500 per each 10 additional linear feet of those two same façades beyond 25 feet. • There shall be a 20 percent increase for the buildings designated as Historical Resources under CEQA. • Multiply the total by two times for being located within an API. 	

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>CULT-1 <i>Continued</i></p>		<p>For purposes of this mitigation, the lengths of the main, street-facing façades and the lengths of the south-facing façades of Building #1 and Building #2 in the project site that face International Boulevard/SR 185 are 135 feet and 110 feet, respectively. The secondary, south-facing façades of Building #1 and Building #2 in the project site are 585 feet and 450 feet, respectively.</p> <p>The following calculation results in a total contribution of \$804,000:</p> <p><i>5441 International Boulevard/SR 185 - Building #1:</i></p> <p>Main façade: \$10,000 + (\$2,500 x 110 feet)/10 feet \$37,500 Secondary façade: \$10,000 + (\$2,500 x 560 feet)/10 feet \$150,000</p> <p><i>5441 International Boulevard/SR 185 - Building #2:</i></p> <p>Main façade: \$10,000 + (\$2,500 x 85 feet)/10 feet \$31,250 Secondary façade: \$10,000 + (\$2,500 x 425 feet)/10 feet \$116,250</p> <p>Building #1 total (\$187,500) + Building #2 total (\$147,500) \$335,000 CEQA Historical Resources - increase by 20%: \$335,000 x 1.2 \$402,000</p> <p>Located in an API - increase by two times \$804,000</p> <p>The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a one-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>. Administration of this Program shall be overseen by OCHS staff.</p>	

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p><u>CULT-1</u> <i>Continued</i></p>		<p>Mitigation Measure CULT-1c: Installation of a commemorative marker. To reduce the significant and unavoidable impact of the loss of Buildings #1 and #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be installed within the project site boundaries, be made of durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings. The marker or plaque shall be of high quality and installed to allow for high public visibility. The content, materials, and appearance of the commemorative marker or plaque shall be developed by a consultant experienced in urban architectural interpretive displays, and shall be done in consultation with OCHS staff.</p> <p>The City shall be responsible for ensuring that Mitigation Measures CULT-1a, CULT-1b, and CULT-1c are completed as a condition of the demolition permit. The applicant shall be responsible for funding the mitigation measures identified herein.</p> <p>Implementation of Mitigation Measures CULT-1a, CULT-1b, and CULT-1c will mitigate the cultural resources impact to a degree, but not to a level that is less than significant and this impact would remain significant and unavoidable.</p>	<p>SU</p>
<p><u>CULT-2:</u> Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.</p>	<p>S</p>	<p>Mitigation Measure CULT-2: Implementation of Mitigation Measures CULT-1a and CULT-1b will mitigate this cumulative impact to a degree, but not to a level that is less than significant and this cumulative impact would remain significant and unavoidable.</p>	<p>SU</p>

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>B. HAZARDS AND HAZARDOUS MATERIALS <i>There are no significant hazards or hazardous materials impacts.</i></p>		<p>SCA HAZ-1 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:</p> <ul style="list-style-type: none"> a. Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and <p>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.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p align="center">SCA HAZ-2 Site Contamination¹</p> <p>a. Environmental Site Assessment Required Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. When Required: Prior to approval of construction-related permit Initial Approval: Oakland Fire Department Monitoring/Inspection: Oakland Fire Department</p> <p>b. Health and Safety Plan Required Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building</p> <p>c. Best Management Practices (BMPs) Required for Contaminated Sites Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following: i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.</p>	

¹ The reader should note that Phase I and Phase II Environmental Site Assessments have been completed for the project and are included as Appendices E and G, respectively, in the EIR.

Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA HAZ-2 <i>Continued</i>		ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building	

Source: City of Oakland Standard Conditions of Approval, Revised July 22, 2015; LSA Associates, Inc., 2016.

