Environmental Assessment

Ancora Place

2227-2257 International Boulevard
Oakland, CA 94606

ALAMEDA COUNTY • CALIFORNIA

Determinations and Compliance Findings

for HUD-assisted Projects

24 CFR Part 58

April 2021

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
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Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Identification:	Ancora Place 2227-2257 International Boulevard Oakland, Alameda County, California 94606
Responsible Entity:	City of Oakland
Preparer:	AEM Consulting
Month/Year:	April 2021

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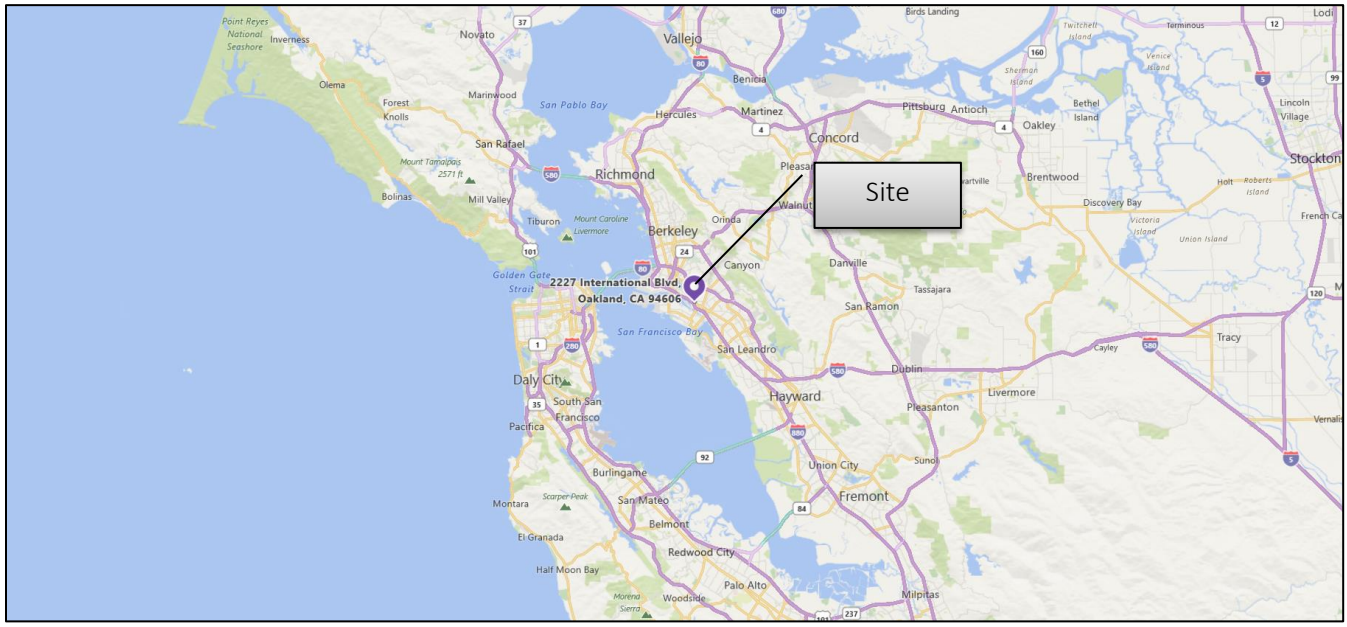
Project Information

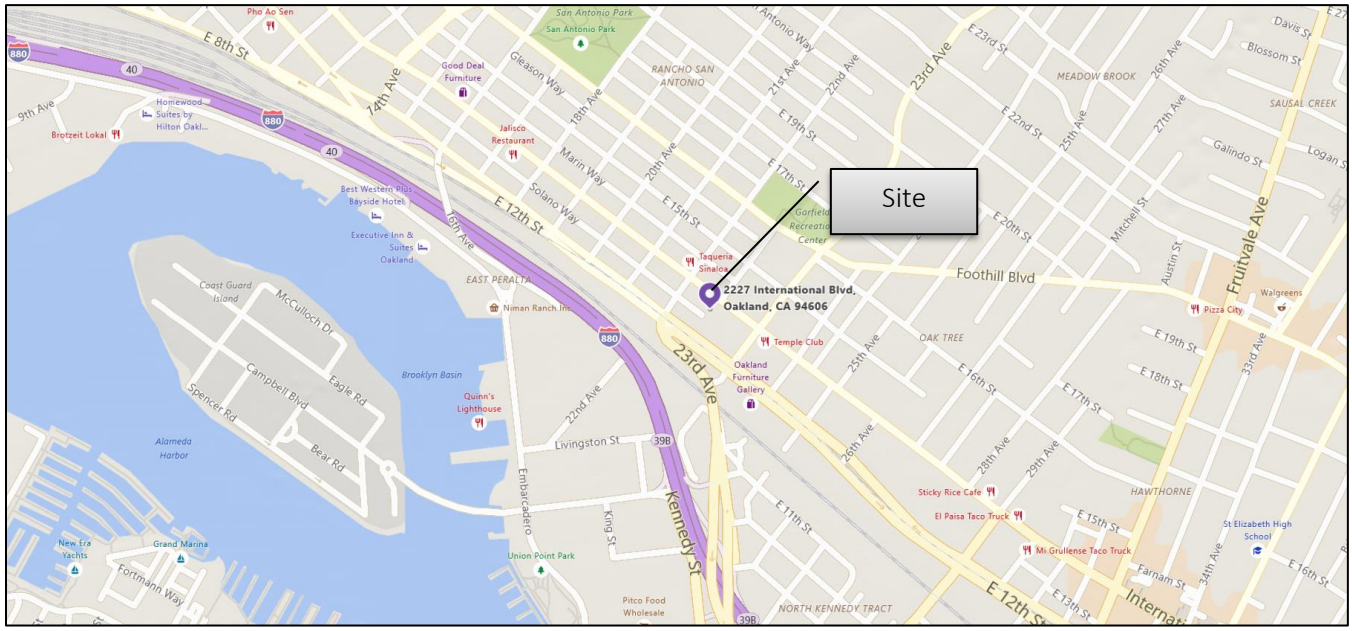
Project Name:	Ancora Place
Responsible Entity:	City of Oakland Bureau of Planning 250 Frank H. Ogawa Plaza, Suite 3315 Oakland, CA 94612
Grant Recipient (if different than Responsible Entity):	Oakland Housing Authority 1619 Harrison Street Oakland, CA 94612
State/Local Identifier:	ES19003
Preparer:	Cinnamon Crake, President, AEM Consulting
Certifying Officer Name and Title:	William Gilchrist, Director of Planning and Building
Consultant (if applicable):	AEM Consulting 422 Larkfield Center #104 Santa Rosa, CA 95403 (707) 523-3710 aem@aemconsulting.net
Direct Comments to:	Heather Klein, Planner IV 250 Frank Ogawa Plaza, Suite 2114 Oakland, CA 94612 (510) 238-3659 hklein@oaklandca.gov
Project Location:	2227-2257 International Boulevard, Oakland, Alameda County, California 94606 (APNs 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-03-01 and 020-0106-005)

Project Location

Ancora Place
2227-2257 International Blvd.
Oakland, CA 94606



Map 1 Region



Map 2 Detail

Location is the OAKLAND EAST 7.5' Quad; Township 2 S; Range 3 W; Section 6.

Project Location

Ancora Place
2227-2257 International Blvd.
Oakland, CA 94606

Figure 1 Aerial View/Existing Conditions

Project Photograph

Ancora Place
2227-2257 International Blvd.
Oakland, CA 94606

Figure 2 Project Site looking West; 2257 International Blvd. to be demolished

Project Photograph

Ancora Place
2227-2257 International Blvd.
Oakland, CA 94606

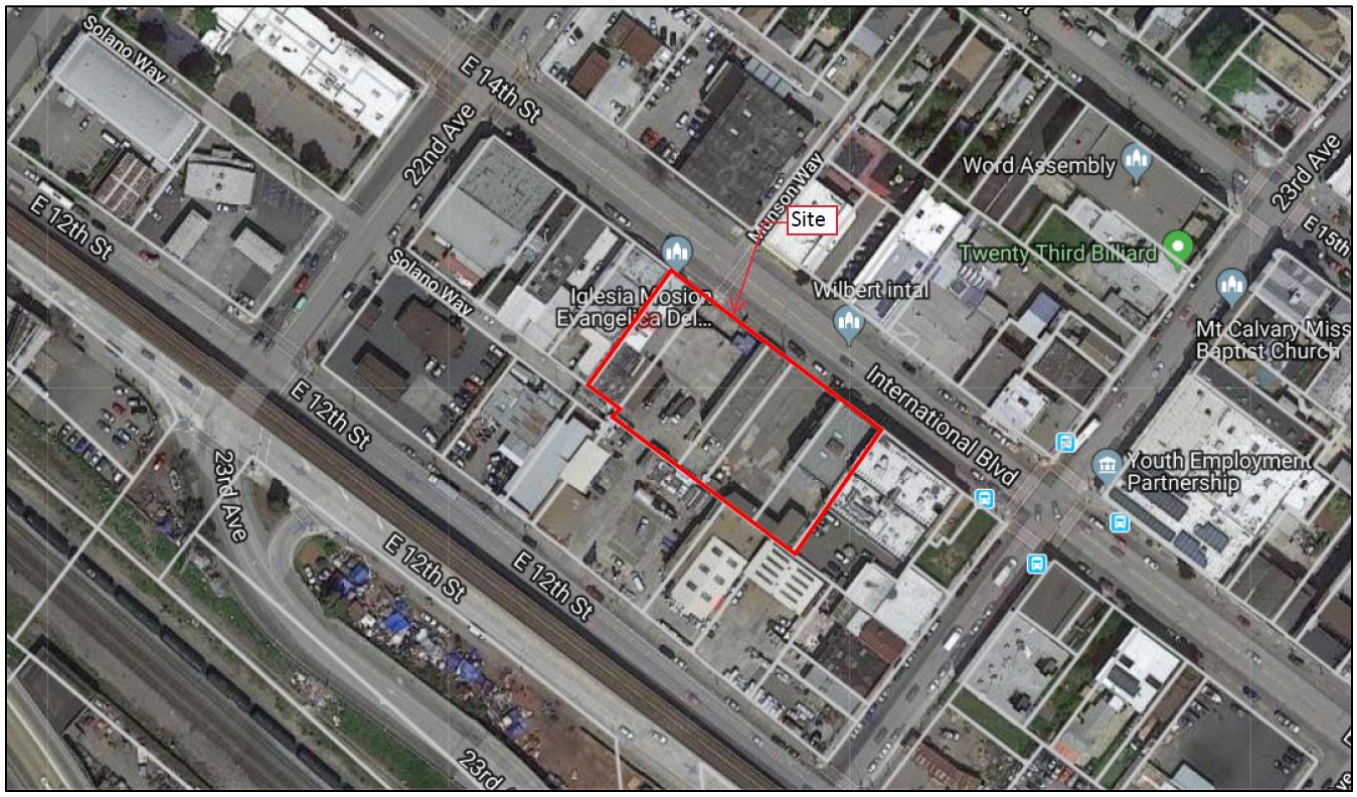


Figure 3 Aerial View

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Ancora Place, 2227-2257 International Boulevard, Oakland, Alameda County, California 94606 (APNs 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-03-01 and 020-0106-005):

Satellite Affordable Housing Associates (SAHA) proposes to develop Ancora Place affordable housing project on a 0.89 acre site comprised of five parcels (APNs 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-03-01 and 020-0106-005) with the address of 2227-2257 International Boulevard, Oakland, Alameda County, California 94606. The project will merge the five parcels into one for a total of 38,922 square feet and demolish an existing one-story commercial building and a two-story mixed use structure. A new, five-story mixed-used building will be constructed with 2,590 square feet of ground floor commercial/retail, 2,247 square feet of amenities, office space and 77 affordable apartment units. The unit mix is six studios, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. The project includes 43 parking spaces, 40 of which are automated parking stackers as well as surface parking for two accessible parking spaces and bike parking spaces.

The project is located on International Boulevard, in the middle of the block, between 22nd and 23rd Avenue in the lower San Antonio neighborhood of Oakland. The project is located within the CN-3 Neighborhood Commercial Zone - 3.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

The project will be 100% affordable.

Table 1 Subject Property Information

Address	Assessor Parcel Number	Size in Acres
2227 International Blvd., Oakland, CA 94606	020-0107-005-01	0.13
2236 East 12th Street, Oakland, CA 94606	020-0106-001	0.28
2245 International Blvd., Oakland, CA 94606	020-0106-002	0.10
2249 International Blvd., Oakland, CA 94606	020-0106-003-01	0.21
2257 International Blvd., Oakland, CA 94606	020-0106-005	0.17
Total:	**5 Contiguous Parcels**	**0.89**

Source: (1) (2) (Appendix A)