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>I. AESTHETICS, SHADOW, AND WIND</p>		<p><i>No significant Aesthetics, Shadow, or Wind impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</i></p> <p>SCA AES-1 Graffiti Control</p> <p>Requirement:</p> <ul style="list-style-type: none"> a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: <ul style="list-style-type: none"> i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following: <ul style="list-style-type: none"> i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required). <p>When Required: Ongoing Initial Approval: N/A Monitoring/Inspection: Bureau of Building</p>	<p>LTS</p>

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA AES-2 Lighting</p> <p>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.</p> <p>When Required: Prior to building permit final Initial Approval: N/A</p> <p>Monitoring/Inspection: Bureau of Building</p>	LTS
<p>II. AGRICULTURAL AND FOREST RESOURCES</p> <p>No significant Agricultural or Forest Resources impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</p>			
<p>III. AIR QUALITY</p> <p>Air quality impacts would be reduced with implementation of the City Standard Conditions of Approval listed in this table.</p>			
		<p>SCA AQ-1 Asbestos in Structures</p> <p>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.</p> <p>When Required: Prior to approval of construction-related permit Initial Approval: Applicable regulatory agency with jurisdiction</p> <p>Monitoring/Inspection: Applicable regulatory agency with jurisdiction</p> <p>SCA AQ-2 Construction-Related Air Pollution Controls (Dust and Equipment Emissions)</p> <p>Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <ol style="list-style-type: none"> 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. 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). 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. 	LTS
			LTS

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<p>d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.</p> <p>e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>f. Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>g. 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 five 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.</p> <p>h. 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 five 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").</p> <p>i. 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.</p> <p>j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.</p> <p>k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p>	

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<p>n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.</p> <p>q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.</p> <p>s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>t. 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.</p> <p>u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard.</p>	

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<p>y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p> <p>When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building</p>	
IV. BIOLOGICAL RESOURCES			
<i>There are no significant Biological Resources impacts.</i>			
V. CULTURAL RESOURCES			
<i>There are no significant impacts to archaeological or paleontological resources, or impacts to human remains. Impacts to historical resources are analyzed in the EIR.</i>			
VI. GEOLOGY AND SOILS			
<i>There are no significant Geology or Soils impacts.</i>			
VII. GREENHOUSE GAS EMISSIONS/GLOBAL CLIMATE CHANGE			
<i>There are no significant Greenhouse Gas Emissions/Global Climate Change impacts.</i>			
VIII. HAZARDS AND HAZARDOUS MATERIALS			
<i>No significant hazards or hazardous materials impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</i>			
		<p>SCA HAZ-1 Hazardous Materials Related to Construction</p> <p>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:</p> <ol style="list-style-type: none"> Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; Properly dispose of discarded containers of fuels and other chemicals; 	LTS

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA HAZ-1 <i>Continued</i>		<p>Standard Conditions of Approval/Mitigation Measures</p> <p>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</p> <p>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.</p> <p>When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building</p> <p>SCA HAZ-2 Site Contamination²</p> <p>a. Environmental Site Assessment Required</p> <p>Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p>When Required: Prior to approval of construction-related permit Initial Approval: Oakland Fire Department Monitoring/Inspection: Oakland Fire Department</p>	LTS

² The reader should note that Phase I and Phase II Environmental Site Assessments have been completed for the project and are included as Appendices E and G, respectively, in the EIR.

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA HAZ-2 <i>Continued</i>		<p>b. <u>Health and Safety Plan Required</u> <u>Requirement:</u> The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p> <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>c. <u>Best Management Practices (BMPs) Required for Contaminated Sites</u> <u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>IX. HYDROLOGY AND WATER QUALITY <i>No significant hydrology or water quality impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</i></p>		<p>Standard Conditions of Approval/Mitigation Measures for Construction</p> <p>SCA HYD-1 Erosion and Sedimentation Control Measures for Construction Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building</p> <p>SCA HYD-2 State Construction General Permit Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City. When Required: Prior to approval of construction-related permit Initial Approval: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building Monitoring/Inspection: State Water Resources Control Board</p> <p>SCA HYD-3 NPDES C.3 Stormwater Requirements for Regulated Projects a. <i>Post-Construction Stormwater Management Plan Required</i> Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction.</p>	<p>LTS</p> <p>LTS</p> <p>LTS</p>

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA HYD-3 <i>Continued</i>		<p>Standard Conditions of Approval/Mitigation Measures</p> <p>The Post-Construction Stormwater Management Plan shall include and identify the following:</p> <ul style="list-style-type: none"> i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C-3, so that post-project stormwater runoff flow and duration match pre-project runoff. <p>When Required: Prior to approval of construction-related permit</p> <p>Initial Approval: Bureau of Planning; Bureau of Building Monitoring/Inspection: Bureau of Building</p> <p>b. Maintenance Agreement Required</p> <p>Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <ul style="list-style-type: none"> i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p> <p>When Required: Prior to building permit final</p> <p>Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building</p>	