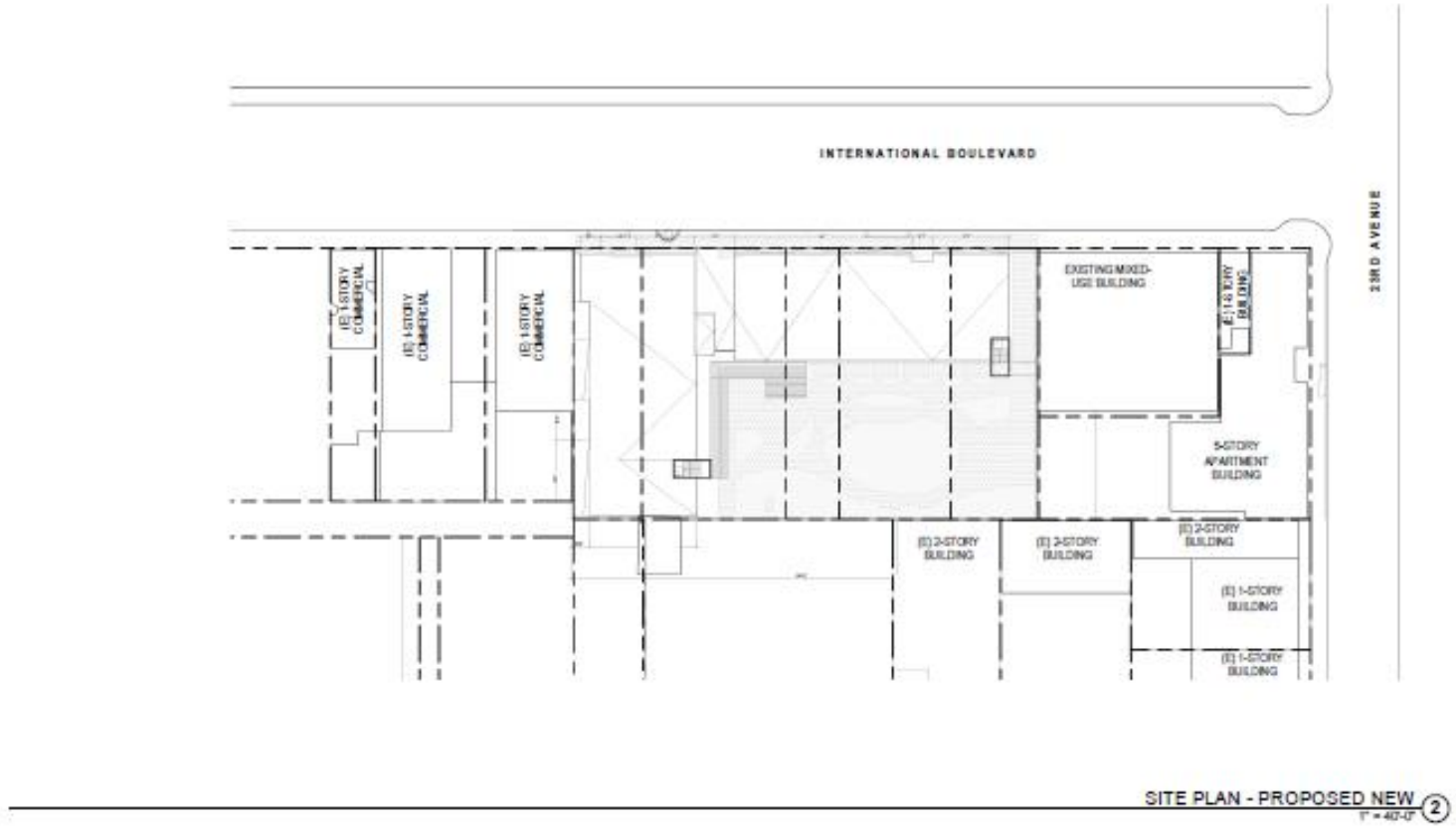


Figure 4 Site Plan

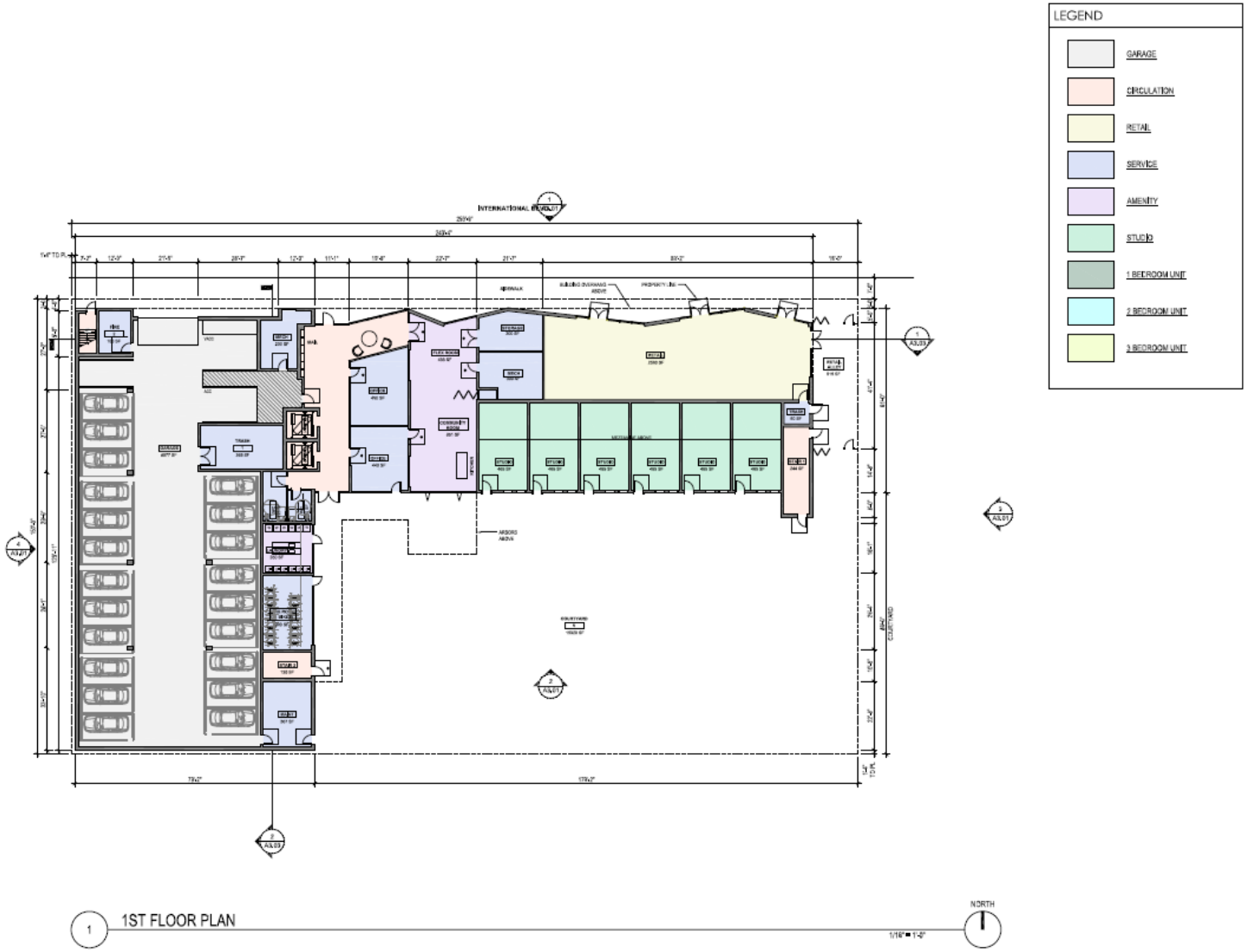


Figure 5 First Floor Plan

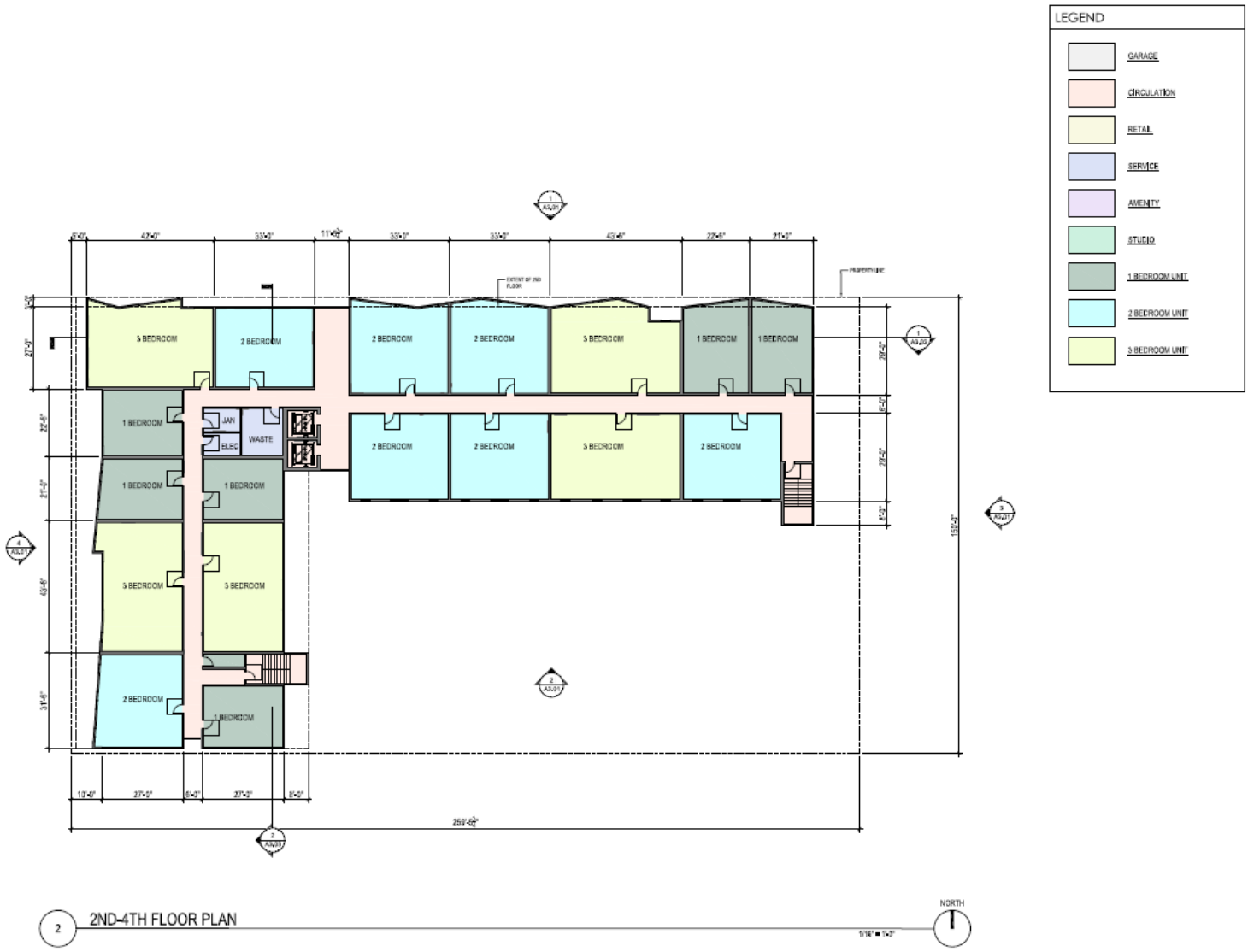


Figure 6 Second through Fourth Floor Plan

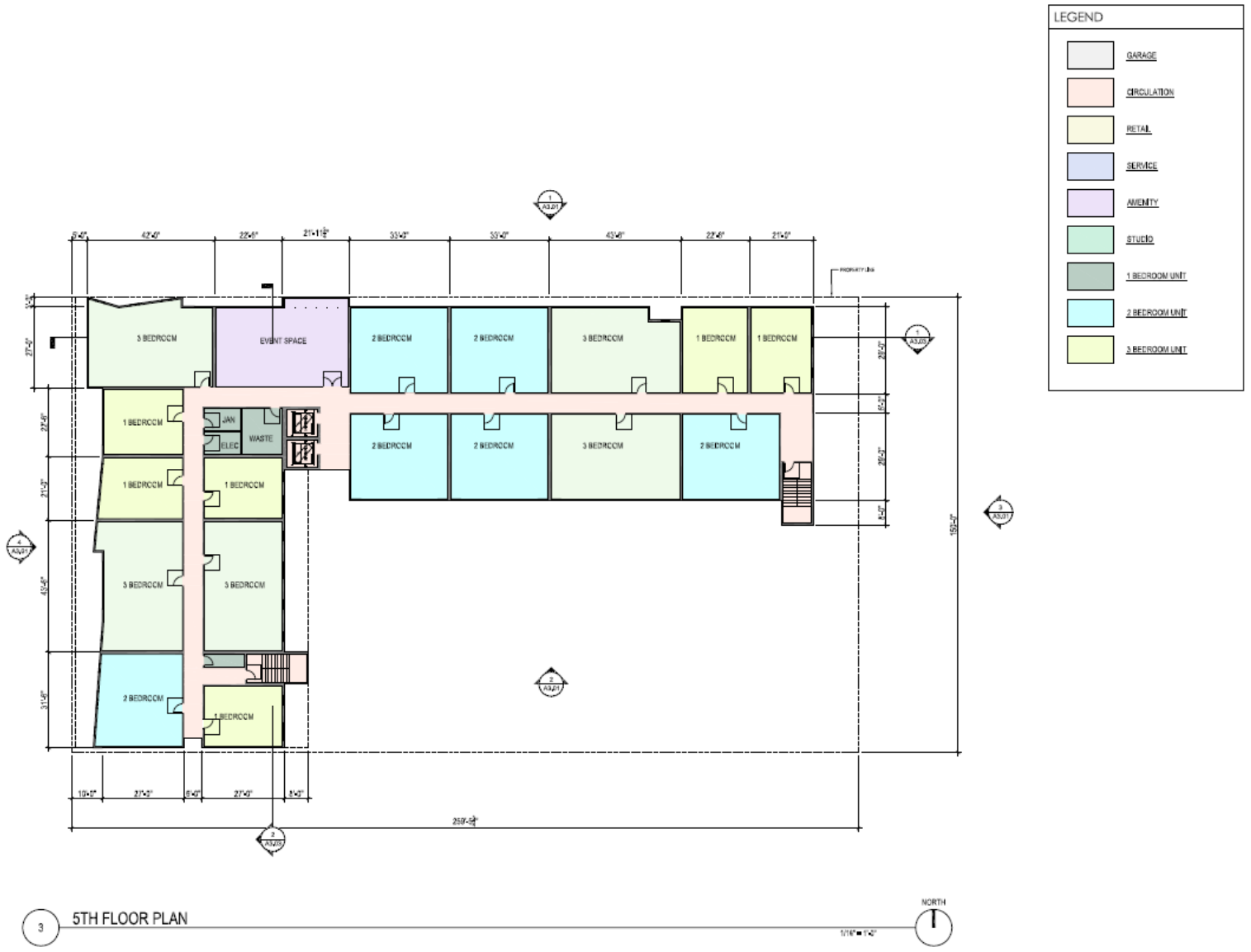


Figure 7 Fifth Floor Plan

2 SOUTH ELEVATION

1 NORTH ELEVATION

Figure 8 Elevations

Figure 9 Elevations

Figure 10 3D Views

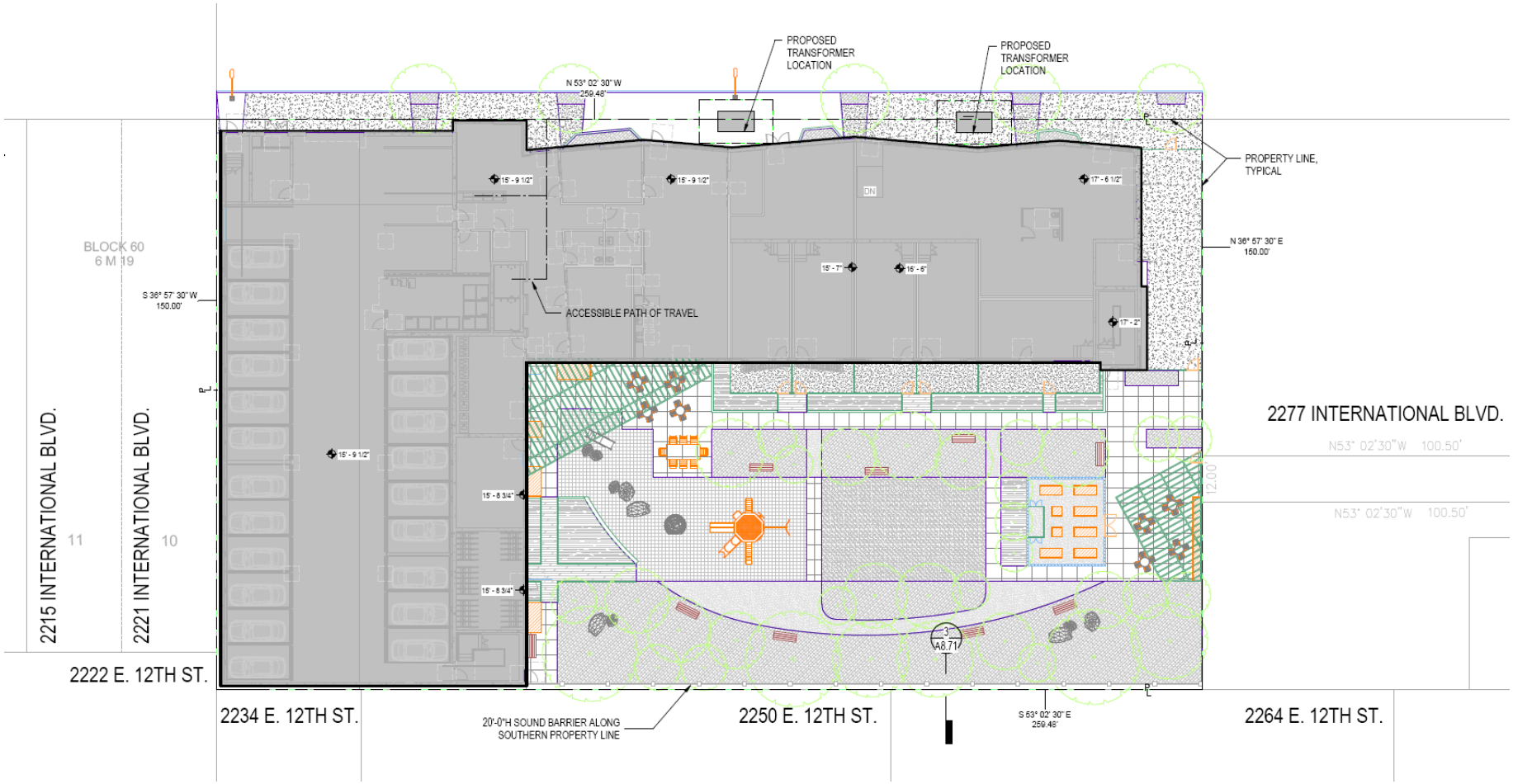


Figure 11 Site Plan

Figure 12 3D Views of Courtyard

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposal is to increase the number of affordable housing units in the City of Oakland and Alameda County as a whole. An increase of 77 affordable apartments will be accomplished by implementing the proposed project.

Regional Outlook

The San Francisco Bay Area (Bay Area) region has a population of approximately 7.2 million people. The Bay Area is the world's 21st-largest economy. The region's population is projected to swell to 9 million people by 2040. About one-fifth of the Bay Area's total population lives in areas with large numbers of low-income and minority populations.

The Association of Bay Area Governments, in conjunction with the Metropolitan Transportation Commission and representatives from each of the nine Bay Area counties and cities, has drafted a strategy for a sustainable region named Plan Bay Area. Plan Bay Area grew out of California Senate Bill AB 375 "The California Sustainable Communities and Climate Protection Act of 2008" which requires the Bay Area to reduce greenhouse gas emissions from cars and light trucks. The law requires that the Sustainable Communities Strategy promote compact, mixed-use commercial and residential development. To meet the goals of SB 375, Plan Bay Area directs more future development in areas that are or will be walkable and bike-able and close to public transit, jobs, schools, parks, recreation and other amenities. The law synchronizes the regional housing needs allocation process with the regional transportation planning process and streamlines the California Environmental Quality Act (CEQA) process for housing and mixed-use projects that are consistent with the Sustainable Communities Strategy and are in close proximity to public transportation. Local governments have identified Priority Development Areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. Priority Development Areas were established to address housing needs in infill communities and advance focused employment growth.

By 2040 the Bay Area is projected to add 2.1 million people, an increase of 30% or roughly 1% per year. The number of jobs is expected to grow by 1.1 million between 2010 and 2040, an increase of 33%, which is a slower rate of job growth than previous forecasts. During this same time period, the number of households is expected to increase by 27% to 700,000 and the number of housing units is expected to increase by 24% to 660,000. Single-family homes represent the majority of housing production in recent decades, but recent trends suggest that cities once again are becoming centers of population growth. Construction of multifamily housing in urban locations in the Bay Area increased from an average of 35% of total housing construction in the 1990s to nearly 50% in the 2000s. In 2010 it represented 65% of all housing construction. Demand for multifamily housing is projected to increase in developed areas near transit, shops and services.

The economy in the Bay Area is still recovering from the recession of 2007-2009, which has resulted in uneven job growth throughout the region, increased income disparity, and high foreclosure rates. At the same time, housing costs have risen for renters and, to a lesser degree, for home buyers close to the region's job centers. Bay Area communities face these challenges at a time when there are fewer public resources available than in past decades for investments in infrastructure, public transit, affordable housing, schools and parks.

Source: (3)

Local Perspective

According to the 2010 U.S. Census, Alameda County had a population of 1,510,270. Alameda County's population is expected to grow 32% to 1,987,950 in year 2040. Alameda County occupies most of the East Bay of the San Francisco Bay Area. The City of Oakland is the county seat and the largest city in Alameda County. According to the Association of Bay Area Governments (ABAG), Alameda County Housing Needs Allocation 2014 to 2022, the City of Oakland should add 14,765 new units by 2022 in order to meet the needs for housing.

Table 2 Alameda County Housing Needs Allocation 2014 to 2022

	Very low, < 50%	Low, < 80%	Moderate, < 120%	Above Moderate	Total
Alameda	444	248	283	748	1,723
Albany	80	53	57	145	335
Berkeley	532	442	584	1,401	2,959
Dublin	796	446	425	618	2,285
Emeryville	276	211	259	752	1,498
Fremont	1,714	926	978	1,837	5,455
Hayward	851	480	608	1,981	3,920
Livermore	839	474	496	920	2,729
Newark	330	167	158	423	1,078
Oakland	2,059	2,075	2,815	7,816	14,765
Piedmont	24	14	15	7	60
Pleasanton	716	391	407	553	2,067
San Leandro	504	270	352	1,161	2,287
Union City	317	180	192	417	1,106
Unincorporated	430	227	295	817	1,769
Alameda County Total	*9,912*	*6,604*	*7,924*	*19,596*	*44,036*

Source: (4) (5)

Local housing elements must include an analysis of special housing needs. Under State law, special needs refer to those households that contain seniors, persons with disabilities, large households, female-headed households, homeless, veterans and farmworkers.

The City of Oakland, in its 2015-2023 Housing Element, outlines its goals, policies and planned actions to address its housing needs. The following applies to this project and affordable housing in general.

Goal 2: Promote the development of adequate housing for low- and moderate-income households

Policy 2.1 *Affordable housing development programs*

Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types,

including homeownership, multifamily rental housing and housing for seniors and persons with special needs.

Policy 2.10 *Promote an equitable distribution of affordable housing throughout the community*

The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

Goal 7: Promote sustainable development and sustainable communities

Policy 7.1 *Sustainable residential development programs*

In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principals, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development of project applicants.

Policy 7.2 *Minimize energy consumption*

Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.

Policy 7.3 *Encourage development that reduces carbon emissions*

Continue to direct development toward existing communities and encourage infill development at densities that are higher than – but compatible with – the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile. Source: (6)

The proposed project will help to achieve the stated goals by its consistency with the policies stated above. The project provides a mix of unit types, is high-density, energy efficient and located near high-quality transit, thereby reducing carbon emissions. The site is one block away from AC Transit bus service, Bay Area Rapid Transit (BART) light rail, and Interstate 880.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Existing Conditions

As of the 2010 census, the population of Oakland was 397,011. Oakland is a major West Coast port city in the U.S. state of California. The Port of Oakland is the busiest port for San Francisco Bay and all of Northern California. Oakland is the third largest city in the San Francisco Bay Area, the eighth-largest city in California, and the 45th – largest city in the United States. Incorporated in 1852, Oakland is the county seat of Alameda County. It serves as a major transportation hub and trade center for the entire region and is also the principal city of the Bay Area Region known as the East Bay. The City is situated directly across the bay, six miles east of San Francisco.

A steady influx of immigrants during the 20th century, along with thousands of African-American war-industry workers who relocated from the Deep South during the 1940s, have made Oakland one of the most ethnically diverse major cities in the country. Oakland is known for its history of political activism, as well as its professional sports franchises and major corporations, which include health care, dot-com companies and manufacturers of household products. The city is a transportation hub for the greater Bay Area, and its shipping port is the fifth busiest in the United States.

Oakland has a Mediterranean climate with an average of 260 sunny days per year. Lake Merritt, a large estuary centrally located east of Downtown, was designated the United States' first official wildlife refuge. Jack London Square, named for the author and former resident, is a tourist destination on the Oakland waterfront.

The United States Census Bureau says the City's total area is 78.0 square miles, including 55.8 square miles of land and 22.2 square miles (28.48%) of water. Oakland's highest point is near Grizzly Peak Blvd, east of Berkeley, just over 1,760 feet above sea level. Oakland has 19 miles of shoreline. Oakland residents refer to their city's terrain as "the flatlands" and "the hills", which until recent waves of gentrification have also been a reference to Oakland's deep economic divide, with "the hills" being more affluent communities. About two-thirds of Oakland lies in the flat plain of the East Bay, with one-third rising into the foothills and hills of the East Bay range.

Site Characteristics

The site is comprised of five contiguous parcels for a total site area of 0.89 acres. Existing improvements include three buildings and two parking lots that will be demolished to construct the project. The project will complement the Camino 23 and Eastside Arts and Housing projects owned on the same block by the developer. All are affordable housing developments.

The project will be located in the middle of the 2200 block of International Boulevard in the San Antonio neighborhood of East Oakland. The San Antonio district is situated between two active commercial zones: Eastlake and Fruitvale. As a result, there are significant neighborhood amenities within walking distance or a short bus ride of the project site. Small businesses, retail shops, restaurants and small grocery stores mix with light industrial and warehouse storage uses on International Boulevard while mainly single family residential uses are more prevalent in side streets.

The site is located within the 23rd Avenue Commercial District, an Area of Secondary Importance and listed on the local Oakland historic register. The site is located in a mix of commercial businesses and residential buildings

Trends

The City of Oakland’s Consolidated Plan 2010-2015 discusses the current housing conditions and expected trends.

There are 34,653 households that qualify as extremely low income under HUD (0 – 30% of median income) guidelines, over 22% of all Oakland households. These are households living near or below the Federal poverty level. This group is by far the most vulnerable to housing problems, and at greatest risk of becoming homeless. The majority of these households are renters, and they have very high rates of housing problems.

There are 21,617 low income households in Oakland (from 31-50% of median income) constituting over 14% of all Oakland households. Of these, 15,858 (73%) are renters. For low income renters, affordability is clearly the most significant problem, affecting approximately 60% of these households. Overcrowding is reported for approximately 29% of low income renters. Source: (7)

These trends are likely to continue in the absence of the project. The project will help to stem the trends outlined above by providing affordable housing.

Funding Information

Grant Number	HUD Program	Funding Amount
	Project-Based Section 8 Vouchers (PBV) – CDFA No. 14.871	31 Vouchers

Estimated Total HUD Funded Amount: 31 Project-Based Section 8 Vouchers awarded by the Oakland Housing Authority

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: **$ 60,000,000**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	There are two major airports and one minor airport within 15 miles of the project site. Oakland International Airport is the nearest airport and lies approximately 4.92 miles south of the project site. Arrivals and departures at Oakland International Airport occur over the bay in a north to south direction, parallel to the project site. San Francisco International Airport lies 13.91 miles to the southwest, across San Francisco Bay. Minor airport Hayward Executive Airport is located 10.65 miles south. No airport clear zones or accident potential zones from any nearby airport extend to the site. Source Document(s): (8) (9) (10) (11) (12) (Appendix B)
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Coastal Barrier Resources Act of the United States (CBRA, Public Law 97-348), enacted October 18, 1982, designated various undeveloped coastal barriers, depicted by a set of maps adopted by law, for inclusion in the John H. Chafee Coastal Barrier Resources System (CBRS). Areas so designated were made ineligible for direct or indirect Federal national security, navigability, and energy exploration. CBRS areas extend along the coasts of the Atlantic Ocean and the Gulf of Mexico, Puerto Rico, the U.S. Virgin Islands, and the Great Lakes, and consist of 857 units. There are no Coastal Barrier Resources in California. Source Document(s): (13)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood	Yes ☐ No ☒	The subject parcels are not located within a 100 year floodplain (Zones A or V) or 500 year floodplain (Zone B) identified on a

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project is not located in a Flood Zone. The area is a Flood Hazard Area Designation Zone X: Areas of minimal flooding. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. Flood hazard designation is depicted on FIRM Map Number 06001C0086G, with an effective date of December 21, 2018. Flood insurance is not required. Source Document(s): (14) (Appendix C)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☒ No ☐	**Health Risk Assessment** The project site is near several sources of emissions that affect air quality at the site. Interstate 880 lies approximately 650 feet southwest of the project site, International Boulevard lies 25 feet north of the site, and Union Pacific Railroad operates approximately 430 feet southwest of the site. Due to the proximity of these sources of emissions, a community risk assessment was conducted to determine the level of exposure to these sources by sensitive receptors (i.e. future residents). A Community Risk Assessment was conducted for the project by Illingworth & Rodkin, Inc. in May 2019. A summary of the report follows and is included in Appendix D. **Setting** The project site is located in Alameda County which is a part of San Francisco Bay Area Air Basin. Air quality in the region is affected by natural factors such as proximity to the Bay and ocean, topography, and meteorology, as well as proximity to sources of air pollution. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$). Air Pollution and Toxic Air Contaminants (TACs) Particulate matter (PM) is a complex mixture of tiny particles that consists of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. These particles vary greatly in shape, size, and chemical composition, and can be made up of many different materials such as metals, soot, soil, and dust. Particles 10 microns or less in diameter are defined as "respirable particulate matter" or "PM_{10}." Fine particles are 2.5 microns or less in diameter ($PM_{2.5}$) and, while also respirable, can contribute significantly to regional haze and reduction of visibility. Inhalable particulates come from smoke, dust, aerosols, and metallic oxides. Although particulates are found naturally in the air, most particulate matter found in the vicinity of the project site is emitted either directly or indirectly by motor vehicles, industry, construction, agricultural activities, and wind erosion of disturbed areas. Most $PM_{2.5}$ is comprised of combustion products such as smoke. Toxic Air Contaminants (TACs) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer or serious illness) and include, but are not limited to criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and federal level. Diesel exhaust is the predominant cancer causing TAC in California. CARB estimates that about 70% of total known cancer risk related to air toxics in California is attributable to diesel particulate matter (DPM).

Impact Analysis

The City of Oakland uses the BAAQMD California Environmental Quality Act (CEQA) Air Quality Guidelines to consider exposure of sensitive receptors to air pollutant levels that result in an unacceptable cancer risk or hazard, to be significant. For cancer risk, which is a concern with diesel particulate matter (DPM) and other mobile-source TACs, the BAAQMD considers an increased risk of contracting cancer that is 10.0 in one million chances or greater, to be significant risk for a single source. The BAAQMD CEQA Guidelines also consider single-source TAC exposure to be significant if annual fine particulate matter ($PM_{2.5}$) concentrations exceed 0.3 micrograms per cubic meter ($\mu g/m^3$) or if the computed hazard index (HI) is greater than 1.0 for non-cancer risk hazards. Cumulative exposure is assessed by combining the risks and annual $PM_{2.5}$ concentrations for all sources within 1,000 feet of a project. The thresholds for cumulative exposure are an excess cancer risk of 100 in one million, annual $PM_{2.5}$ concentrations of 0.8 $\mu g/m^3$, and a hazard index greater than 10.0. These thresholds were used to address impacts from TAC sources that could affect future project residents.

A review of the project site has identified several sources including a freeway, a high volume roadway and stationary sources that are within 1,000 feet of the site and could, therefore, adversely affect the site.

Table 3 Summary of TAC Impacts from Sources within 1,000 feet of Project

Source	Distance in Feet	Excess Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
I-800	~650	4.3	0.18	<0.01
UPRR	~430	5.7	<0.01	<0.01
International Blvd.	25	9.5	0.25	<0.03
22nd Avenue	240	3.8	0.11	<0.03
23rd Avenue	180	2.3	0.07	<0.03
East 12th Street	150	5.5	0.16	<0.03
Plant #112492 (gas station)	310	1.6	--	0.01

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations

Plant #110546 (gas station)	80	6.9	--	0.03
Plant #13344 (Surface Coating)	80	--	--	<0.01
Plant #20856 (Surface Coating)	15	--	--	<0.01
Plant #8994 (Surface Coating)	460	--	--	<0.01
Combined Impact from all sources		*39.6*	*<0.78*	*<0.21*
Threshold of Significance		100	0.8 µg/m^3	10.0
Exceeds Thresholds?		*No*	*No*	*No*

Combined Cancer Risk, Hazard Index and Annual $PM_{2.5}$ Concentrations

The maximum impacts from each source were simply added to compute the combined impacts from all sources. This is a slight overestimate, because each source affects the site at a different location and this assessment assumes the worst location for each source is at the same location. This combined cancer risk is below the threshold of 100 chances per million, the annual $PM_{2.5}$ concentration does not exceed 0.8 µg/m^{3}and the Hazard Index is well below 10.0.

Conclusion

Community risk thresholds for TAC emissions from mobile sources and stationary sources located within 1,000 feet of the project site were found to be below significance thresholds for both single and combined sources. As a result, features to mitigate or reduce these TAC impacts are not necessary.

		Construction-related Emissions The City of Oakland's Standard Conditions of Approval to limit emissions generated during project construction will bring impacts to less than significant levels. *Standard Condition of Approval Required:* AQ1. **Exposure to Air Pollution (Toxic Air Contaminants)** *Health Risk Reduction Measures* The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants: The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. AQ2. **Construction-Related Air Pollution Controls (Dust and Equipment Emissions)** The project applicant shall implement all of the following applicable air pollution 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).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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) 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. e) Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f) Limit vehicle speeds on unpaved roads to 15 miles per hour. 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. 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"). 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. 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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		electricity is not available and it is not feasible to use propane or natural gas. 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. l) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. m) Install sandbags or other erosion control measures to prevent silt runoff to public roadways. n) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). 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) 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. 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. 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. s) All trucks and equipment, including tires, shall be washed off prior to leaving the site.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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. 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. v) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings). w) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM. x) Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard. 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. Source Document(s): (15) (16) (Appendix D)
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The project site is located in the City of Oakland in an urban area of the East Bay of the San Francisco Bay Area. The project is subject to requirements of the San Francisco Bay Conservation and Development Commission, as the designated governing body over the Local Coastal Program in the greater Bay Area.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Activities requiring permit approval include: Filling: Placing solid material, building pile-supported or cantilevered structures, disposing of material or permanently mooring vessels in the Bay or in certain tributaries of the Bay. Dredging: Extracting material from the tidal waters. Shoreline Projects: Nearly all work, including grading, on the land within 100 feet of the Bay shoreline. Other Projects: Any filling, new construction, major remodeling, substantial change in use, and many land subdivisions in the Bay, along the shoreline, in salt ponds, duck hunting preserves or other managed wetlands adjacent to the Bay. The proposed project does not involve activities within 100 feet of the shoreline or any of the other activities described above that requires a permit. The project site is roughly ½ mile from the shoreline and therefore not immediately adjacent to the Bay. A Coastal Development Permit is not required. Source Document(s): (9) (17) (18)
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	**Regulatory Databases** AEM Consulting reviewed the Toxic and Hazardous Materials Database (EnviroStor) on November 29, 2019. EnviroStor is a website available through California's Department of Toxic Substances Control. EnviroStor combines Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, Tiered Permit and Corrective action cases into a searchable map-style interface. The subject property was not listed at the time of the review. There are two open cases within 1,000 feet – Life Academy High School, listed with 'No Further Action' status – and Urban Promise Academy Site, listed as 'Inactive – Action Required'. The State of California Water Resources Control Board offers a similar web-based tool called GeoTracker that allows the user to search their cases of Leaking Underground Storage Tanks, Spills, Leaks, Investigation and

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Cleanup (SLIC), Deed Restrictions, Groundwater and other cleanup cases. • The subject property was not listed at the time of the review. There is one open case within 1,000 feet of the site – Mel Senna Brake Service at 2301 E 12th Street. The subject property is not listed on any regulatory database searched in November of 2019. **Phase I Environmental Site Assessment** ACC performed a Phase I ESA in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the property identified as 2227-2257 International Boulevard & 2236 East 12th Street in Oakland, California (Subject Property) in November 2016. The earliest record reviewed during the assessment was an 1897 historical topographical map depicting the Subject Property as developed with multiple structures. In 1903, the Subject Property was developed with four one-story commercial buildings (2236 East 12th Street & 2245 to 2253 International Boulevard) and two vacant parcels of land (2227 & 2257 International Boulevard). By 1911, the Subject Property was redeveloped with six one-story commercial buildings (2227 and 2245-2253 International Boulevard and 2236 East 12th Street), a one-story residential dwelling (2247-2253 International Boulevard), and a two-unit residential dwelling (2257 International Boulevard). By 1950, the one-story commercial building (2227 International Boulevard) was redeveloped with the current one-story commercial building. The two commercial buildings (2236 East 12th Street) were demolished and redeveloped into the current paved storage yard. The one-story commercial building (2245 International Boulevard) was redeveloped with the current one-story commercial building. The residential dwelling (2247-2253 International Boulevard) was demolished. The two-unit residential dwelling was redeveloped with

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		the current two-story commercial building (2257 International Boulevard). Two commercial buildings (2247-2253 International Boulevard) were demolished by 1964 and redeveloped into the current paved storage yard. **Table 4 Historical Uses of the Subject Property** **Address** / **Years** / **Occupant** 2227 International Boulevard (APN: 020-0107-005-01): 1897 Vacant Parcel; 1911 Cleaning and dyeing facility; 1920 to 1925 Elgin W G Sheet Metal Works; 1928 Myrtle V D Co; 1933 Otto Gall Furniture Maker; 1938 Dalton S House Wrecking; 1945 Water Heater Sales & Service Current Structure: 1950 to 1952 Wes Kahl Plumber Supplies; 1953 Non-descript storefront and plumbing facility; 1955 to 1986 House of a Thousand Bargains; 1957 to 1969 Plumbing Facility; 1957 to 1969 Auto Painting Facility; 1980 Acorn Plumbing Inc.; 2006 Bay Star Roofing

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations

	Present	Iglesia Mision Evangelica del Principe de Paz & Sam Jin Roofing
2236 East 12th Street & 2245 International Boulevard (APN: 020-0106-001)	1903 to 1911	Carriage Painting Facility with Paint Mill
2236 East 12th Street Current Storage Yard	1950	Bill Ott Auto Supply
	1955 to 2013	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2245 International Boulevard (APN: 020-0106-002)	1911 to 1915	Sheet metal works with tin shop and paint shed
	1925 to 1938	Drewes E C Saw Repair
	1943	Edna Rhoades glass dealer
	1945 to 1950	Faye's Glass Co
Current Structure	1950 to 1952	Non-descript storefront
	1953	Furniture warehouse
	1955	Republic Flooring Co
	1957 to 1969	Furniture & Piano Refurnishing Facility
	1962 to 2000	Chas & Louis Angeja refurnishing
	1970 to 1980	Viking Furniture Finishing
	1986	Ron Bepler Furniture Service Co
	2013	Oscar Olivares Office
	Present	Pac Man Beat Shop & Sam Jin Roofing Sales
2247-2249 International Boulevard (APN: 020-0106-003-01)	1903 to 1911	Machine shop
	1920 to 1925	New French Dry Cleaners & Dyers
	1925 to 1928	Chas Christophe Cleaning & Dying
	1943 to 1955	Emerick Sheet Metal & Gas Appliances Co
	1953	Sheet metal works
Current Storage Yard	1964 to 1980	California Motor Rental Systems
	Present	Sam Jin Roofing Material Storage Yard
2253 International Boulevard (APN: 020-0106-003-01)	1903	Laundry
	1925	Chris Nelson Paints & Wallpaper
	1950	Quinn Gadget Shop
	1950 to 1952	Non-descript storefronts
	1953 to 1962	Carpet warehouse/sewing facility: Carpet Specialists
Current Storage Yard	1964	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2257 International Boulevard (APN: 020-0106-005)	1897	Vacant
	1911 to 1943	Private Residences
Current Structure	1925	Tanner Express
	1943	Antonio Moreno billiards
	1945	Hanson Plumbing & Heating Service
	1945 to 1950	MacArthur Poultry Shop
	1950	Harry's Real Texas Chili
	1950 to 1955	UPC Society
	1950 to 1962	Duffer Radio & TV Service Center
	1952	Carpet warehouse/sewing facility
	1952 to 1986	Leo's Bonbonniere Chocolates & Candy Kitchen

	1953 to 1969	Non-descript storefronts
	1955	Dee's TV Service
	1955	Attorney's & Accountant Offices
	1962	Modern Service Co
	1962 to 1970	Max Taylor Insurance Agent
	1980	Western College of Electronics
	1980	Western Trucking Co
	1982	DTR Rentals
	Present	Sam Jin Roofing & Private Residences

The assessment revealed evidence of Recognized Environmental Conditions (RECs) at the Subject Property.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		REC: On-Site/Off-site Historic Site Use: The Subject Property has been occupied by various facilities indicative of hazardous materials storage, use and generation from at least 1903 to 1969. These facilities included dry cleaning and dyeing facilities, metal and machine shops, and painting facilities. In addition, historic site use of adjacent properties includes equipment rental companies, auto body and repair shops, and gasoline stations. ACC's opinion was that based on available data, and proposed redevelopment, a potential vapor intrusion condition at the Subject Property cannot be ruled out at this time, and that subsurface sampling is warranted to assess soil and groundwater conditions at the Subject Property based on historical occupants; adjacent/nearby property use indicative of hazardous materials storage, use and generation; and proposed redevelopment of the Site as residential. **Non-Scope Considerations:** Based on the age of the buildings, ACC recommended an asbestos-containing building materials (ACBM) survey and a lead-based paint (LBP) survey if building materials are to be demolished or disturbed. Common ACBMs include flooring and associated adhesive; baseboard and baseboard adhesive; carpet adhesive; leveling compound; drywall, joint and/or texturing compounds; ceiling tiles; roofing felts; roof patching compounds; and mechanical/boiler system insulation. Federal regulations require that potential ACBMs be sampled and analyzed for the presence of asbestos prior to any renovation or demolition activities that disturb such materials (40 CFR Part 61). The Subject Property building was constructed prior to 1978 and should be assumed to contain lead-based paint (LBP) based on current regulations. A lead-based paint survey performed by a state-certified Lead Inspector is recommended if painted surfaces are to be disturbed. Based on the results of the Phase I and evidence of RECs at the Subject Property and Phase II analysis was performed.

		Phase II Environmental Site Assessment ACC Environmental Consultants, Inc. (ACC) prepared a Phase II Environmental Site Assessment Report for the properties identified as 2227-2257 International Boulevard and 2236 East 12th Street in Oakland, California (Site) in January 2017. On January 5 and 6, 2017 ACC advanced ten exploratory soil borings to depths of up to approximately 30 feet below ground surface (ft bgs). Findings and conclusions follow. **Subsurface Conditions** Soils encountered during the investigation consisted of yellowish-brown silty-clay, which is underlain by stiffer, moist yellowish brown silty-clay with gravelly sand lenses. Groundwater was encountered between approximately 12 and 13 ft bgs and rose as shallow as approximately 5 ft bgs, indicating confined groundwater conditions. **Conclusions and Recommendations** Petroleum hydrocarbons (TPH-g, TPH-d and TPH-mo) and volatile organic compounds (VOCs) detected in soil and groundwater during this sampling event did not pose a human health risk with regard to proposed site redevelopment based on applicable RWQCB HHRSLs, and did not appear indicative of a larger release or impact warranting additional assessment. Metals concentrations did not appear elevated above background concentrations with the exception of lead, which was detected up to 190 mg/kg and exceeds direct exposure residential and construction worker Human Health Risk Screening Levels (HHRSLs) for soil (80 and 160 mg/kg, respectively). ACC's opinion was that elevated lead concentrations are limited to shallow soils just beneath the asphalt as a result of historic site use prior to construction of the asphalt/concrete pavement. Lead impacts did not appear continuous across the Site and are limited to the areas of soil borings B1, B3 and B10 (see figure below).

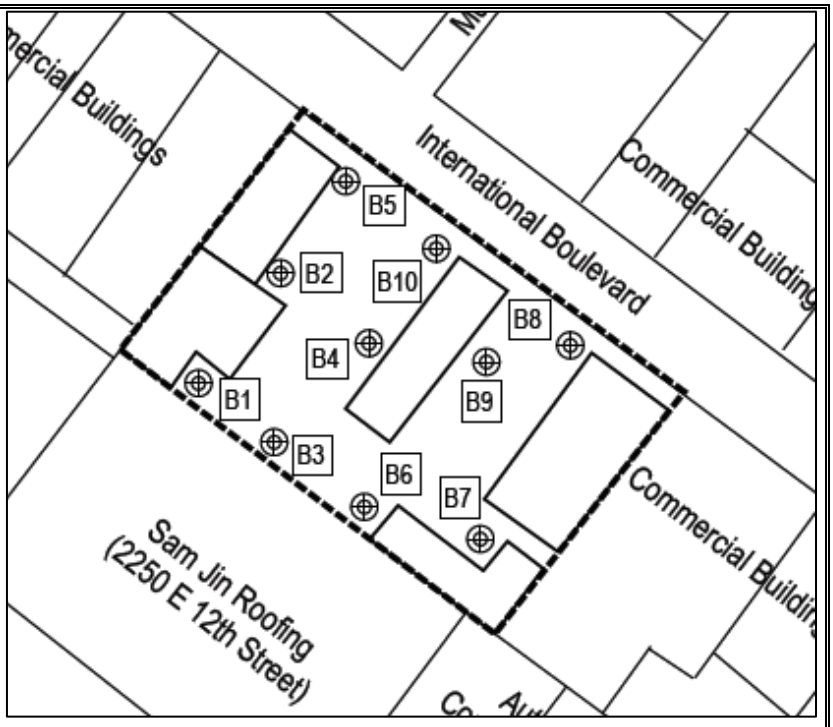


Figure 13 Soil Sampling Locations

ACC recommended that soils with lead concentrations exceeding 80 mg/kg be hauled off-site or capped with concrete building slabs (or other hardscape) as part of redevelopment.

Soils hauled off-site during Site redevelopment would require waste characterization based on sampling criteria of the proposed soil acceptance facility. With regard to soil waste characterization, lead and chromium concentrations equal to or exceeding 50 mg/kg must be analyzed by the California Solubility Threshold Limit Concentration (STLC) method and samples with detected lead concentrations equal to or exceeding 100 mg/kg should be analyzed by Federal Toxicity Characteristic Leaching Procedure (TCLP) method to assess the potential for hazardous waste. Some lead and chromium concentrations detected during this investigation exceeded 100 mg/kg. ACC's opinion is that chromium concentrations are consistent with naturally occurring background concentrations.

ACC recommended the preparation of a Soil Management Plan (SMP) describing how lead-impacted soils will be handled and disposed (as needed) during soil excavation, as well as soil waste characterization procedures, dust control measures and contingency measures for unexpected conditions such as previously unidentified subsurface contamination. ACC additionally

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		recommended preparation of an Environmental Health & Safety Plan (EHASP) addressing worker safety during soil excavation. Based on the results of the Phase II analysis, and levels of lead exceeded direct exposure residential and construction worker Human Health Risk Screening Levels. The applicant was advised to consult with Alameda County Department of Environmental Health. **Alameda County Health Care Services Agency** The applicant submitted a request for a Preliminary Site Review (Phase I/II Screening on December 4, 2019. Alameda County Department of Environmental Health (ACDEH) reviewed the case file for the subject site and determined that additional subsurface investigations are warranted to evaluate all potentially impacted media (soil, groundwater, soil gas) at the Site and risks to future onsite users and the surrounding community as part of a Work Plan. A Brief Work Plan for Supplemental Phase II Environmental Site Assessment (the "Work Plan"), was prepared by Ninyo & Moore and submitted to ACDEH on June 17, 2020 which was later revised and submitted (see Appendix E) on September 28, 2020. In addition, a Voluntary Remedial Action Agreement was signed on July 5, 2020. Environmental investigations conducted at the Site found the presence of elevated levels of metals (primarily lead, nickel and arsenic) and total petroleum hydrocarbons (TPH) in soil and volatile organic compounds (VOCs) in soil vapor (the air spaces in between soil particles). A Draft Corrective Action Plan was prepared by Ninyo & Moore, dated January 27, 2021 and then again on March 5, 2021 to ACDEH. (See Appendix E for all studies). Proposed remedial and corrective actions presented in the Draft CAP to be implemented during site redevelopment activities include the following: • Hazardous material surveys and abatement prior to demolition of the existing onsite building and hardscape;

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		• Remedial excavation of shallow soil to a depth of at least 2.0 feet below ground surface (bgs) or deeper across the entire Site to facilitate construction of foundational features and utility alignments, and where elevated concentrations of metals including but not limited to lead, arsenic, cobalt, and nickel have been detected in soil above San Francisco Regional Water Quality Control Board's environmental screening levels (ESLs) for construction worker exposure; • Transportation and off-Site disposal of impacted soil at a permitted disposal facility; • On-site capping of remaining metal impacted soil by overlaying a demarcation fabric and covering with clean fill; • Placement of a minimum of at least 3 feet of backfill material in the excavated areas and to cap the onsite metal impacted soil in accordance with ACDEH's Soil Import/Export Characterization Requirements dated August 1, 2018 and revised August 9, 2019; and • Installation of vapor mitigation engineering controls (VMECs) including a sub-slab vapor barrier, passive sub-slab venting system (SSVS), and utility trench dams to control potential vapor intrusion to indoor air of the proposed residential structures and migration along new utility corridors. Based on review, ACDEH concurred that the proposed approach will address environmental concerns for on- and off-site receptors. With the provision that the information provided to ACDEH is accurate and representative of currently known Site conditions, and that the redevelopment project approved by the City of Oakland Planning and Building Department is consistent with the Planning Permit Set, ACDEH concurs that implementation of the proposed corrective actions presented in the Draft CAP will minimize risk to on and off-Site receptors from exposure to residual subsurface contamination at the Site. Therefore, ACDEH approved the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		implementation of the proposed corrective actions and redevelopment of the Site presented in the Draft CAP and Planning Permit Set on March 8, 2021 and requested an electronic copy the of Final CAP be uploaded to GeoTracker. **Conclusion** A *Corrective Action Plan* has been prepared and is attached to this document. Adherence to the plan will ensure that there is no adverse effect to future residents of the project site or to workers during construction. *Mitigations Required:* HZ1. The project application shall adhere to the Draft or Final Corrective Action Plan (CAP), dated March 5, 2021 or later as prepared by Ninyo & Moore and approved by ACDEH, at all times. HZ2. **Lead Based Paint** The applicant shall retain a qualified lead based paint contractor. The contractor shall prepare lead safe work practice guidance to be distributed to all workers or be supervised by a certified abatement supervisor. Caution shall be taken during demolition activities to prevent lead levels in generated airborne dust from painted surfaces (roof window caulking and paint) from exceeding the Permissible Exposure Limit (PEL) as required by California/OSHA, Title 8, CCR Construction Safety Orders for Lead, Section 1532.1. The contractor shall submit a report that all lead was handled as hazardous waste and disposed of at a proper hazardous waste facility. In addition, standard lead abatement treatment should be performed on all surfaces presumed to contain lead hazards. A licensed lead inspector, risk assessor or lead paint sampling technician shall perform a clearance evaluation to ensure that all lead based paint has been removed. If the report indicates that further cleaning is required, the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		contractor shall reclean and reassess the areas until the clearance report indicates a clean site. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential on-site hazards including asbestos. Application of these standards would ensure that new residences would not be exposed to hazards and the project would have a less than significant impact with respect to hazards. *Standard Condition of Approval Required:* HZ3. **Hazardous Materials Related to Construction** 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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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. HZ4. **Asbestos in Structures** 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. Source Document(s): (19) (20) (21) (22) (23) (24) (25) (26) (27) (Appendix E)
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The U.S. Fish and Wildlife was contacted for a list of Threatened and Endangered species that may occur within the boundary of the proposed project and/or may be affected by the proposed project. There are a number of Federal Endangered and Threatened species listed for the project site and vicinity: **Mammals:** • Salt Marsh Harvest mouse *(Reithrodontomys vaviventris)* **Birds:** • California Clapper rail *(Rallus longirostris obsoletus)* • California Least tern *(Sterna antillarum browni)*