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>X. LAND USE AND PLANNING</p>			
<p><i>There are no significant Land Use or Planning impacts.</i></p>			
<p>XI. MINERAL RESOURCES</p>			
<p><i>There are no significant Mineral Resources impacts.</i></p>			
<p>XII. NOISE</p>			
<p><i>No significant noise impacts would occur with the implementation of the City Standard Condition of Approval listed in this table.</i></p>			
		<p>SCA NOI-1 Construction Days/Hours <u>Requirement:</u> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"> 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. <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>LTS</p>

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA NOI-2 Construction Noise</p> <p><u>Requirement:</u> 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:</p> <ol style="list-style-type: none"> 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. 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. Applicant shall use temporary power poles instead of generators where feasible. 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. 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. <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	LTS

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA NOI-3 Extreme Construction Noise</p> <p>a. Construction Noise Management Plan Required</p> <p>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:</p> <ul style="list-style-type: none"> i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. <p>When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building</p>	LTS

Table II-2: Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the Initial Study

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA NOI-3 <i>Continued</i>		<p>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.</p> <p>When Required: During construction Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building</p>	
XIII. POPULATION AND HOUSING			
<i>There are no significant Population or Housing impacts.</i>			
XIV. PUBLIC SERVICES			
<i>There are no significant Public Services impacts.</i>			
XV. RECREATION			
<i>There are no significant Recreation impacts.</i>			
XVI. TRANSPORTATION/TRAFFIC			
<i>There are no significant Transportation/Traffic impacts.</i>			
XVII. UTILITIES AND SERVICE SYSTEMS			
<i>There are no significant Utilities or Service Systems impacts.</i>			

Source: City of Oakland Standard Conditions of Approval, Revised July 22, 2015; LSA Associates, Inc., 2016.

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

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COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE GE DEMOLITION - INTERNATIONAL BOULEVARD PROJECT

PROJECT TITLE: GE Demolition - International Boulevard
CASE NO. ER11-011
PROJECT SPONSOR: The General Electric Company
PROJECT LOCATION: 5441 International Blvd. (Assessor's Parcel Number 041-3848-001-00)

DESCRIPTION OF PROJECT:

GE has proposed to demolish the eight existing buildings on the project site. The proposed demolition does not include foundations or any other elements that would require excavation; the demolition will consist of removing above ground features such as walls and appurtenances. It is anticipated the demolition will take approximately 4 months to complete and an estimated total of 200 truckloads of material will be removed from the site over the project duration. There are currently no plans for redeveloping the site following demolition. Therefore, the site shall remain vacant after the buildings have been demolished.

The site is located on the southern side of International Boulevard between 54th and 57th Avenues. The General Plan land use classification for the site is General Industrial for the majority of the site and Neighborhood Center Mixed Use for the 100 foot deep portion fronting International Boulevard. The zoning designation for the project site is IG/S-19 (General Industrial Zone/Health & Safety Combining Zone) and CN-3 (Neighborhood Commercial Zone-3). Required discretionary permits for the project include design review including demolition findings.

The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980 due to surface and subsurface contamination issues on the site. Hazardous materials are also within the buildings themselves. Numerous remediation activities have been ongoing since 1980. The site is located within the historic 57th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes two contributors to the District: Building #1, which is a primary anchor to the District and has an OCHS rating of A1+, and Building #2, which has a rating of Dc1+.

The environmental review process is consistent with CEQA and local requirements, as further detailed below.

ENVIRONMENTAL REVIEW:

A Draft Environmental Impact Report (DEIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Cultural Resources and Hazards and Hazardous Materials. The Draft EIR identifies significant and unavoidable environmental impacts related to Historic Resources. Copies of the DEIR are available for

review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:00 a.m. to 4:00 p.m. The Draft EIR may also be reviewed at the following website:


<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

PUBLIC HEARINGS: The Landmarks Preservation Advisory Board will conduct a public meeting on the Draft EIR for the project on Monday, March 13, 2017, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City Planning Commission will conduct a public hearing on the Draft EIR for the project on Wednesday, March 15, 2017, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing. Please address all written comments to Peterson Vollmann, Planner IV, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at pvollmann@oaklandnet.com. Comments should be received no later than 4:00 p.m. on March 27, 2017. Please reference case number ER11-011 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Department of Planning and Building on or prior to 4:00 p.m. on March 27, 2017. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Peterson Vollmann, Planner IV at (510) 238-6167 or at pvollmann@oaklandnet.com.

February 10, 2017
File Number: ER11-011


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