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		• western snowy plover (*Charadrius nivosus ssp. nivosus)* **Reptiles:** • Alameda whipsnake *(Masticophis lateralis euryxanthus)* **Amphibians:** • California red-legged frog *(Rana draytonii)* • California tiger salamander *(Ambystoma californiense)* **Insects:** • Bay Checkerspot Butterfly *(Euphydryas editha bayensis)* • Callippe Silverspot Butterfly *(Speyeria callippe callippe)* • San Bruno Elfin butterfly *(Callophrys mossii bayensis)* **Flowering Plants:** • Pallid Manzanita *(Arctostaphylos pallida)* • Presidio Clarkia *(Clarkia franciscana)* • Robust Spineflower *(Chorizanthe robusta var. robusta)* There is no aquatic habitat on the site for fish or crustaceans. There are no wetlands on the site. There is no riparian habitat on or near the site. There is no Critical Habitat on the site or vicinity. The project area is urban. The site contains no exposed soil. The five parcels are covered in asphalt paved parking areas and buildings. There are no trees on the site. **Project Impacts** There are no impacts to special-status plants or animals anticipated as a result of the project as no habitat exists on the site. There is no potential to effect any special-status plant or animal as a result of the project. There are no trees on the site and there are no street trees; therefore, mitigation for nesting/migratory birds is not required. Source Document(s): (28) (29) (Appendix C)

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project is located in an area surrounded by residential and commercial land uses; the project will not be located near any explosive or thermal source hazards. Source Document(s): (8) (9) (19) (30)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	Prime farmland is land best suited for producing food, forage, fiber, and oilseed crops and also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban built-up land or water). This project is located in an urban area built on bay mud fill, no longer suitable for or identified as farmland. The project will not affect farmlands. No federally designated Farmlands have been identified within the project area. Source Document(s): (8) (31)
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The subject parcels are not located within a 100 year floodplain (Zones A or V) or 500 year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project is not located in a Flood Zone. The area is a Flood Hazard Area Designation Zone X: Areas of minimal flooding. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. Flood hazard designation is depicted on FIRM Map Number 06001C0086G, with an effective date of December 21, 2018. The project will not adversely affect any identified floodplains. Source Document(s): (14) (Appendix C)
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	**Undertaking** Satellite Affordable Housing Associates proposes to demolish existing improvements on a 0.89 site (comprised of five parcels) and a new, five-story mixed-used building will be constructed with 2,590

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		square feet of ground floor commercial/retail space, 2,247 square feet of amenities, office space and 77 affordable apartment units. Existing improvements to be demolished include two buildings and paved parking lots. The entire site is developed and covered with impervious surfaces. **Area of Potential Effects** The Area of Potential Effects (APE) includes five subject parcels and 13 of the surrounding properties, or 18 properties in all. The APE for archeology is the site footprint, i.e. the limit of the subject parcels. **Oakland Cultural Heritage Survey (OCHS)/Historical and Architectural Rating System** The Rating System, adopted in the Oakland General Plan, Historic Preservation Element, is shorthand for the relative importance of properties. The system uses letters A to E to rate individual properties and numbers 1 to 3 for district status. Individual properties can have dual ("existing" and "contingency") ratings if they have been remodeled, and if they are in districts, they can be contributors, non-contributors, or potential contributors. In general, A and B ratings indicate landmark-quality buildings. **23rd Avenue Commercial Historic District – Area of Secondary Importance** The 23rd Avenue Commercial District is a medium-sized turn of the century commercial node of about 35 buildings, extending two blocks northeast-southwest on 23rd Avenue and three blocks southeast-northwest on East 14th Street (now International Blvd.), plus adjoining blocks of Miller Avenue and East 15th Street. It includes a bank, two theaters, a public library, and a mortuary, plus several two-story hotels and smaller commercial buildings. About half the buildings appear to date from the 1900s, a quarter from the 1920s, a few earlier and a few later. The most intact are on 23rd Avenue above East 14th Street, where there are some good Mission Revival and Spanish designs. Reflecting the area's importance as the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		chief commercial center between 14th Avenue and Fruitvale Avenue, several of its major buildings are of masonry construction. The District's significance is the theme of Commercial Development during 1850-1945 period of significance. The District appears significant for its distinctive period character, individually notable and collectively coherent buildings, and representation of East Oakland development patterns of the late 19th and early 20th century. Its integrity is not considered high enough for National Register eligibility; its distinctive character is as a district of remodeled but recognizably early buildings, adding up to a recognizable early commercial node. The District has a National Register of Historic Places Status Code of **5S**, *Properties Recognized as Historically Significant by Local Government.* **Evaluation** As an Area of Secondary Importance (ASI), by definition, the District does not appear eligible for the National Register of Historic Places. There are no buildings on or near the project site that appear eligible for the National Register of Historic Places under any criteria listed. (See Appendix F for an evaluation of each individual property). **Archaeology** A records search of the project site was conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California on March 19, 2019. Review of their information indicates that there has been no cultural resource studies that cover the Ancora Place project area. This Ancora Place project area contains no recorded archaeological resources. Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Alameda County have been found in areas marginal to the bayshore and inland near intermittent and perennial watercourses.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The Ancora Place project area is located approximately four meters east of the historic margin of the Oakland Inner Harbor and contains Holocene alluvial fan soils. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Ancora Place project area. Review of historical literature and maps indicated historic-period activity within the Ancora Place project area. The 1897, 1915 and 1948 Concord USGS 15-minute topographic quadrangle depicts one or more buildings within the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Ancora Place project area. Each of the subject property parcels are improved with buildings and asphalt paving for parking lots, precluding a field survey. Native American Contacts The project involves 'significant ground disturbance (digging)' during excavation for building foundation construction and other improvements. There is one federally-recognized Native American tribe in Alameda County who was contacted on March 14, 2019. On March 13, 2019, the Native American Heritage Commission was contacted regarding any known cultural resources or sacred sites on or near the project site. On March 15, 2019 the Native American Heritage Commission that replied a search of the Sacred Lands File did not indicate any known resources. Determination For purposes of Section 106 Review of this undertaking, AEM Consulting recommended that the Agency Official for HUD (City of Oakland) concur with the Area of Potential Effects and determine that no historic properties will be adversely affected by the undertaking. The reason is there are no properties eligible for the National Register in the Area of Potential Effects.

		Consultation Upon reviewing the Historic and Cultural Resources Evaluation, the Agency Official (City of Oakland) concurred with the description of the undertaking and its Area of Potential Effects. Further, that the undertaking will not adversely affect historic properties as defined for Section 106, i.e., eligible for the National Register of Historic Places. Consultation with the Office of Historic Preservation with a letter and evaluation materials was initiated on March 29, 2019. On May 8, 2019, the State Office of Historic Preservation did not object to the determination that the City of Oakland finds that no historic properties will be adversely affected by the undertaking. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to the potential discovery of archeological and paleontological resources as well as human remains on-site. Application of these standards would ensure that the Project would have a less than significant impact with respect to archeological and paleontological resources as well as human remains. *Standard Condition of Approval Required:* CR1. **Archaeological and Paleontological Resources - Discovery During Construction** 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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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. CR2. **Archaeologically Sensitive Areas – Pre-Construction Measures**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. **Provision A: Intensive Pre-Construction Study.** The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a) Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b) A report disseminating the results of this research. c) Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction. **Provision B: Construction ALERT Sheet.** The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site. CR3. **Human Remains – Discovery During Construction** Pursuant to CEQA Guidelines section 15064.5(e)(l), 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. Source Document(s): (1) (2) (32) (33) (34) (16) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (Appendix F)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	**Traffic** As a residential housing project, community noise levels will not be significantly affected by the development. The only noise anticipated is from the normal automobile traffic generated from the project. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, the project would generate trips as

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations

depicted in the table below for both the residential and commercial space. The space may be retail, however, no targeted use is known at this time.

Table 5 Trip Generation Rates

Land Use Code	Trips per Weekday	Peak AM Trips	Peak PM Trips
221, Low-rise Apartment	507	35	45
710, General Office	17	4	4
Total:	524	39	49

The City of Oakland requires a traffic study for projects that generate 50 or more peak hour trips during the week. The project did not rise to that level.

A significant, audible impact to ambient noise in the vicinity would result if the project caused a doubling of traffic in the area. Traffic counts provided by the City for 2013 indicate that traffic along International Blvd., averaged about 20,000 vehicles per weekday. The project would generate an estimated 524 tips per day and therefore would not cause a doubling of traffic.

There are no significant impacts to noise anticipated as a result of the project.

Operational Noise

As a residential housing project, operations are not expected to generate noise levels that would be considered substantial in terms of existing or future noise levels in the area. Future noise levels in the project vicinity will continue to result from local transportation related noise sources. Occasionally audible noises from the proposed residential land uses will not measurably contribute to daily average noise.

Construction Noise

Noise generated during construction activities on the site could cause a substantial temporary increase in noise levels at surrounding land uses. Hours of construction are restricted to

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		between the hours of 7:00 AM and 7:00 PM Monday through Friday. **Conclusion** Community noise levels will not be significantly affected by the development. The only contribution of the project to long-term noise levels would be from the normal automobile traffic generated from the project which will contribute to less than 1 dBA increase. The proposed project would temporarily generate noise during demolition and construction activities. Construction noise will be subject to Section 17.120 of City of Oakland Planning Code and Section 8.18 of the Municipal Code. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential construction noise. Application of these standards would ensure that the project would have a less than significant impact with respect to construction noise impacts. *Standard Conditions of Approval Required:* N1. **Construction Days/Hours** d) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier driving 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. e) 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. f) 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.)

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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 of Oakland, 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. N2. **Construction Noise** 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 and avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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) Application 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. N3. **Extreme Construction Noise** ***a. Construction Noise Management Plan Required*** 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:

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		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. ***b. Public Notification Required*** 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. N4. **Construction Noise Complaints**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The project applicant shall submit to the City of Oakland for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a) Designation of an on-site construction complaint and enforcement manager for the project; b) A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; c) Protocols for receiving, responding to, and tracking received complaints; and d) Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request. N5. **Operational Noise** Noise levels at 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. Source Document(s): (8) (45) (46) (16) (Appendix G)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project activities do not affect a sole source aquifer, as there are no aquifers subject to a MOU between EPA and HUD in Alameda County.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Source Document(s): (47)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The site does not appear on the National Wetlands Inventory database. The site does not contain any on-site wetlands or jurisdictional waters. No further consultations are required. Source Document(s): (8) (29) (Appendix C)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	No wild and scenic rivers are located within Alameda County. Source Document(s): (48) (49)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The project will not raise environmental justice issues and has no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The project is suitable for its proposed use. The neighborhood surrounding the Project site (within a 1-mile radius) suffers from adverse environmental conditions related to air pollution and its resulting adverse health effects, ranking greater than the 89th percentile nationally for DPM exposure and proximity to traffic emissions. The surrounding neighborhood is also subject to significant soil and groundwater contamination, ranking greater than the 90th percentile nationally for hazardous waste proximity, Superfund proximity and lead-based paint indicators. The Project would not create an adverse or disproportionate environmental impact, nor would it aggravate these air quality and hazardous conditions. Rather, the Project would provide an air filtration system for the building that is protective of the health of future residents, and would result in remediation of identified soil contaminants. The Project would not have a disproportionate adverse effect on low-income or minority populations, but would instead provide a beneficial contribution to needed affordable housing for cost-burdened households. Source Document(s): (8) (50) (Appendix H)

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. ***All conditions, attenuation or mitigation measures have been clearly identified*****.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	3	<u>Comprehensive Plans</u> Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". The proposed project, to create up to 40 units of affordable senior housing conforms to the City of Oakland Comprehensive General Plan and is consistent with the Neighborhood Center Mixed Use general plan land use designation. A General Plan Amendment is not required to develop the proposal. The proposal has achieved the entitlements necessary to execute the project. <u>Zoning</u> The project site is zoned CN-3: Neighborhood Commercial Zone – 3, which allows the proposal. The project planning application approval included a Minor Conditional Use Permit to allow new residential units to be located at the rear ground floor in the CN-3 Zone. <u>Urban Design</u> The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		The project design – plans and drawings – have been approved. The design has been deemed appropriate and compliant with City standards. The project has been granted a Tentative Parcel Map Subdivision to merge five parcels into one parcel. The project is consistent with plans, land use, zoning and urban design. *Mitigations Required:* LU1. Final Design Review *a. Prior to issuance of building permit.* As the design of the building is further detailed, the design elements listed below shall be revised and shall be submitted for review and approval by the Planning Director or designee prior to issuance of the building permit. Only high quality materials will be approved. The Planning Director or designee may exercise his/her standard authority to refer the design revisions to the DRC or to the Planning Commission. a. Final review of all exterior materials and colors including the balcony materials. b. More information regarding window details and installation specifications (framing material, glass, and mullions) and also of the window system and assembly, to confirm adequate thickness of components, overall quality, and recess from the outside wall. Window mullions shall be a minimum of 2" thick and the window surfaces shall be recessed a minimum of 1 ¾ to 2" from the building façade. c. Details of the garage entrance material instead of a rolling chain gate. d. The Project applicant shall ensure that the lighting fixtures within the garage are shielded to a point below the light bulb and reflector consistent with the lighting condition. Source Document(s): (8) (16) (51) (Appendix G)
Soil Suitability/ Slope/ Erosion/	3	Soil Suitability A Geotechnical Investigation was prepared for the project by Rockridge Geotechnical in June 2019. A summary of the report follows.

Impact Codes: ***(1)*** *Minor beneficial impact;* ***(2)*** *No impact anticipated;* ***(3)*** *Minor Adverse Impact – May require mitigation;* ***(4)*** *Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement*

Environmental Assessment Factor	Impact Code	Impact Evaluation
Drainage/ Storm Water Runoff		Plans are to construct an L-shaped five-story at-grade residential building that will occupy the northern and western portions of the site. Plans also include a courtyard in the southeastern portion of the site including both private and community space. The building will have a one-story at-grade concrete podium and four stories of wood-framed residential units above the podium. Field Investigation Subsurface conditions at the site were investigated by performing three cone penetration tests (CPTs), designated as CPT-1 through CPT-3, drilling two exploratory borings, designated as B-1 and B-2, and performing laboratory testing on selected soil samples from the test borings. Subsurface Conditions The Regional Geologic Map prepared by Graymer et al. indicates the site is underlain by Holocene-age alluvium (Qha). Alluvial deposits are generated when sediments are transported and deposited by rivers and streams. These types of deposits can be composed of interbedded layers of mixed gravelly, sandy, and clayey soils. The results of field investigation indicate the site is generally blanketed by about 1-1/2 to 2 feet of undocumented fill that typically consists of medium dense clayey sand with gravel. The fill is underlain by alluvial deposits that extend to the maximum depth explored of 50.5 feet bgs. The alluvium encountered in our borings and CPTs consists primarily of medium stiff to hard clay with varying sand content interbedded with occasional, relatively thin layers of clayey sand with gravel, clayey gravel with sand, and silty sand. The granular layers range in thickness from about 1 to 4 feet. Atterberg limits tests performed on samples of the near-surface soil in Boring B-1 indicates the near-surface soil at the site is moderately to highly expansive. Groundwater level measurements were taken during and after CPT soundings and while drilling borings. Based on the measurements, the static groundwater depth ranged from an estimated 9 to 10 feet bgs at the time of investigation. Conclusion From a geotechnical standpoint, the site can be developed as planned, provided the recommendations presented in the Geotechnical Investigation report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for the project is the presence of moderately to highly

Impact Codes: ***(1)*** *Minor beneficial impact;* ***(2)*** *No impact anticipated;* ***(3)*** *Minor Adverse Impact – May require mitigation;* ***(4)*** *Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement*

Environmental Assessment Factor	Impact Code	Impact Evaluation
		expansive near-surface soil. Implementation of the recommendations in the Geotechnical report will result in no adverse impacts. *Mitigations Required:* G1. Follow all recommendations laid forth in the Geotechnical Investigation prepared for the project by Rockridge Geotechnical and dated June 18, 2019 (see Appendix G). **Slope** The site encompasses an area of 38,922 square feet and is relatively flat, with ground surface elevations (City of Oakland datum) ranging from 14.4 feet in the southwestern corner of the site to about 17.5 feet in the northeastern corner. **Erosion** The site as it exists now is not subject to erosion. However, if not properly managed, erosion could occur during construction of the project. Plans demonstrating the Best Management Practices for erosion control, sedimentation and water quality impacts to the maximum extent practicable must be submitted for review and approval by the City of Oakland's Planning and Zoning Division and Building Services Division. At a minimum, appropriate filter materials shall be provided at nearby catch basins to prevent debris and dirt from flowing into the City's storm drain system and creeks. <u>Drainage/Storm Water Runoff</u> Redevelopment of the site could affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments, and pesticide residues from roadways, parking lots, rooftops, landscaped areas and deposit them into an adjacent waterway via the storm drain system. New construction could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil and greases, and other chemicals to nearby water bodies. The project will not result in a net increase in impervious surface. The City of Oakland imposes Best Management Practices to minimize the generation, discharge and runoff of stormwater pollution during construction of projects in the City.

Impact Codes: ***(1)*** *Minor beneficial impact;* ***(2)*** *No impact anticipated;* ***(3)*** *Minor Adverse Impact – May require mitigation;* ***(4)*** *Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement*

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Post-construction stormwater management on the site will be required to comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. A stormwater management plan will be developed to manage stormwater run-off and limit discharge of pollutants in stormwater after construction of the project. The plan will include hydromodification measures, if required, and stormwater treatment measures to remove pollutants and hydraulic sizing for treatment measures proposed. The project will be required to fund any repairs or infrastructure improvements to the surrounding stormwater system. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to geologic impacts, stormwater control, run-off, the storm-drain system and water quality. Application of these standards and implementation of these measures and plans would ensure that impacts to stormwater and water quality are *less than significant.* G2. **Construction Related Permit** 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. G3. **Seismic Hazards Zone (Landslide/Liquefaction)** The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction. SW1. **Erosion and Sedimentation Control Measures for Construction** The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		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. SW2. **Site Design Measures to Reduce Stormwater Runoff** 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. SW3. **Source Control Measures to Limit Stormwater Pollution** 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,

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		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. SW4. **NPDES C.3 Stormwater Requirements for Regulated Projects** a. *Post-Construction Stormwater Management Plan Required* The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following: i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. b. *Maintenance Agreement Required* The project applicant shall enter into a maintenance agreement with the

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following: i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense. SW5. **Storm Drain System** The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition. Source Document(s): (8) (16) (52) (53) (54) (Appendix H)
Hazards and Nuisances including Site Safety and Noise	3	**Site Safety** The project will not create a risk of explosion, release of hazardous substances or other dangers to public health. The project is not located near any hazardous operations. The project will provide a safe place for residents. A Geotechnical Investigation was prepared for the project by Rockridge Geotechnical in June 2019. A summary from the report about geologic hazards follows. <u>Regional Seismicity</u> The site is located in the Coast Ranges geomorphic province of California that is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon plate

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Environmental Assessment Factor	Impact Code	Impact Evaluation

and North American plate and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The major active faults in the area are the Hayward, San Andreas, and Calaveras faults. These and other faults of the region are shown on Figure 4. The fault systems in the Bay Area consist of several major right-lateral strike-slip faults that define the boundary zone between the Pacific and the North American tectonic plates. Numerous damaging earthquakes have occurred along these fault systems in recorded time.

Table 6 Regional Earthquake Faults & Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Mean Characteristic Moment Magnitude
Total Hayward	4.5	Northeast	7.00
Total Hayward-Rodgers Creek	4.5	Northeast	7.33
Mount Diablo Thrust	20	East	6.70
Total Calaveras	20	East	7.03
N. San Andreas - Peninsula	25	West	7.23
N. San Andreas (1906 event)	25	West	8.05
Green Valley Connected	25	East	6.80
N. San Andreas - North Coast	30	West	7.51
San Gregorio Connected	32	West	7.50
Greenville Connected	37	East	7.00
Rodgers Creek	38	Northwest	7.07
Monte Vista-Shannon	39	South	6.50
West Napa	42	North	6.70
Great Valley 5, Pittsburg Kirby Hills	43	Northeast	6.70

Since 1800, four major earthquakes have been recorded on the San Andreas Fault. The U.S. Geological Survey's 2014 Working Group on California Earthquake Probabilities has compiled the earthquake fault research for the San Francisco Bay area in order to

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring in the San Francisco Region during the next 30 years (starting from 2014) is 72 percent. The highest probabilities are assigned to the Hayward Fault, Calaveras Fault, and the northern segment of the San Andreas Fault. These probabilities are 14.3, 7.4, and 6.4 percent, respectively. Geologic Hazards Because the project site is in a seismically active region, the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction, lateral spreading, and cyclic densification was evaluated. The results of field investigation were used to evaluate the potential of these phenomena occurring at the project site. Ground Shaking The seismicity of the site is governed by the activity of the Hayward fault, although ground shaking from future earthquakes on other faults will also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. Strong to very strong ground shaking could occur at the site during a large earthquake on one of the nearby faults. Fault Rupture Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. Therefore, the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low. Liquefaction and Liquefaction-Induced Settlement When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		evidence of excess pore pressure generation and liquefaction. The site is within a mapped liquefaction hazard zone, as shown on the map titled *State of California, Seismic Hazard Zones, Oakland East and Part of Las Trampas Ridge Quadrangles, Official Map*, dated February 14, 2003. Liquefaction susceptibility was assessed using the software CLiq v2.06.92. CLiq uses measured field CPT data and assesses liquefaction potential, including post-earthquake vertical settlement, given a user-defined earthquake magnitude and peak ground acceleration (PGA). Liquefaction analysis indicates there are only a few isolated, thin (less than one foot thick) sand and silty sand layers/lenses underlying the site that may liquefy during a major earthquake. Total and differential ground-surface settlement associated with liquefaction (referred to as post-liquefaction reconsolidation) after a major seismic event on a nearby fault is estimated to be less than 1/2 inch and 1/4 inch over a horizontal distance of 30 feet, respectively. Ishihara (1985) presented empirical relationship that provides criteria that can be used to evaluate whether liquefaction-induced ground failure, such as sand boils, would be expected to occur under a given level of shaking for a liquefiable layer of given thickness overlain by a resistant, or protective, surficial layer. Analysis indicates the non-liquefiable soil overlying the potentially liquefiable soil layers is sufficiently thick and the uppermost potentially liquefiable layers are sufficiently thin such that the potential for surface manifestations of liquefaction, such as sand boils, are very low. Considering the relatively flat site grades and the depth and relative thickness of the potentially liquefiable layers, the risk of lateral spreading is very low. <u>Cyclic Densification</u> Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The results of CPTs indicate the soil above the groundwater at the site generally consists of cohesive soil which is not susceptible to cyclic densification due to its relatively high fines content and cohesion. Therefore, the potential for ground surface settlement resulting from cyclic densification at the site is very low. <u>Conclusions</u>

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		From a geotechnical standpoint, the site can be developed as planned, provided the recommendations presented in the Geotechnical Investigation report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for the project is the presence of moderately to highly expansive near-surface soil. Implementation of the recommendations in the Geotechnical report will result in no adverse impacts. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to geology and soils. Application of these standards and implementation of these measures, reports and recommendations, would ensure that impacts to geology and soils are less than significant. G2. Construction Related Permit 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. G3. Seismic Hazards Zone (Landslide/Liquefaction) The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction. *Mitigations Required:* G1. Follow all recommendations laid forth in the Geotechnical Investigation prepared for the project by Rockridge Geotechnical and dated June 18, 2019 (see Appendix G).

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		Noise The proposed project involves exposure of sensitive receptors (residents) to noise and new construction of residential housing. A *NEPA Noise Assessment* was conducted for the project by Illingworth & Rodkin, Inc. in June 2019 to quantify the existing and future noise environment at the site. <u>Thresholds of Significance</u> The applicable noise standards governing the project site include HUD standards for new housing construction and standards found in the City of Oakland's Noise Element of the General Plan. *City of Oakland General Plan* The Noise Element of the City's General Plan was established to protect the quality of life and physical and mental well-being of the City's residents by mitigating noise incompatibilities among land uses. According to the City's land use compatibility matrix for residential uses, noise levels up to 70 dBA Ldn (or CNEL) would be conditionally acceptable. This standard would be applicable to residential buildings. Noise levels below 65 dBA are normally acceptable. Conditionally acceptable noise levels require detailed noise analysis and additional noise reduction requirements for new development. *Department for Housing and Urban Development* The U.S. Department of Housing and Urban Development (HUD) environmental noise regulations are set forth in 24CFR Part 51B (Code of Federal Regulations). The following exterior noise standards for new housing construction would be applicable to this project: • Of 65 dBA Ldn or less are considered acceptable to new housing development. • Exceeding 65 Ldn but not exceeding 75 dBA Ldn is considered normally unacceptable. Appropriate sound attenuation measures must be provided. A 5 dBA attenuation above the attenuation provided by standard construction is required in zones exposed to ambient noise levels ranging from 65 dBA to 70 dBA Ldn; a 10 dBA reduction in additional attenuation is required in zones exposed to ambient noise levels ranging from 70 dBA to 75 dBA Ldn. • Exceeding 75 dBA Ldn are considered unacceptable. These noise standards also apply, "… at a location 2 meters from the building housing noise sensitive activities in the direction of the predominant noise source…" and "…at other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site."

Environmental Assessment Factor	Impact Code	Impact Evaluation
		A goal of 45 dBA DNL is set forth for interior noise levels and attenuation requirements are geared toward achieving that goal. It is assumed that with standard construction any building will provide sufficient attenuation to achieve an interior level of 45 dBA DNL or less if the exterior level is 65 dBA DNL or less. Where exterior noise levels range from 65 dBA DNL to 70 dBA DNL, the project must provide a minimum of 25 decibels of attenuation, and a minimum of 30 decibels of attenuation is required in the 70 dBA DNL to 75 dBA DNL zone. Where exterior noise levels range from 75 dBA DNL to 80 dBA DNL, the project must provide a minimum of 35 decibels of attenuation to achieve an interior level of 45 dBA DNL or less. <u>Existing Noise Environment</u> The project site is located within five parcels at 2227-2257 International Boulevard in Oakland, California. The site is surrounded by neighborhood center commercial zoning to the northwest and southeast, and commercial industrial mixed zoning to the southwest. The site is located approximately 165 feet northeast of E 12th Street, 190 feet northeast of the nearest Bay Area Rapid Transit (BART) rail line, approximately 465 feet northeast of the nearest Union Pacific Railroad (UPRR) track, and approximately 620 feet northeast of the closest through lane of I-880. A noise monitoring survey was performed to quantify and characterize ambient noise levels at the site between Friday, April 12, 2019 and Tuesday, April 16, 2019. The monitoring survey included two long-term noise measurements (LT-1 and LT-2) and four short-term measurements (ST-1 through ST-4), as shown in the figure below. The noise environment at the site results primarily from vehicular traffic along International Boulevard and BART, with secondary noise sources from neighboring commercial and industrial land uses, distant rail operations along the UPRR, and distant traffic along E 12th Street and I-880.

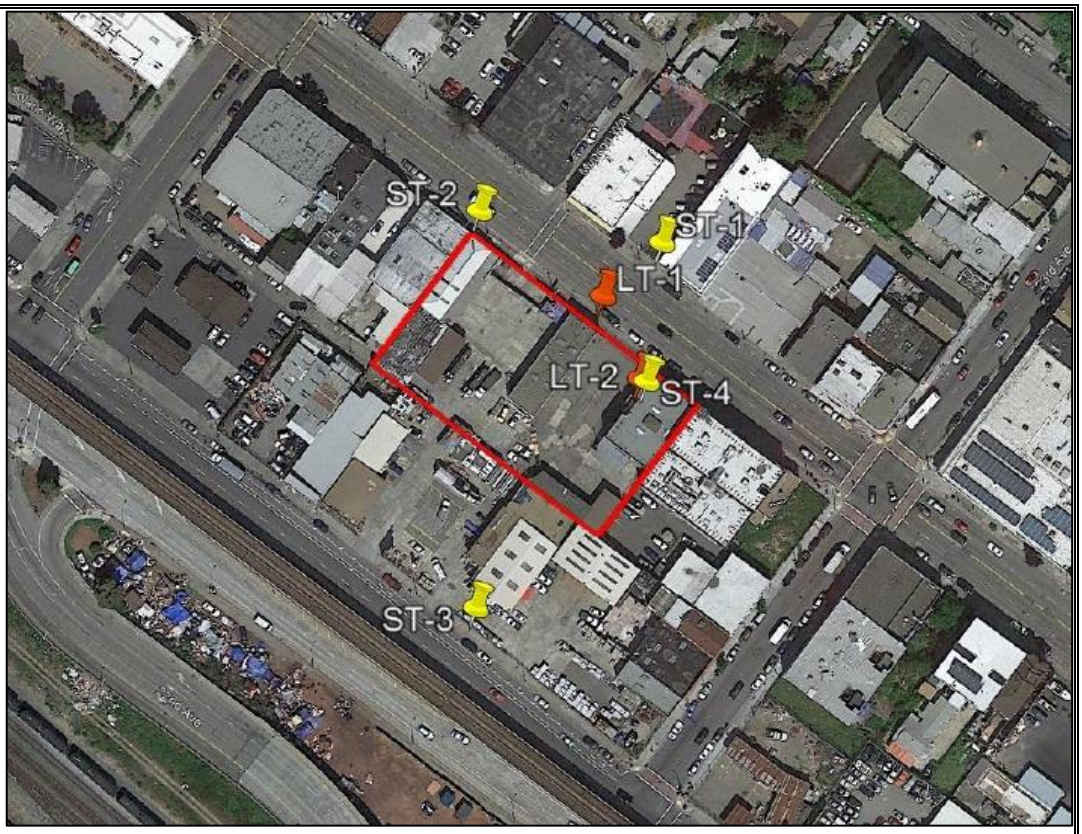

Figure 14 Noise Measurement Locations

Long-term noise measurement LT-1 was made in front of 2245 International Boulevard, approximately 32 feet south of the International Boulevard centerline. Hourly average noise levels at this location ranged from 68 to 77 dBA Leq during the day, and from 65 to 75 dBA Leq at night.

Table 7 Short-term Noise Measurements

Noise Measurement Location	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	DNL
ST-1: In front of Advance Day Care Center (4/12/2019, 12:10 p.m. – 12:20 p.m.)	86	81	72	66	59	69	75
ST-2: NW corner of project site (4/12/2019, 12:30 p.m. – 12:40 p.m.)	86	79	75	68	59	71	77
ST-3: In front of Sam Jin Roofing Supply (4/12/2019, 1:00 p.m. – 1:20 p.m.)	91	88	72	65	59	74	76
ST-4: 10 feet above LT-2 (4/16/2019, 11:20 a.m. - 11:40 a.m.)	81	78	72	66	63	68	71

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Table 8 Long-term Noise Measurements

Noise Measurement Location	Period	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	DNL
LT-1: In front of 2245 International Blvd (4/12/2019, 11:20 a.m. – 4/16/2019, 10:50 a.m.)	Day[1]	82	79	74	68	59	71	76
	Night[2]	80	77	72	64	54	69	
LT-2: NW balcony of 2257 International Blvd (4/12/2019, 12:00 p.m. – 4/16/2019 10:50 a.m.)	Day[1]	81	79	70	64	61	68	71
	Night[2]	75	72	66	60	57	64	

Future Exterior Noise Environment

The future noise environment at the project site would continue to result primarily from vehicular traffic along International Boulevard and E 12th Street, as well as frequent, intermittent rail operations from BART. Secondary noise sources would include commercial and commercial-industrial land uses to the west and south, occasional UPRR freight trains, and I-880 traffic to the southwest. The overall number of BART trains is not expected to substantially increase in the future and BART trains passing by the site would continue to produce maximum instantaneous noise levels of up to 84 dBA Lmax at 190 feet from the nearest BART rail line. The overall day-night average noise level at the project site by the year 2035 is predicted to be 76 dBA DNL at the project setback from International Boulevard. This is confirmed with HUD's *DNL Calculator Tool.*

Based on a review of the building plans, the courtyard and streetscape proposed in the southern corner of the project site has been identified as an open space area. While the open space area will be shielded from International Boulevard by the proposed five-story building to the north, the open space area will be exposed to BART noise from the elevated tracks located to the south. This noise exposure would also include daily operations of the commercial industrial mixed-use area to the south, as well as noise levels from vehicle traffic along E 12th Street and I-880, and distant rail operations along the UPRR. Exterior noise levels would reach 74 dBA DNL at the center of the open space area. HUD's *DNL Calculator Tool* for the outdoor area estimates a future noise environment also of 74 dBA DNL.

A sound barrier along the southern property line would reduce noise exposure from ground-level sources to the south, including daily operations of the commercial industrial mixed-use area, vehicle traffic along E 12th Street, I-880, and the UPPR. In order to reduce sound exposure to less than 65 dBA DNL. The barrier must maintain a minimum height of 20 feet above the elevation of the open space area, be solid from grade to top, and have a minimum surface density of 3 lbs/ft^2. The project will construct a sound wall 20 feet high. The barrier will be a precast concrete wall system comprised of 4 inch thick precast concrete panels 12 feet wide and 20 feet high.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Concrete panels span between precast concrete columns that are 12 inches wide x 16 inches deep and 20 feet tall. HUD's *Barrier Performance Module* shows that the noise wall barrier at the south property line will provide over 11 dBA DNL of attenuation bringing the noise in the common outdoor space to 65 dBA DNL or below which would meet HUD's outdoor noise requirements. The City of Oakland has approved the noise wall. <u>Future Interior Noise Environment</u> Preliminary calculations were made to quantify the transmission loss provided by building elements and to estimate interior noise levels resulting from exterior noise sources. Floor plans and building elevations were reviewed to determine the approximate wall area of rooms within proposed residential units. Based on the site plans provided and the complexity of noise sources surrounding the site, it is recommended that resilient channels are included within the exterior wall framing (or staggered studs) on all floors to provide a Sound Transmission Class (STC) rating of up to 57, given that the exterior maintains a tile or cement plaster finish. In addition, it is recommended that all windows and doors that face the exterior of the building are STC 35 or greater. This would maintain interior noise levels below 45 dBA DNL and 55 dBA Lmax with an adequate margin of safety. All units throughout the site should be mechanically ventilated so that windows can be kept closed at the occupant's discretion to control noise intrusion indoors. <u>Conclusion</u> The above described noise insulation features would adequately reduce interior noise levels in all units to 45 dBA L_{dn} or less, satisfying the interior noise level requirements of HUD, and meet the recommended 55 dBA L_{max} noise threshold to avoid potential sleep disturbance. *A Noise Waiver is required.* *Mitigations Required:* Interior Noise N6. Follow all recommendations for noise attenuation architectural features as described in the *Noise Waiver* (see Appendix H). The City has adopted Uniformly Applied Development Standards imposed as

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Standard Conditions of Approval that apply to interior noise. Application of these standards and implementation of these measures, would further ensure that impacts to interior noise are less than significant. N7. **Exposure to Community Noise** The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels Source Document List: (8) (15) (16) (51) (52) (55) (56) (57) (58) (59) (60) (61) (Appendix G and H)
Energy Consumption	3	The City of Oakland has imposed Green Building conditions of approval on all projects pursuant to Oakland Municipal Code Chapter 18.02, the *Green Building Ordinance*. The applicant is required to comply with California Green Building Standards (CALGreen) and score a minimum of 50 points on the GreenPoint Rated checklist and be certified by *Build It Green*. The City of Oakland has imposed Plug-In Vehicle Charging Infrastructure conditions of approval on all projects pursuant to Oakland Municipal Code Chapter 15.02. The applicant is required to comply with the Ordinance and provide PEV-Capable parking spaces. Although the project will incrementally consume more energy and resources over current conditions, the project features will ensure that resources are used efficiently and without waste. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to green building, energy efficiency and water conservation. Application of these standards and implementation of these measures would further ensure that impacts to sustainability are less than significant.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Standard Condition of Approval Required: GR1. **Plug-In Electric Vehicle (PEV) Charging Infrastructure** ***a. PEV-Ready Parking Spaces*** The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces. ***b. PEV-Capable Parking Spaces*** The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces. ***c. ADA-Accessible Spaces*** The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s). Green Building Requirements GR2. **Green Building Requirements** ***a. Compliance with Green Building Requirements During Plan-Check*** The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance (Chapter 18.02 of the Oakland Municipal Code).

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		i. The following information shall be submitted to the Building Services Division for review and approval with the application for a building permit: • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • CALGreen mandatory measures. • All green building points identified on the checklist approved during review of the Planning and Zoning

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		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. *b. Compliance with Green Building Requirements During Construction* The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. Source Document(s): (8) (16) (62)
SOCIOECONOMIC		
Employment and Income Patterns	2	The project is transit-oriented by design and will provide affordable housing for individuals and families. The project itself will construct 2,590 square feet of ground-floor retail space. At 77 units, impacts to employment and income patterns are expected to be less than significant. Source Document(s): (8)

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Environmental Assessment Factor	Impact Code	Impact Evaluation
Demographic Character Changes, Displacement	2	**Demographic Character Changes** At 77 units, it is not anticipated to induce substantial growth in population in the area. The project will help to address the need for housing projected in the *Regional Housing Needs Allocation.* Based on guidelines provided by HUD, the maximum number of residents appropriate to multi-family unit dwellings is two persons per bedroom, plus one per unit. Thus, at most there would be seven persons in a three-bedroom apartment, and five persons in a two-bedroom unit. The proposed project would provide six studios, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. To consider the maximum number of persons the project could accommodate, HUD guidelines for the maximum number of residents will be used. Carrying the math forward, we see that (2 x 6) = 12 plus (24 x 3) = 72 plus (27 x 8) = 216 and (20 x 7) = 140 for a total of 440. So, the proposed project would provide housing for at most 440 people. However, it is not expected that three persons will occupy a one-bedroom unit. Nevertheless, for the purposes of this analysis, a population of 440 people is assumed. The population of the City of Oakland was 397,011 in 2010, so the additional 440 people would represent 0.1% of that population. *Less than significant* impact is expected to result from the proposed project, as it would not create a significant change to the demographics of the area. **Displacement** The Uniform Relocation Act (URA), passed by Congress in 1970, establishes minimum standards for federally-funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally-funded projects. Section 205 of the URA requires that, "Programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion."

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		The developer/project proponent owns the site and it is currently unoccupied. No tenants lease the buildings that would require relocation prior to construction. A relocation plan is not required. Source Document(s): (4) (8) (63)
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	**Educational Facilities** The project by its definition is to provide affordable housing for individuals and families, with at most a population of 440 people. School aged children will likely be housed by the project. School-age children would likely attend the nearest schools, which include Garfield Elementary School at 1640 22nd Avenue, approximately 0.3 miles north. For middle school children, Roosevelt Middle School is located at 1926 E. 19th Street, 0.6 miles north. Fremont High School is located at 4610 Foothill Blvd., 1.9 miles south. Impacts to educational facilities are considered *less than significant.* **Cultural Facilities** The proposed project is within five miles of 9 cinemas, 14 convention centers, 31 galleries, 32 landmarks, 32 libraries, 16 museums, 4 stadiums, and 24 theatres. The Oakland Public Library, 125 14th Street, is located approximately two miles north of the project site. The project's location near a major transit hub offers many opportunities for cultural enrichment outside the immediate area. The project represents an incremental demand for cultural facilities; impacts are considered *less than significant.* Source Document(s): (8) (9) (64)
Commercial Facilities	2	There are two full service grocery stores within two miles or a 10 minute drive. There are numerous small markets near the site – one two blocks north and one three block south.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Within five miles are 95 ATMs and banks, 228 auto service facilities, 115 gas stations, 85 hotel/motels, 111 night clubs and taverns, 20 post offices, and 11 shopping centers. The additional residents would not constitute a significant impact on the demand for commercial facilities in the area. Source Document(s): (8) (9)
Health Care and Social Services	1	**Health Care** Hospitals with full-service emergency rooms near the project site include Highland Hospital located at 1411 E 31st Street, approximately 1.7 miles away or an eight-minute drive. Highland hospital has a 24-hour emergency room and trauma center. Alta Bates Medical Center located at 350 Hawthorne Avenue, approximately five miles away. For Kaiser Permanente members, Kaiser Foundation Hospital is located at 3600 Broadway, approximately five miles north. Alameda Hospital is located in the City of Alameda, 2.7 miles southwest of the project. There are numerous smaller health care facilities including clinics, urgent care and specialty services in the area. There are no *significant* impacts to Healthcare facilities or delivery systems anticipated as a result of the proposed project. **Social Services** The closest Alameda County Social Services Agency office to the project site is located at 1106 Madison St Ste 324 Oakland, approximately three miles away. The Agency provides services for children and families, the elderly, disabled adults, veterans. Services include food assistance, medical and health, employment, training, housing services, and financial assistance. Supportive services provided include child care, transportation, mental health, alcohol and drug addiction treatment and Social Security Insurance advocacy. There are 30 social service providers in the Oakland area, including Family Education and Resource Center, Mental Health Association of Alameda County, St. Vincent de Paul Society, and the American Red Cross, to name a few. The project itself will provide a community room and services office for residents.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		The project does not represent a significant change to the demographics of the area or on area social services as it serves the existing population. Implementation of the project represents a less than significant impact to social services. Source Document(s): (8) (65) (66) (67) (68) (69) (70)
Solid Waste Disposal / Recycling	3	<u>Operational Waste</u> Franchise waste hauler Waste Management, Inc. provides solid waste services to the site and vicinity. Waste Management is the largest garbage company in North American with over 21 million customers, 262 active solid waste landfills, 5 hazardous waste landfills, and 43,000 employees as of year-end 2013. Waste Management operates 120 traditional recycling facilities, of which 50 are single stream and 12 are for construction and demolition material recycling. Waste Management also operates five independent power production plants, two of which produce renewable energy; and 17 waste-to-energy plants. Waste Management has been moving operations into green services that extract value from waste rather than the traditional model of isolating waste in disposal sites. Operating more sustainably is a goal for many Waste Management customers. Sustainability goals can be as complex as addressing climate change or as simple as increasing recycling. Waste Management Sustainability Services (WMSS) works closely with customers to create customized solutions that help them reduce waste of resources, water or energy. The City of Oakland has been a partner in these efforts. Chapter 17.118 of the Oakland Municipal Code defines the Recycling Space Allocation Ordinance in an effort to divert solid waste generated by operation of the project from landfills. An Operational Diversion Plan (ODP) must be submitted to the Environmental Services Division of the Public Works Agency for review and approval. The subject and adjacent properties are already served with solid waste disposal service; therefore, the project represents a net increase. However, the increase in demand would not exceed the capacity of or reduce the capability of services in the City of Oakland and would not require the construction of additional solid waste management facilities. Impacts are considered *less than significant.* <u>Construction Waste</u>

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition recycling. The goal is to divert debris waste from landfill disposal. The project proponent is required to submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) for review and approval by the Oakland Public Works Agency. In addition, waste generated by demolition and construction will be required to be diverted from landfills to reduce impacts to landfills and encourage the reuse of such materials. Impacts after adherence to Oakland Municipal Code are *less than significant.* The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to green building and recycling. Application of these standards and implementation of these measures would reduce impacts to *less than significant.* *Standard Condition of Approval Required:* RE1. **Construction and Demolition Waste Reduction and Recycling** The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center. RE2. **Recycling Collection and Storage Space** The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For

Environmental Assessment Factor	Impact Code	Impact Evaluation
		residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet. Source Document(s): (8) (16) (71) (72)
Waste Water / Sanitary Sewers	3	Waste water (sewage) is collected and treated by the East Bay Municipal Utility District or EBMUD. EBMUD has been operating in the East Bay of the San Francisco Bay Area for over 50 years and services approximately 650,000 people. Waste water is collected from homes and businesses through privately-owned sewer laterals that feed into a network of city sewers. EBMUD's interceptors carry the wastewater to a treatment plant in Oakland. EBMUD treats the waste water, removing solids and cleaning it before it is discharged into San Francisco Bay. Stormwater is collected through a separate community-owned system. Approval of the project's planning application to the City of Oakland is conditioned on the project proponent funding any infrastructure upgrades required to accommodate the project. In the event that an impact analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to sanitary sewers and implementation of these measures would reduce impacts to *less than significant.* *Standard Condition of Approval Required:* SS1. Sanitary Sewer System The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system. Source Document(s): (8) (16) (73)
Water Supply	2	**Water Supplier** Potable water at the project site will be supplied by the East Bay Municipal Utility District (EBMUD). Ninety percent of EBMUD's water comes from the 577-square mile watershed of the Mokelumne River on the western slope of the Sierra Nevada. This area is mostly national forest, EBMUD-owned lands and other undeveloped lands little affected by human activity. The Mokelumne watershed collects snowmelt from Alpine, Amador and Calaveras counties. The snowmelt flows into Pardee Reservoir near the town of Valley Springs. Three large aqueducts carry water more than 90 miles from Pardee Reservoir to the East Bay and protect it from pesticides, agricultural and urban runoff, municipal sewage and industrial discharges. When water demand is high or during times of operational need, EBMUD also draws water from protected local watersheds. Because of very low rainfall levels and melted snowpack, EBMUD has declared a Stage 4 critical drought and set a community-wide goal to reduce water use 20% compared to 2013. To achieve these savings, EBMUD has adopted new water use rules that affect all customers and must supplement normal water supplies with water from additional sources. A Water Supply Update posted on the EBMUD website (May 24, 2017) shows 'Total System Storage' at 82% full and 'Total East Bay Res.' at 88% of full capacity. EBMUD has prepared a Water Supply Management Plan 2040 to estimate water supply needs over a 30-year planning period and proposes a diverse portfolio of policy initiatives and potential projects to ensure that needs are be met in dry years. The portfolio of solutions includes increased conservation and provision of recycled water, as well as rationing and a mix of possible supplemental supply projects that can be adjusted and implemented in a step-wise manner over the next thirty years as necessary to respond to changes in demand, changes in supplies, and future uncertainties, including the potential for climate change effects on both supply and demand. In addition to including aggressive conservation goals and an increase in the provision of recycled water, a mix of possible supplemental supply projects intended to be pursued in progressive stages is included, with the projects involving the fewest

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		regulatory and institutional challenges undergoing study in order to respond to water need in the short-term, while the other more complex, regional projects to be pursued in the longer-term, beyond 2025, if the demand arises and other short-term projects do not provide sufficient yield to meet dry year needs. Proposed Project To reduce usage, the project will implement water-saving features to the extent practicable. Water saving fixtures such as low-flow toilets and water efficient appliances can be used to reduce water demand. Emphasis will be placed on water conservation efforts. Conclusion Alameda County is projected to grow its population by 32% by 2040. According to the Association of Bay Area Governments (ABAG), Alameda County Housing Needs Allocation 2014 to 2022, the City of Oakland should add 14,765 new units by 2022 in order to meet the needs for housing. Plans developed by water provider EBMUD will ensure future supplies are adequate to cover dry years. At 77 units, the project will have an incremental adverse impact in the short-term by adding additional demand; however, inclusion of water-conserving measures in the project will contribute to overall water reduction even in wet years. Standard Conditions of Approval Required The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval. Application of City of Oakland's Standard Conditions of Approval would further reduce water supply impacts. WS1. Water Efficient Landscape Ordinance (WELO) The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23): http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%2 0-%20Official%20CCR%20pages.pdf Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following a. Project Information: i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and

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		f. Grading Plan Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below . http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%200fficia1%20CCR%20pages.pdf Source Document(s): (3) (5) (8) (16) (74) (75)
Public Safety - Police, Fire and Emergency Medical	2	**Police** The Oakland Police Department (OPD) provides police services to the area. The site is located in Beat 19X within Area 3. The nearest station is located at 455 7th Street, 3.2 miles north. For 2014, the OPD reduced murders by 11%, shootings by 13% and robberies by 31%, with a 28% reduction in residential burglaries. Area 3 is commanded by Captain Freddie Hamilton. Area 3 is the area centrally located in Oakland. It is bordered by Area 1, Area 2, Lake Merritt, and the City of Piedmont on the west, Redwood Regional Park on the north, Area 4 to the west, and the estuary to the south. Area 3 is a diverse community with multiple thriving business districts: Lakeshore, Eastlake, Park, Dimond, Laurel, and Fruitvale. Although the demand for police services would incrementally increase, it is not expected that the project would require construction or expansion of law enforcement facilities or the number of sworn officers; therefore, the impact is considered *less than significant.* **Fire and Emergency Medical** The Oakland Fire Department provides emergency services to the site and vicinity. The nearest fire station is Station 18, located at 5008 Bancroft Ave, approximately two miles south. Emergency response starts with the 9-1-1 Dispatch Center. This Accredited Center of Excellence provides the highest level of emergency dispatch; the Fire Prevention Bureau is knowledgeable of the fire code and the vegetation management system; the Public Education Division has built strong partnerships with local schools, libraries,

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		head start programs, and senior and community centers. Emergency preparedness is a core function of the Oakland Fire Department. Communities of Oakland Responding to Emergencies (CORE) teaches self-reliance skills and helps establish response teams to take care of your neighborhood until professional emergency response personnel arrive. Because first responders will be overwhelmed during a catastrophic event such as a major earthquake on the Hayward fault, it is critical that community members are prepared to be self-sufficient for the first 72 hours or longer during an emergency. The Oakland Fire Department is comprised of eight divisions including the Operations Division. The Operations Division responds out of 25 Fire Stations, located throughout the City and the International Airport, operating a fleet of 24 Engines, 7 Trucks, and numerous other special operations, support, and reserve units throughout 3 Battalions. The OFD responds to approximately 60,000 emergency calls annually, with over 80% being emergency medical services calls. The project would have a significant impact if it would exceed the ability of fire and emergency medical providers to adequately serve the existing and future residents and require new or expanded facilities. Planned projects such as this one would incrementally increase service needs but the impact would be *less than significant.* Although the demand for fire and emergency medical services would increase, it would not require the new construction or expansion of Fire or Emergency Medical facilities; therefore, the impact is considered *less than significant.* Source Document(s): (8) (16) (76) (77) (78)
Parks, Open Space and Recreation	2	The project site has numerous parks and recreational opportunities nearby. Garfield Municipal Playground is located approximately 0.21 miles away. Union Point Park, Josie de la Cruz, are located within a mile of the project site. Lakeside Park is located approximately five miles away and is best known for Lake Merritt which is one of the most accessible parks in Oakland with paved trails to bike or jog, bird watching, boating, lawn bowling, nature center and wildlife sanctuary. The lake serves as the oldest Wildlife Refuge in Northern America. Martin Luther King Jr. Regional Shoreline, Damon Slough Staging Area is part of the East Bay Regional Park District and is located at Doolittle Drive and Swan Way, approximately six miles south of the project site. The area is next to Oakland International Airport and is 741-acres that include marshland, trails and the Tidewater

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Boating Center. Activities at the park are picnicking, birdwatching, hiking, biking, fishing and boating. The City of Oakland's Parks and Recreation Department is over 105 years old. They have 140 parks maintained by Public Works; 66 ball fields; 44 tennis courts; 28 recreation centers – three of which specialize in arts, music and dance; 14 rental venues; five swimming pools; 17 community gardens; three golf courses; a digital arts and culinary center; two boating centers; an inclusionary center; a host of programs designed for tiny tots to seniors, collectively serving over 95,000 enrolled participants and over a million drop-in users annually. The project represents an incremental demand for recreational facilities therefore impacts are considered *less than significant.* Source Document(s): (8) (16) (79) (80) (81)
Transportation and Accessibility	3	**Transportation** Transportation impacts caused by the proposed project to traffic vary depending upon the number of personal vehicle trips the project will generate, the availability of public transit, the bicycle network, and the completeness of the nearby pedestrian network. Close amenities serve to further reduce the impacts to traffic. *Pedestrian* The proposed project site and vicinity are walkable and the sidewalk network is complete. *Bicycle* The City of Oakland is a bicycle-friendly City and has an extensive bicycle network for access throughout the City. East 12th Street and 23rd Avenue, just south of the site is an existing Class II Bike Lane connecting to Oakland's bicycle network. Fruitvale Avenue is a Class II Bike Lane near the site that connects to the City of Alameda. The City requires that projects comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). Secure bicycle parking spaces will be provided onsite. There will be 39 long term and four short term bicycle parking spaces provided. *Public Transit*

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		Rail Service Bay Area Rapid Transit or BART, is a heavy-rail and subway system that connects San Francisco with cities in the East Bay and suburbs in northern San Mateo County. BART's rapid transit system operates five routes in 104 miles of line with 44 stations in four counties. The project is located less than a mile north of the Fruitvale BART Station at 3301 E 12th Street. The location is convenient to public transit, including its proximity to the transit center at the BART Station. The rate of personal vehicle ownership in senior affordable housing developments is usually lower than market-rate developments. This site affords residents the opportunity to travel outside the immediate area, as reliable, convenient and cost-effective public transportation is readily available. AmTrak and Capitol Corridor trains can be caught at the Oakland Coliseum/Airport Station (OAC) accessible from the Fruitvale or Lake Merritt BART Stations. AmTrak provides state-wide and country-wide train service. Capitol Corridor trains provide regional and commuter services between Auburn, Sacramento, Emeryville, Oakland and San Jose. Alameda County-Contra Costa Transit (AC Transit) Directly in front of the project on International Blvd. is an AC Transit bus stop served by routes 1, 1R, 62 and 801. Just south of the project site at E 12th Street and 23rd Avenue is another AC Transit bus stop served by route 62. The site's location will afford residents with many options to meet their transportation needs. *Personal Vehicles* According to the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, and as discussed above, the project will generate less than 50 peak hour trips during weekdays. A traffic study was not required for the project and no adverse impacts to traffic are expected as a result of the project. *Parking* The project will provide 43 parking spaces which represents a parking ratio of 0.56:1. This has been deemed adequate by the City of Oakland. *Conclusion* Pedestrian, bicycle and transit facilities are expected to adequately serve the proposed project. The project is transit-oriented by design. Therefore, project impacts to traffic

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		are considered *less than significant.* **Accessibility** The proposed new building will provide 77 affordable apartments units. All units will be adaptable to California Building Code Standards. All common areas and access to units will be ADA compliant for both residents and guests. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that transportation and implementation of these measures would reduce impacts to *less than significant.* TR1. **Bicycle Parking** The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements. TR2. **Public Transit incentive** The Applicant shall discuss the possibility of providing Public Transportation Clipper passes for all new residences or condominium buyers. The Applicant shall provide a copy of the final outcome of these discussions to Bureau of Planning staff. Source Document(s): (8) (16) (82) (83) (84)

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no unique natural features or water resources on the site. The site is flat, rectangular and the majority of the site is covered in asphalt paving and buildings. The site contains no unique natural features. There are no water courses, creeks, streams, seasonal wetlands or other water resources on the project site. There are no impacts in this regard.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
		Source Document(s): (8) (16)
Vegetation, Wildlife	2	No special-status plant or animal species have been reported from or are suspected to occur on the site due to the nature of the site and lack of suitable habitat. There are no trees on the site. Source Document(s): (8) (16)
Other Factors	1	The project will provide low-income, affordable housing and provide onsite services and programs for residents. The project will provide a safe, clean, and sanitary place for residents in a location convenient to public transportation and other amenities. The proposed project is beneficial to both residents and the community. Source Document(s): (8) (16)

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Additional Studies Performed:

See Source Documentation List

Field Inspection (Date and completed by):

April 22, 2019 Site Visit by Cinnamon Crake, Associate, AEM Consulting

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See Source Documentation List

List of Permits Obtained:

The City of Oakland's Planning Commission has approved the project's planning application (December 21, 2018) which includes design review approval, demolition permit, approval of a minor conditional use permit, and CEQA findings. In addition, the City of Oakland's Bureau of Planning approved the design review and variance for the 20' sound wall on March 22, 2021. No other permits have been obtained yet, as the moment the use of Federal funds was contemplated, all project actions were halted to conduct this environmental review.

Public Outreach [24 CFR 50.23 & 58.43]:

The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's Area of Potential Effects (APE). Information about where the public may find the Environmental Review Record pertinent the project will be included in the FONSI Notice.

Cumulative Impact Analysis [24 CFR 58.32]:

This project has been approved by the City of Oakland as to design and use and variances as of December 2018 and March 2021. thus has been considered as an "approved project" in subsequent cumulative impacts analysis of later projects. No negative cumulative impact is anticipated.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

A reduced-density of the project site was considered but deemed infeasible. The project would be inconsistent with the planning application approvals already achieved.

No Action Alternative [24 CFR 58.40(e)]:

No change to the site would occur. The impacts discussed in the Environmental Assessment would not occur. The site would continue in its current state. Demolition of the existing building would not occur. Additional affordable housing units would not be created. The site may be sold for residential housing, retail/commercial or other uses. The approvals achieved so far would not be utilized.

Summary of Findings and Conclusions:

The project is suitable from an environmental standpoint. As long as the Standard Conditions of Approval/mitigation measures are adhered to, there is no anticipated significant impact from the project. The project will provide a safe, sanitary, and affordable place for residents.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

***** The Standard Conditions of Approval were initially and formally adopted by the Oakland City Council on November 3, 2008 (Ordinance No. 12899 C.M.S.), pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183 (and now section 15183.3), and incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) requirements, Housing Element and other General Plan Element-related mitigation measures, California Building Code, Uniform Fire Code, Energy and Climate Action Plan, Complete Streets Policy, and Green Building Ordinance, among others), which have been found to substantially mitigate environmental effects.

Where there are peculiar circumstances associated with a project or project site that will result in significant environmental impacts despite implementation of the Standard Conditions of Approval, mitigation measures have been identified to reduce the impact to *less than significant* levels.

****** A Standard Condition of Approval /Mitigation Monitoring and Reporting Program is attached as a separate document. Add the ones noted above to the table.

Law, Authority, or Factor	Mitigation Measure
Air Quality	AQ1. **Exposure to Air Pollution (Toxic Air Contaminants)** *Health Risk Reduction Measures* The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants: The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. AQ2. **Construction-Related Air Pollution Controls (Dust and Equipment Emissions)**

Law, Authority, or Factor	Mitigation Measure
	The project applicant shall implement all of the following applicable air pollution 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) 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. e) Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f) Limit vehicle speeds on unpaved roads to 15 miles per hour. 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. 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"). 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. 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.

Law, Authority, or Factor	Mitigation Measure
	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. l) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. m) Install sandbags or other erosion control measures to prevent silt runoff to public roadways. n) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). 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) 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. 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. 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. s) All trucks and equipment, including tires, shall be washed off prior to leaving the site. 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. 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. v) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings). w) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.

Law, Authority, or Factor	Mitigation Measure
	x) Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard. 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.
Contamination & Toxic Substances	HZ1. The project application shall adhere to the Draft or Final Corrective Action Plan (CAP), dated March 5, 2021 or later as prepared by Ninyo & Moore and approved by ACDEH, at all times. HZ2. Lead Based Paint The applicant shall retain a qualified lead based paint contractor. The contractor shall prepare lead safe work practice guidance to be distributed to all workers or be supervised by a certified abatement supervisor. Caution shall be taken during demolition activities to prevent lead levels in generated airborne dust from painted surfaces (roof window caulking and paint) from exceeding the Permissible Exposure Limit (PEL) as required by California/OSHA, Title 8, CCR Construction Safety Orders for Lead, Section 1532.1. The contractor shall submit a report that all lead was handled as hazardous waste and disposed of at a proper hazardous waste facility. In addition, standard lead abatement treatment should be performed on all surfaces presumed to contain lead hazards. A licensed lead inspector, risk assessor or lead paint sampling technician shall perform a clearance evaluation to ensure that all lead based paint has been removed. If the report indicates that further cleaning is required, the contractor shall reclean and reassess the areas until the clearance report indicates a clean site. HZ3. Hazardous Materials Related to Construction 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;

Law, Authority, or Factor	Mitigation Measure
	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. HZ4. **Asbestos in Structures** 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.
Energy Consumption	GR1. **Plug-In Electric Vehicle (PEV) Charging Infrastructure** ***a. PEV-Ready Parking Spaces*** The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

Law, Authority, or Factor	Mitigation Measure
	b. PEV-Capable Parking Spaces The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces. *c. ADA-Accessible Spaces* The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s). Green Building Requirements GR2. **Green Building Requirements** *a. Compliance with Green Building Requirements During Plan-Check* The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance (Chapter 18.02 of the Oakland Municipal Code). i. The following information shall be submitted to the Building Services Division 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.

Law, Authority, or Factor	Mitigation Measure
	• Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • CALGreen mandatory measures. • All 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. *b. Compliance with Green Building Requirements During Construction* The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

Law, Authority, or Factor	Mitigation Measure
	Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
Geotechnical	G1. Follow all recommendations laid forth in the Geotechnical Investigation prepared for the project by Rockridge Geotechnical and dated June 18, 2019 (see Appendix G). G2. **Construction Related Permit** 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. G3. **Seismic Hazards Zone (Landslide/Liquefaction)** The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.
Historic Preservation	CR1. **Archaeological and Paleontological Resources - Discovery During Construction** 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

Law, Authority, or Factor	Mitigation Measure
	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. CR2. Archaeologically Sensitive Areas – Pre-Construction Measures The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. Provision A: Intensive Pre-Construction Study. The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:

Law, Authority, or Factor	Mitigation Measure
	a) Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b) A report disseminating the results of this research. c) Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction. Provision B: Construction ALERT Sheet. The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken

Law, Authority, or Factor	Mitigation Measure
	dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site. CR3. **Human Remains – Discovery During Construction** Pursuant to CEQA Guidelines section 15064.5(e)(l), 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.
Land Use	LU1. **Final Design Review** *a. Prior to issuance of building permit.* As the design of the building is further detailed, the design elements listed below shall be revised and shall be submitted for review and approval by the Planning Director or designee prior to issuance of the building permit. Only high quality materials will be approved. The Planning Director or designee may exercise his/her standard authority to refer the design revisions to the DRC or to the Planning Commission. a. Final review of all exterior materials and colors including the balcony materials. b. More information regarding window details and installation specifications (framing material, glass, and mullions) and also of the window system and assembly, to confirm adequate thickness of components, overall quality, and recess from the outside wall. Window mullions shall be a minimum of

Law, Authority, or Factor	Mitigation Measure
	2" thick and the window surfaces shall be recessed a minimum of 1 ¾ to 2" from the building façade. c. Details of the garage entrance material instead of a rolling chain gate. d. The Project applicant shall ensure that the lighting fixtures within the garage are shielded to a point below the light bulb and reflector consistent with the lighting condition.
Noise	N1. **Construction Days/Hours** d) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier driving 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. e) 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. f) 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 of Oakland, 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. N2. **Construction Noise** 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:

Law, Authority, or Factor	Mitigation Measure
	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 and 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) Application 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. N3. Extreme Construction Noise *a. Construction Noise Management Plan Required* Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following: i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

Law, Authority, or Factor	Mitigation Measure
	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. *b. Public Notification Required* 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. N4. Construction Noise Complaints The project applicant shall submit to the City of Oakland for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: e) Designation of an on-site construction complaint and enforcement manager for the project; f) A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; g) Protocols for receiving, responding to, and tracking received complaints; and h) Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

Law, Authority, or Factor	Mitigation Measure
	N5. **Operational Noise** Noise levels at 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. N6. Follow all recommendations for noise attenuation architectural features as described in the *Noise Waiver* (see Appendix H). N7. **Exposure to Community Noise** The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels
Sanitary Sewer	SS1. **Sanitary Sewer System** The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.
Solid Waste Disposal/Recycling	RE1. **Construction and Demolition Waste Reduction and Recycling** The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of

Law, Authority, or Factor	Mitigation Measure
	$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center. RE2. **Recycling Collection and Storage Space** The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.
Stormwater	SW1. **Erosion and Sedimentation Control Measures for Construction** 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. SW2. **Site Design Measures to Reduce Stormwater Runoff** 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:

g. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;

h. Utilize permeable paving in place of impervious paving where appropriate;

i. Cluster structures;

j. Direct roof runoff to vegetated areas;

k. Preserve quality open space; and

l. Establish vegetated buffer areas.

SW3. Source Control Measures to Limit Stormwater Pollution

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:

k. Stencil storm drain inlets "No Dumping- Drains to Bay;"

l. Minimize the use of pesticides and fertilizers;

m. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;

n. Cover trash, food waste, and compactor enclosures; and

o. Plumb the following discharges to the sanitary sewer system, subject to City approval:

p. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;

q. Dumpster drips from covered trash, food waste, and compactor enclosures;

r. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;

s. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and

t. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

SW4. NPDES C.3 Stormwater Requirements for Regulated Projects

c. *Post-Construction Stormwater Management Plan Required*

The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site

improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

viii. Location and size of new and replaced impervious surface;

ix. Directional surface flow of stormwater runoff;

x. Location of proposed on-site storm drain lines;

xi. Site design measures to reduce the amount of impervious surface area;

xii. Source control measures to limit stormwater pollution;

xiii. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and

xiv. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

d. *Maintenance Agreement Required*

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:

iii. 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

iv. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

SW5. Storm Drain System

The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

Law, Authority, or Factor	Mitigation Measure
Transportation	TR1. **Bicycle Parking** The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements. TR2. **Public Transit incentive** The Applicant shall discuss the possibility of providing Public Transportation Clipper passes for all new residences or condominium buyers. The Applicant shall provide a copy of the final outcome of these discussions to Bureau of Planning staff.
Water Supply	WS1. **Water Efficient Landscape Ordinance (WELO)** The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO. Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23): http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%2 0-%20Official%20CCR%20pages.pdf Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following a. Project Information: i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area,

Law, Authority, or Factor	Mitigation Measure
	v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below. http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%200fficia1%20CCR%20pages.pdf

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: March 31, 2021

Name/Title/Organization: Cinnamon Crake, President
Bay Desert, Inc. dba AEM Consulting

Certifying Officer Signature: _____ Date: _____

Name/Title: William Gilchrist, Director of Planning and Building
City of Oakland

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Ancora Place Source Documentation

April 2021

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Appendix A – Project Description

- Pyatok. *2227 International Boulevard Housing, 2227, 2239, 2245, 2249, 2257 International Boulevard, Project Description.* September 15, 2018.
- Pyatok. *2227 International Blvd. Conditional Use Permit Entitlements.* Oakland, CA : s.n., September 15, 2018. Plans & Drawings.

PYATOK

2227 International Boulevard Housing
2227, 2239, 2245, 2249, 2257 International Boulevard
Project Description 09/15/2018

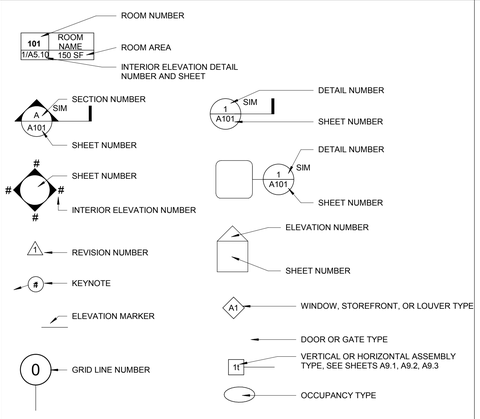
2227 International is a proposed 5 story residential building located on International Boulevard, in the middle of the block, between 22nd and 23rd avenue in the lower San Antonio neighborhood of Oakland. The site of the new structure is currently occupied with one story commercial buildings as well as a mixed use 2 story building at 2257 International that will be removed. The project is located within the CN-3 neighborhood commercial Zone – 3. All of the new units will be designated affordable units for low-income households.

The proposed new building will be situated adjacent to two existing buildings; a single-story commercial building, and a three-story mixed use building owned & operated by the Satellite Affordable Housing Associates (SAHA) and Eastside Cultural Arts Center. The existing 3-story building, referred to as 'Eastside Arts & Housing', includes the community arts facilities for the East Side Arts Alliance, 16 studio and one bedroom apartments, and 2 live-work units..

The proposed new building will provide a total of 77 affordable apartment units, including (6) Studio units, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. 100% of the units will be adaptable and a minimum of 5% of the units will be fully accessible. The completed project will provide 43 total parking spaces, 40 of which are automated parking stackers, as well as surface parking for two accessible parking spaces, includes van accessible parking. Secure bike parking is provided onsite.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

ARCH DRAWING SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ABV	ABOVE	JT	JOINT
A/C	AIR CONDITIONING	KD	KILN DRIED
AC	ASPHALTIC CONCRETE	KIT	KITCHEN
ACC	ACCESSIBLE	KPL	KICK PLATE
A.C.P.	ACOUSTIC CEILING PANEL	L	ANGLE
A.C.T.	ACOUSTIC CEILING TILE	LAU	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADDL	ADDITIONAL	LIN	LINOLEUM
ADDM	ADDENDUM	LVT	LUXURY VINYL TILE
ADH	ADHESIVE	LVL	LEVEL
ADJ	ADJACENT OR ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MB	MACHINE BOLT
ALUM	ALUMINIUM	MC	MEDICINE CABINET
ALT	ALTERNATIVE	MECH	MECHANICAL
AMT	AMOUNT	MTL	METAL
ANOD	ANODIZED	MFR	MANUFACTURER
AP	ACCESS PANEL	MIN	MINIMUM
APL	ASSUMED PROPERTY LINE	MTD	MOUNTED
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECT(URAL)	NIC	NOT IN CONTRACT
ASSY	ASSEMBLY	NTS	NOT TO SCALE
A/V	AUDIO VISUAL	O/	OVER
AUTO	AUTOMATIC	OC	ON CENTER
BALC	BALCONY	OD	OUTSIDE DIAMETER
BATT	BATTING	OFC	OFFICE
BD	BOARD	OFD	OVERFLOW DRAIN
BLDG	BUILDING	OH	OVERHEAD
BLKG	BLOCKING	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
BM	BEAM		
B.O.C.	BOTTOM OF CURB	OPP	OPPOSITE
B.O.D.	BASIS OF DESIGN	OPP HD/OPH	OPPOSITE HAND
BOT	BOTTOM	OPNG	OPENING
B.O.W.	BACK OF SIDEWALK	PCC	PRECAST CONCRETE
BRKT	BRACKET	PERF	PERFORATED
BTW, B/W	BETWEEN	PL.	PLATE
BUR	BUILT UP ROOFING	P.L.	PROPERTY LINE
CAB	CABINET	PLAM	PLASTIC LAMINATE
CEM	CEMENT	PR	PAIR
CEM PLAS	CEMENT PLASTER	PT	PRESSURE TREATED OR POST TENSIONED
CIP	CAST IN PLACE		
CJ	CONTROL JOINT	PTD	PAINT
CL	CENTERLINE	PLYWD, PLY	PLYWOOD
CL.	CLOSET	PREFAB	PREFABRICATED
CLG	CEILING	PV	PHOTOVOLTAIC
CLKG	CAULKING	PVC	POLYVINYL CHLORIDE (RIGID)
CLR	CLEAR	QTY	QUANTITY
CMU	CONCRETE MASONRY UNIT	R	RISER
COL	COLUMN	RCP	REFLECTED CEILING PLAN
CONC	CONCRETE	REF	REFER(ENCE) OR REFRIGERATOR
CONN	CONNECTION	REINF	REINFORCE(D) (ING) (MENT)
CONT	CONTINUOUS	REQ	REQUIRED
CONST	CONSTRUCTION	RESIL	RESILIENT
CONTR	CONTRACTOR	RFG	ROOFING
CSMT	CASEMENT	RM	ROOM
CT	CERAMIC TILE	RO	ROUGH OPENING
CTSK	COUNTERSINK	RWL	RAINWATER LEADER
D	DRYER	SAF	SELF-ADHERED FLASHING
DBL	DOUBLE	SC	SOLID CORE
DEMO	DEMOLISH OR DEMOLITION	S.C.D	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
DF	DOUGLAS FIR		
DIA	DIAMETER	SD	STORM DRAIN
DIM	DIMENSION	SHV	SHELVES (ING)
DN	DOWN	SQ IN	SQUARE INCH
DS	DOWNSPOUT	S.S.D	SEE STRUCTURAL DRAWINGS
DTL	DETAIL	SECT	SECTION
DW	DISHWASHER	S.E.D.	SEE ELECTRICAL DRAWINGS
DWG	DRAWING	SF	SQUARE FOOT OR SUBFLOOR
(E)	EXISTING	SG	SAFETY GLAZING
EA	EACH	SIM	SIMILAR
EB	EXPANSION BOLT	S.L.D.	SEE LANDSCAPE DRAWINGS
EJ	EXPANSION JOINT	SM	SHEET METAL
ELEV	ELEVATION OR ELEVATOR	S.M.D.	SEE MECHANICAL DRAWINGS
ELEC	ELECTRIC	SP	STANDPIPE
ENCL	ENCLOSURE, ENCLOSED	S.P.D.	SEE PLUMBING DRAWINGS
EP	ELECTRIC PANEL	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EQPT	EQUIPMENT	SS	SANITARY SEWER
EXP	EXPANSION	SSTL, SS	STAINLESS STEEL
EXT	EXTERIOR	STC	SOUND TRANSMISSION CLASS
FACP	FIRE ALARM CONTROL PANEL	STD	STANDARD
FAU	FORCED AIR UNIT	STL	STEEL
FCB	FIBER CEMENT BOARD	STOR	STORAGE
FCP	FIBER CEMENT PANEL	STRUCT, STRL	STRUCTURAL
FD	FLOOR DRAIN OR FIRE DEPARTMENT	SUSP	SUSPENDED
FDN	FOUNDATION	SUSP CLG	SUSPENDED CEILING
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER CABINET	SYS	SYSTEM
FF	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FIN	FINISH OR FINISHED	TDS	TIE DOWN SYSTEM
FLEX	FLEXIBLE	TEL	TELEPHONE
FLR	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
F.O.B.	FACE OF BEAM	TEMP GL	TEMPERED GLASS
F.O.C.	FACE OF CONCRETE	THK	THICK(NESS)
F.O.F.	FACE OF FINISH	T.O.	TOP OF
F.O.S.	FACE OF STUD	T.O.C.	TOP OF CONCRETE
F.O.W.	FACE OF WALL	T.O.PL.	TOP OF PLATE
FR	FIRE RESISTANCE	T.O.S.	TOP OF SLAB
FRTW	FIRE RETARDANT TREATED WOOD	T.O.SF.	TOP OF SUBFLOOR
FRP	FIBER REINFORCED PLASTIC	T.O.W.	TOP OF WALL
FT	FOOT	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	T	TREAD OR TEMPERED
GA	GAUGE	TYP	TYPICAL
GALV	GALVINIZED	UL	UNDERWRITERS LABORATORY
GAR	GARAGE	UON	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VCT	VINYL COMPOSITION TILE
GLAZ	GLAZING	VERT	VERTICAL
GSM	GALVINIZED SHEET METAL	VEST	VESTIBULE
GWB	GYPSUM WALL BOARD	VGDF	VERTICAL GRAIN DOUGLAS FIR
GYP	GYPSUM	VIF	VERIFY IN FIELD
HB	HOSE BIB	W	WASHER
HC	HOLLOW CORE	W/	WITH
HD	HOLD-DOWN	WC	WATER CLOSET
HM	HOLLOW METAL	W/D	STACKED WASHER AND DRYER
HORIZ	HORIZONTAL	WD	WOOD
H PLAM	HIGH PRESSURE LAMINATE	WDW	WINDOW
HR	HOUR OR HANDRAIL	WH	WATER HEATER
HSS	TUBE STEEL	W/O	WITHOUT
HT	HEIGHT	W.O.	WHERE OCCURS
HVAC	HEATING, VENTILATION, AIR-CONDITIONING	WP	WATERPROOF
HYD	HYDRANT	WRB	WEATHER RESISTIVE BARRIER
IIC	IMPACT INSULATION CLASS	WS	WHEELSTOP
IN	INCHES	WSCT	WAINSCOT
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR		

PROJECT DESCRIPTION

2227 International is a proposed 5 story residential building located on International Boulevard, in the middle of the block, between 22nd and 23rd avenue in the lower San Antonio neighborhood of Oakland. The site of the new structure is currently occupied with one story commercial buildings as well as a mixed use 2 story building at 2257 International that will be removed. The project is located within the CN-3 neighborhood commercial Zone – 3. All of the new units will be designated affordable units for low-income households.

The proposed new building will be situated adjacent to two existing buildings; a single-story commercial building, and a three-story mixed use building owned & operated by the Satellite Affordable Housing Associates (SAHA) and Eastside Cultural Arts Center. The existing 3-story building, referred to as 'Eastside Arts & Housing', includes the community arts facilities for the East Side Arts Alliance, 16 studio and one bedroom apartments, and 2 live-work units..

The proposed new building will provide a total of 77 affordable apartment units, including (6) Studio units, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. 100% of the units will be adaptable and a minimum of 5% of the units will be fully accessible. The completed project will provide 43 total parking spaces, 40 of which are automated parking stackers, as well as surface parking for two accessible parking spaces, includes van accessible parking. Secure bike parking is provided onsite.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

PROJECT DATA

UNIT BREAKDOWN

FLOOR	1	2	3	4	5	TOTAL	(%)
STUDIOS	6					6	(8%)
1-BEDROOM		6	6	6	6	24	(31%)
2-BEDROOM		7	7	7	6	27	(35%)
3-BEDROOM		5	5	5	5	20	(26%)
TOTAL	**6**	**18**	**18**	**18**	**17**	**77**	**(100%)**

RESIDENTIAL AMENITIES:
INTERIOR: COMMUNITY ROOM, EVENT SPACE, SERVICES OFFICE, SECURED BICYCLE STORAGE, OFF STREET PARKING

EXTERIOR: COMMON OUTDOOR COURTYARD

CONSTRUCTION TYPE:

-TYPE 1-A CONCRETE PODIUM (1 STORY) AND TYPE V-A WOOD FRAME (FOUR STORIES)
-CONSTRUCTION MAXIMUM HEIGHT ALLOWED: 70'-0"/MAX. 5 STORIES TYPE V-A OVER UNLIMITED TYPE 1-A
-HEIGHT AND AREA INCREASES ASSUMED WITH FULLY-SPRINKLERED BUILDING

TOTAL BUILDING AREA:

AMENITIES:	2,701 SF
CIRCULATION:	14,043 SF
GARAGE:	8,077 SF
RESIDENTIAL:	62,912 SF
SERVICE:	5,003 SF
RETAIL:	2,590 SF
TOTAL	**95,325 SF**

PLANNING CODE SUMMARY

PROJECT AREA

SITE AREA	38,922 SF
SITE DEVELOPMENT AREA:	21,025 SF

PROJECT TYPE

PERMANENT RESIDENTIAL ACTIVITY, MULTI FAMILY DWELLING UNITS
100% AFFORDABLE, COMMERCIAL ACTIVITY

ZONING

PARCEL NO: 20-107-51, 20-106-100, 200, 301, 500
BOUNDED BY INTERIOR LOT LINES, INTERNATIONAL BOULEVARD, OAKLAND CA.

ZONE: CN-3 NEIGHBORHOOD COMMERCIAL ZONE - 3

HEIGHT LIMIT: MAXIMUM HEIGHT: 60 FT. PROPOSED HEIGHT: +66'-2" FT.

MAXIMUM NUMBER OF STORIES: 5 STORIES PROPOSED: 5 STORES

SECTION 17.107. DENSITY BONUS & INCENTIVE PROCEDURE

DENSITY BONUS	APPLIES
DENSITY INCENTIVE	APPLIES

DENSITY

MAXIMUM DENSITY: ONE UNIT PER 450 SF OF SITE AREA [38,850 SF / 450 = 86.33 UNITS]
DENSITY BONUS: 35% MAX. 86.33 UNITS X 1.35% =117 UNITS

PROPOSED = 77 UNITS

MAXIMUM NONRESIDENTIAL FAR:	3.0
PROPOSED =	2.4

PROPERTY DEVELOPMENT STANDARDS

MIN. FRONT SETBACK:	0 FT (COMMERCIAL) 10 FT (RESIDENTIAL)
MIN. SIDE SETBACK:	0 FT
MIN. REAR SETBACK:	10 FT

MINIMUM GROUND FLOOR FACADE TRANSPARENCY:	65%
PROPOSED GROUND FLOOR FACADE TRANSPARENCY:	45%
MINIMUM HEIGHT OF GROUND FLOOR NON RESIDENTIAL FACILITIES:	12 FT
PROPPOSED HEIGHT OF GROUND FLOOR NON RESIDENTIAL FACILITIES:	12 FT
MINIMUM SEPARATION BETWEEN GRADE AND GROUND FLOOR LIVING SPACE:	2.5 FT.

GROUND FLOOR RESIDENTIAL SPACE LOCATED WITHIN 15 FT OF A STREET FRONTAGE

GROUND FLOOR RESIDENTIAL UNITS: CONDITIONAL USE PERMIT REQUIRED

USABLE OPEN SPACE

REQUIRED:	150 SF X 77 UNITS = 11,550 SF
PROPOSED:	15,320 SF @ COURTYARD

RETAIL

MAINTAIN 30'-0" DEPTH AT RETAIL, PROPOSED: 2,590 SF

PARKING

REQUIRED: 39
Residential [UNITS X 0.5 SPACE]
Commercial: None required

PROPOSED: **43 RESIDENTIAL**
40 PARKLIFT
2 ACCESSIBLE
1 STANDARD ONGRADE

BICYCLE PARKING

REQUIRED LONG TERM:	[1 SPACE / 4 UNIT] 19 REQUIRED
PROPOSED LONG TERM:	39 SPACES
REQUIRED SHORT TERM:	[1 SPACE / 20 UNIT] 4 REQUIRED
PROPOSED SHORT TERM:	4 SPACES

STORMWATER

TOTAL AREA OF NEW OR IMPROVED IMPERVIOUS AREA XX,XXX SF

DRAWING INDEX

2227 INTERNATIONAL BLVD.

CONDITIONAL USE PERMIT - ENTITLEMENTS

STREET VIEW- EAST

PROJECT TEAM

	ARCHITECT	DESIGN ARCHITECT
SATELLITE AFFORDABLE HOUSING ASSOCIATES 1835 ALCATRAZ AVENUE BERKELEY, CA 94703 CONTACTS: EVE STEWART - DIRECTOR, HOUSING DEV. ADAM KUPERMAN, PROJECT MANAGER PHONE: (510) 809-2754 FAX: (510) 649-0312 EMAIL: estewart@sahahomes.org, akuperman@sahahomes.org	PYATOK ARCHITECTS, INC. 1611 TELEGRAPH AVE, SUITE 200 OAKLAND, CA 94612 CONTACTS: PETER WALLER, PRINCIPAL PHONE: (510) 465-7010 FAX: (510) 465-8575 EMAIL: pwaller@pyatok.com	ANNE PHILLIPS ARCHITECTURE 3032 MAGNOLIA STREET OAKLAND, CA 94608 CONTACTS: ANNE PHILLIPS, PRINCIPAL PHONE: (510) 8417056 FAX: (510) 841-7077 EMAIL: ap@aparch.com
LANDSCAPE ARCHITECT	CIVIL ENGINEER	
PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 CONTACTS: CHRIS KENT, PRINCIPAL PHONE: (510) 465-1284 FAX: (510) 465-1256 EMAIL: kent@pgadesign.com	LUK & ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 CONTACTS: JACKIE LUK, PRINCIPAL PHONE: (510) 724-3388 FAX: (510) 724-3383 EMAIL: jackie@lukassociates.com	

SITE AERIAL PLAN

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
www.pyatok.com

APA arch.com
Anne Phillips Architecture

SAHA

1835 Alcatraz Ave. Berkeley, CA 94703

2227 INTERNATIONAL BLVD.
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

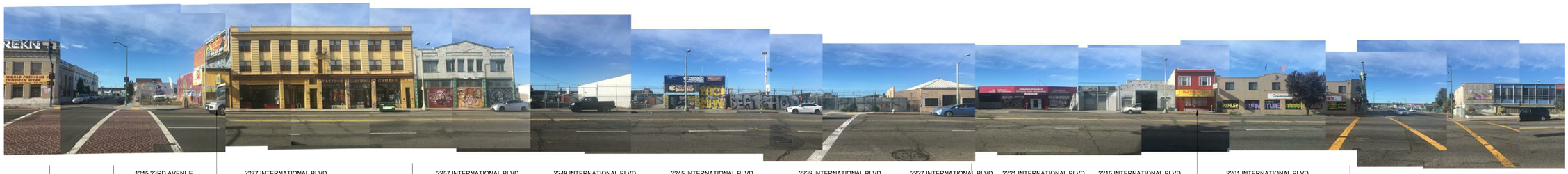
REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

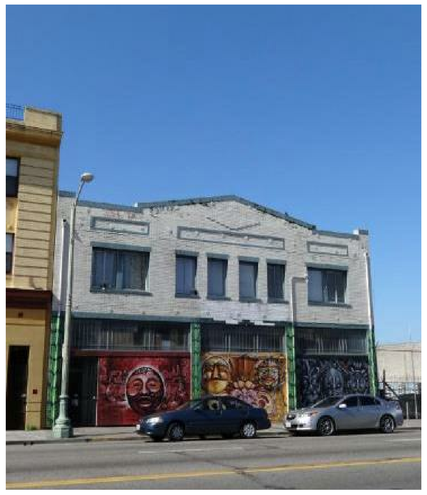
JOB NUMBER:	1722
DRAWN BY:	HH
CHECKED BY:	PW
DATE:	15 SEPT 2018
SCALE:	12" = 1'-0"
TITLE:	**TITLE SHEET & PROJECT INFORMATION**

SHEET:
G0.00

- PRELIMINARY - Not for Construction -
9/18/2018 9:43:33 AM

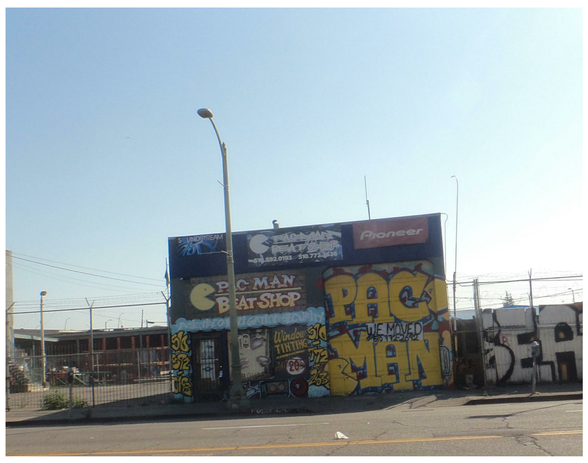


INTERNATIONAL BLVD., VIEW SOUTH



2257 INTERNATIONAL BOULEVARD (EXISTING SITE)

2249 INTERNATIONAL BOULEVARD EXISTING SITE



2245 INTERNATIONAL BOULEVARD (EXISTING SITE)

2239 INTERNATIONAL BOULEVARD (EXISTING SITE)

2227 INTERNATIONAL BOULEVARD (EXISTING SITE)

EXISTING SITE PHOTOS

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Oakland, CA 94612
www.pyatok.com

APArch.com
Anne Phillips Architecture

SAHA

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2227 INTERNATIONAL BLVD.

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OAKLAND, CA 94606

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 1722
DRAWN BY: HH
CHECKED BY: PW
DATE: 15 SEPT 2018
SCALE:
TITLE:
EXISTING CONDITIONS & SITE PHOTOGRAPHS

SHEET:
G0.01

- PRELIMINARY - Not for Construction -
9/18/2018 9:57:12 AM

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

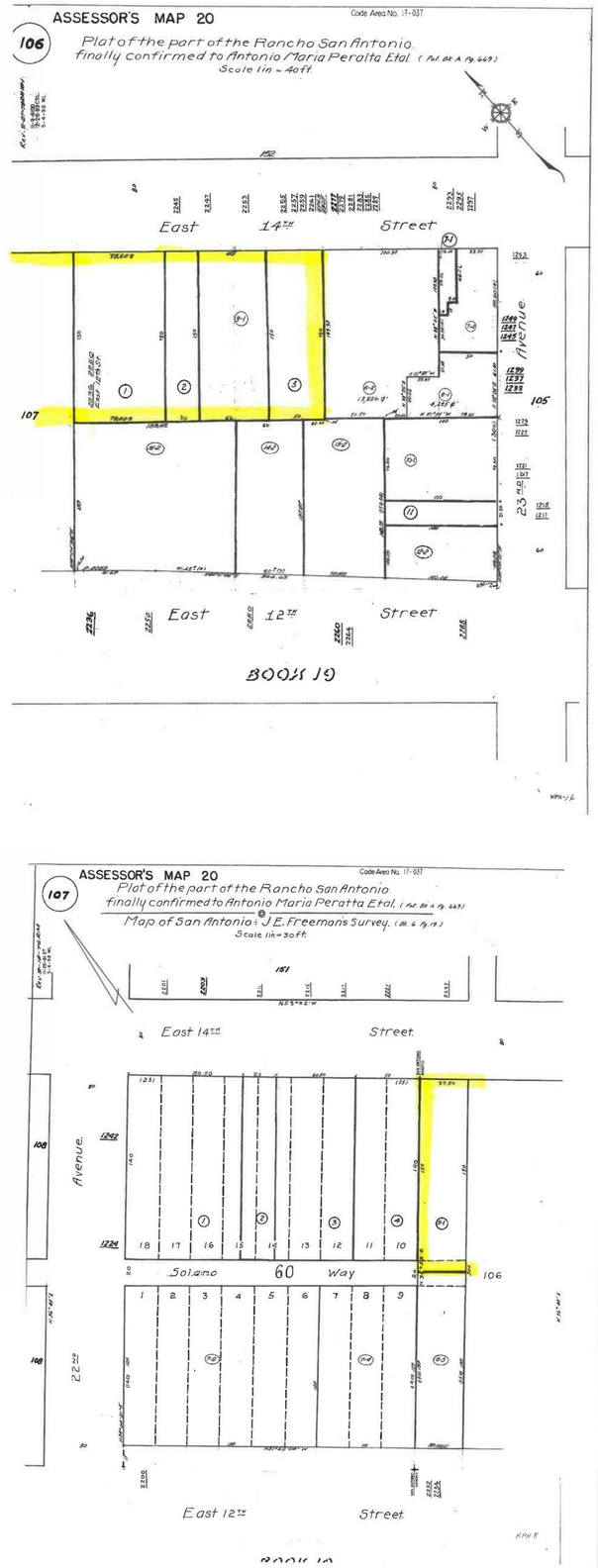
Blueprint Scoresheet

For Assessment Use Only

2227 International Blvd.

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
A. SITE									
	A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	**A3. Recycled Content Base Material**	1				1			
B. FOUNDATION									
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1			
C. LANDSCAPE									
4.59%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	0					2		
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2		
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
Yes	**D2. Construction Material Efficiencies**	1				1			
	D9. Reduced Pollution Entering the Home from the Garage								
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1				
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR									
Yes	**E2. Flashing Installation Third-Party Verified**	2				2			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
F. INSULATION									
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes	F1.1 Walls and Floors	1				1			
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes	F2.1 Walls and Floors	1			1				
	F3. Insulation That Does Not Contain Fire Retardants								
Yes	F3.1 Cavity Walls and Floors	1			1				
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
	G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1		
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	25		25+					
K. FINISHES									
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
L. FLOORING									
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3				
M. APPLIANCES AND LIGHTING									
Yes	**M1. ENERGY STAR® Dishwasher**	1					1		
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2					
Yes	**M7. Central Laundry**						1		
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
>30	N1.3 Conserve Resources by Increasing Density	3		2		2			
	N1.5 Home Size Efficiency	10				10			
650	Enter the area of the home, in square feet								
2	Enter the number of bedrooms								
	N2. Home(s)/Development Located Near Transit								
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1						
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2						
5	Enter the number of Tier 1 services								
10	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1						
Yes	N3.5 Bicycle Storage for Residents	1	1						
1 space per unit	N3.7 Reduced Parking Capacity	2	2						
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
	N7. Adaptable Building								
Yes	N7.1 Universal Design Principles in Units	2	1		1				
Yes	N9.2 Community Location	2	1		1				
	N10. Affordability								
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2						
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		

Summary		Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	375.5	46	110.5	70	95	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Targeted	**99**	**14**	**30.5**	**16.5**	**26**	**12**



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OAKLAND, CA 94606

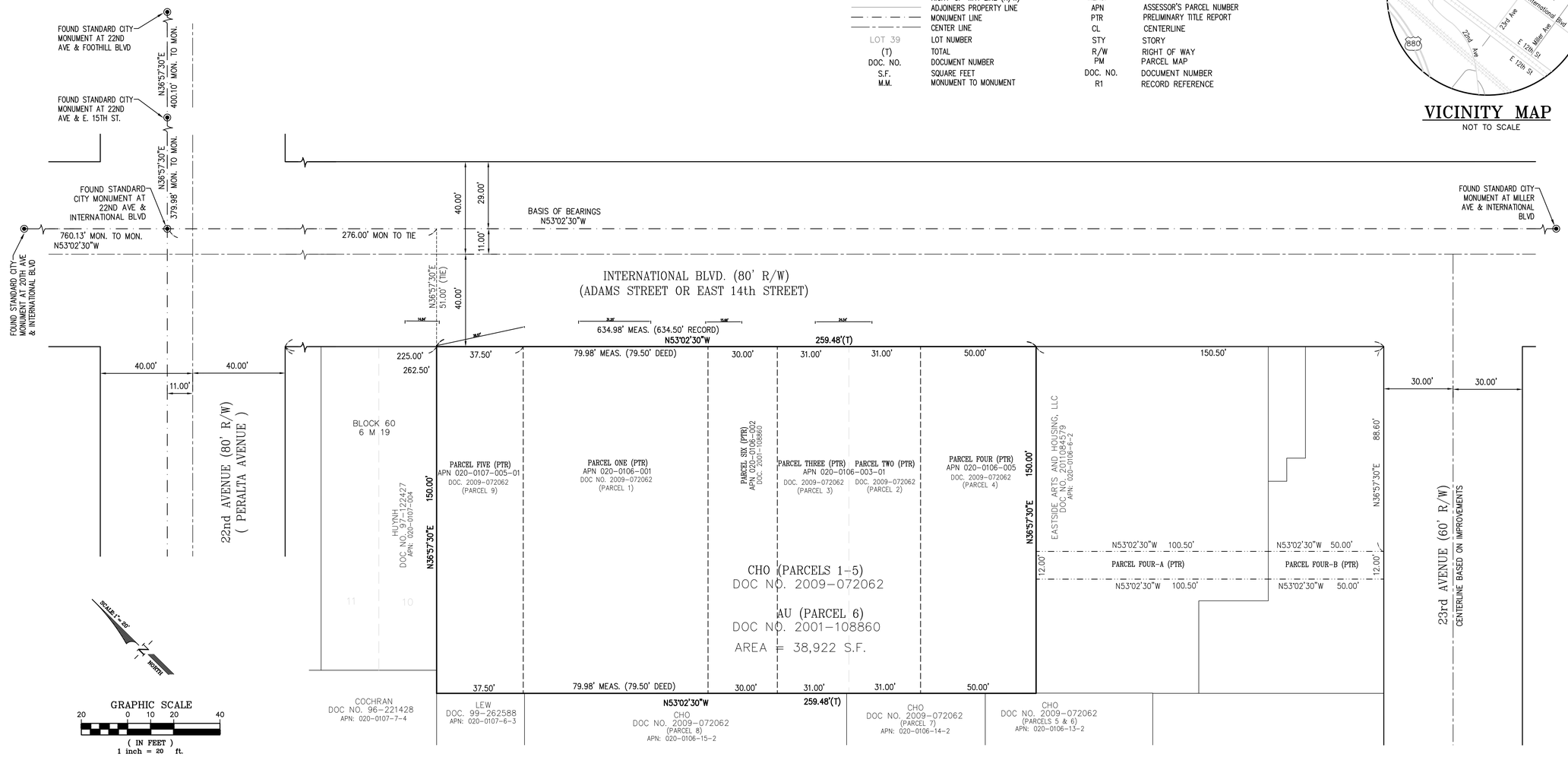
REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 1722
DRAWN BY: HH
CHECKED BY: PW
DATE: 15 SEPT 2018
SCALE:
TITLE:
GREENPOINT CHECKLIST & ASSESSOR'S PARCEL MAP

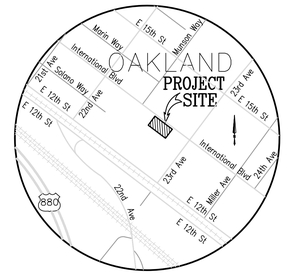
SHEET:
G0.02

- PRELIMINARY - Not for Construction -
9/18/2018 9:58:17 AM



LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY (PL)	(ML-ML)	MONUMENT LINE TO MONUMENT LINE
	RIGHT-OF-WAY LINE (R/W)	MEAS.	MEASURED
	ADJOINERS PROPERTY LINE	APN	ASSESSOR'S PARCEL NUMBER
	MONUMENT LINE	PTR	PRELIMINARY TITLE REPORT
	CENTER LINE	CL	CENTERLINE
LOT 39	LOT NUMBER	STY	STORY
(T)	TOTAL	R/W	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER	PM	PARCEL MAP
S.F.	SQUARE FEET	DOC. NO.	DOCUMENT NUMBER
M.M.	MONUMENT TO MONUMENT	R1	RECORD REFERENCE



VICINITY MAP

NOT TO SCALE

NOTES

1. PREMISES ARE AS DESCRIBED IN THE OLD REPUBLIC TITLE COMPANY OF CALIFORNIA, OWNER'S POLICY OF TITLE INSURANCE REPORT ORDER NO. 1117013257-JS, EFFECTIVE DATE MAY 20, 2016, AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".
2. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PTR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
3. ASSESSOR'S PARCEL NUMBER IS: 020-0106-001, 020-0106-003-01, 020-0106-005, 020-0107-005-01, 020-0106-002
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF OAKLAND
   SANITARY SEWER: CITY OF OAKLAND
   WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
   TELEPHONE: AT&T
5. THERE IS NO OBSERVABLE EVIDENCE OF PONDS, LAKES, SPRINGS AND RIVERS ON OR NEAR THE PREMISES; OR ANY WATER BOUNDARY AND WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
6. THE PROPERTY HAS PHYSICAL ACCESS TO INTERNATIONAL BOULEVARD, A PUBLIC STREET.
7. THE DATES OF THE FIELD SURVEY ARE OCTOBER 28, NOVEMBER 2, AND NOVEMBER 3, 2016.
8. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
9. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
10. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT
11. THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES
12. THERE ARE NO HORIZONTAL OR VERTICAL CURVES ALONG THE PROPERTY
13. ALL ANGLES SHOWN ARE NINETY DEGREES.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON 292.50 FEET NORTHWESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE SAID LINE OF EAST 14TH STREET, 79.50 FEET, MORE OR LESS, TO A POINT DISTANT THEREON 262.50 FEET SOUTHEASTERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHEASTERN LINE OF 22ND AVENUE; THENCE AT RIGHT ANGLES SOUTHWESTERLY, 150.00 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 79.50 FEET, MORE OR LESS, UNTIL INTERSECTED BY A LINE DRAWN SOUTHWESTERLY FROM THE POINT OF BEGINNING, AND AT RIGHT ANGLES TO THE SAID SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHEASTERLY ALONG THE LINE SO DRAWN, 150.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.: 020-0106-001

PARCEL TWO:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON 200 FEET, 6 INCHES NORTHWESTERLY FROM THE NORTHWESTERN LINE OF 23RD AVENUE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERN LINE OF EAST 14TH STREET, 31 FEET; THENCE LEAVING THE LAST NAMED LINE, AT RIGHT ANGLES, SOUTHWESTERLY 140 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 31 FEET; AND THENCE AT RIGHT ANGLES NORTHEASTERLY, 140 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON NORTHWESTERLY, 231 FEET, 6 INCHES FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 31 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY, 150 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 62 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY, 10 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY, 31 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY, 140 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-003-01

LEGAL DESCRIPTION (CONT.)

PARCEL FOUR:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON NORTHWESTERLY, 150.5 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 50 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH SAID LINE OF 23RD AVENUE, 150 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH SAID LINE OF EAST 14TH STREET, 50 FEET; THENCE NORTHEASTERLY, PARALLEL WITH SAID LINE OF 23RD AVENUE, 150 FEET TO THE SOUTHWESTERN LINE OF EAST 14TH STREET AND THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-005

PARCEL FOUR-A:
AN APPURTENANT EASEMENT FOR PARCEL SIX ABOVE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWESTERN LINE OF 23RD AVENUE DISTANT ALONG SAID LINE OF SOUTHWESTERLY 88.60 FEET FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 100.50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 12.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 100.50 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 12.00 FEET TO THE ACTUAL POINT OF BEGINNING.

PARCEL FOUR-B:
AN APPURTENANT EASEMENT FOR PARCEL SIX ABOVE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF 23RD AVENUE DISTANT ALONG SAID LINE OF SOUTHWESTERLY 88.60 FEET FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 12.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET TO THE NORTHWESTERN LINE OF 23RD AVENUE; THENCE ALONG THE LAST MENTIONED LINE NORTHEASTERLY 12.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONT.)

PARCEL FIVE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON SOUTHEASTERLY 225 FEET FROM THE SOUTHEASTERN LINE OF 22ND AVENUE; AND THENCE SOUTHEASTERLY ALONG SAID LINE OF EAST 14TH STREET 37.50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 150 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 37.50 FEET AND THENCE AT RIGHT ANGLES NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0107-005-01

PARCEL SIX:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANCE THEREON 262.5 FEET NORTHWESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE, RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 30 FEET THENCE AT RIGHT ANGLES SOUTHWESTERLY 150 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 30 FEET, AND THENCE AT RIGHT ANGLES NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-002

TITLE IS VESTED IN

THE ESTATE OR INTEREST IN THE LAND IS A FEE AS TO PARCELS ONE THROUGH SIZ AND AN EASEMENT AS TO PARCELS FOUR-A AND FOUR-B.

TITLE IS VESTED IN HONG RAE CHO AND WON AE CHO, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCELS ONE, TWO, THREE, FOUR, AND FIVE, SUBJECT TO EXCEPTION #19;
MYOUNG SUN AU AND NANJOO AU, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO PARCEL SIX

BASIS OF BEARINGS

THE BASIS OF BEARING OF THIS SURVEY IS N53°02'30"W BASED ON TWO FOUND STANDARD CITY MONUMENTS ON INTERNATIONAL BOULEVARD AT THE INTERSECTIONS OF 22ND AVENUE AND MILLER AVENUE AS SHOWN ON MONUMENT MAP NO. 151 AND 132. BEARING IS SHOWN ON THAT CERTAIN "PARCEL MAP NO. 6583" RECORDED IN BOOK 216 OF MAP AT PAGE 14, ALAMEDA COUNTY RECORDS.

BENCHMARK

ELEVATIONS ARE IN FEET AND DECIMALS THEREOF AND ARE BASED ON CITY OF OAKLAND BENCHMARK # 3505, IN SOUTH CURB OF EAST 14TH STREET, 7.5 FEET WEST OF WEST RETURN AT SOUTHWEST CORNER OF EAST 14TH STREET AND 22ND AVENUE, ELEVATION: 11.64' (CITY OF OAKLAND DATUM) (FIELD BOOK LL 250, PAGE 9)

PUBLIC ADVISORY

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

SURVEYOR'S STATEMENT

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT IN SEPTEMBER 2018.

I HEREBY STATE THAT ALL EXISTING GRADES ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON THE CERTAIN DEED RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 2001–108860, AND DEED RECORDED MARCH 11, 2009 AS INSTRUMENT NO. 2009–072062 IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCELS NO. 020–0106–002, 020–0106–001, 020–0106–003–01, 020–0106–005, 020–0107–005–01.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE SEPTEMBER 11, 2018

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEI LUK
LS 8934
STATE OF CALIFORNIA

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
www.pyatok.com

APA Arch.com
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1835 Alcatraz Ave. Berkeley, CA 94703

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724–3388
Fax (510) 724–3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LINGWEI LUK
No. C.75724
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

REVISION SCHEDULE

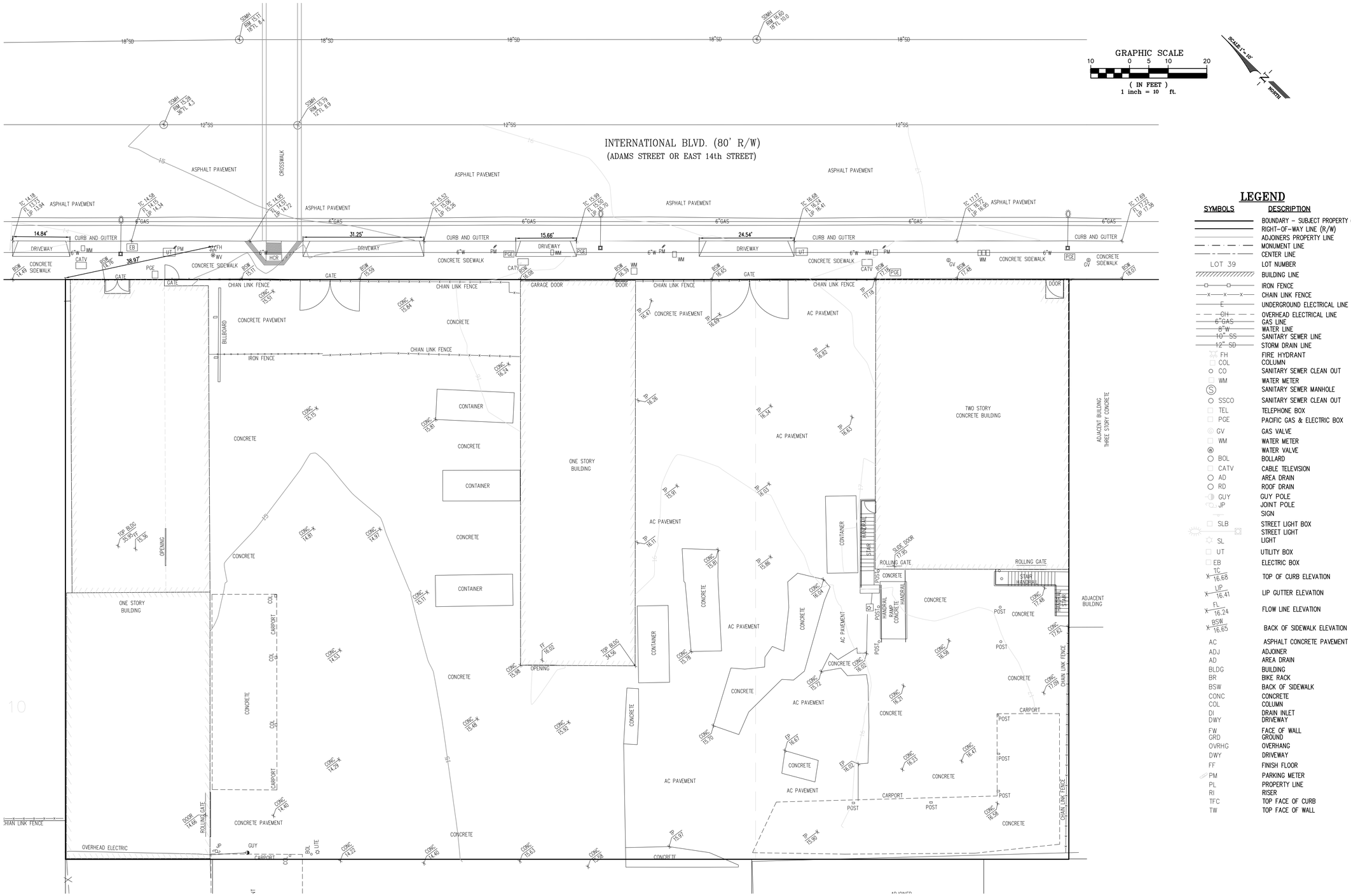
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/10/2018

JOB NUMBER: 160844A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: TOPOBDRY-160844A10

TITLE:
BOUNDARY SURVEY & NOTES

SHEET:
C-1

PLOT DATE: SEPTEMBER 13, 2018



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY (PL)
	RIGHT-OF-WAY LINE (R/W)
	ADJOINERS PROPERTY LINE
	MONUMENT LINE
	CENTER LINE
LOT 39	LOT NUMBER
	BUILDING LINE
	IRON FENCE
	CHAIN LINK FENCE
E	UNDERGROUND ELECTRICAL LINE
OH	OVERHEAD ELECTRICAL LINE
6"GAS	GAS LINE
8"W	WATER LINE
10"SS	SANITARY SEWER LINE
12"SD	STORM DRAIN LINE
FH	FIRE HYDRANT
COL	COLUMN
CO	SANITARY SEWER CLEAN OUT
WM	WATER METER
S	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TEL	TELEPHONE BOX
PGE	PACIFIC GAS & ELECTRIC BOX
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
BOL	BOLLARD
CATV	CABLE TELEVISION
AD	AREA DRAIN
RD	ROOF DRAIN
GUY	GUY POLE
JP	JOINT POLE
	SIGN
SLB	STREET LIGHT BOX
SL	STREET LIGHT
UT	UTILITY BOX
EB	ELECTRIC BOX
TC 16.68	TOP OF CURB ELEVATION
LIP 16.41	LIP GUTTER ELEVATION
FL 16.24	FLOW LINE ELEVATION
BSW 16.65	BACK OF SIDEWALK ELEVATION
AC	ASPHALT CONCRETE PAVEMENT
ADJ	ADJOINER
AD	AREA DRAIN
BLDG	BUILDING
BR	BIKE RACK
BSW	BACK OF SIDEWALK
CONC	CONCRETE
COL	COLUMN
DI	DRAIN INLET
DWY	DRIVEWAY
FW GRD	FACE OF WALL GROUND
OVRHG	OVERHANG
DWY	DRIVEWAY
FF	FINISH FLOOR
PM	PARKING METER
PL	PROPERTY LINE
RI	RISER
TFC	TOP FACE OF CURB
TW	TOP FACE OF WALL

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Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LINGWEI LUK
No. C.75724
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

REVISION SCHEDULE

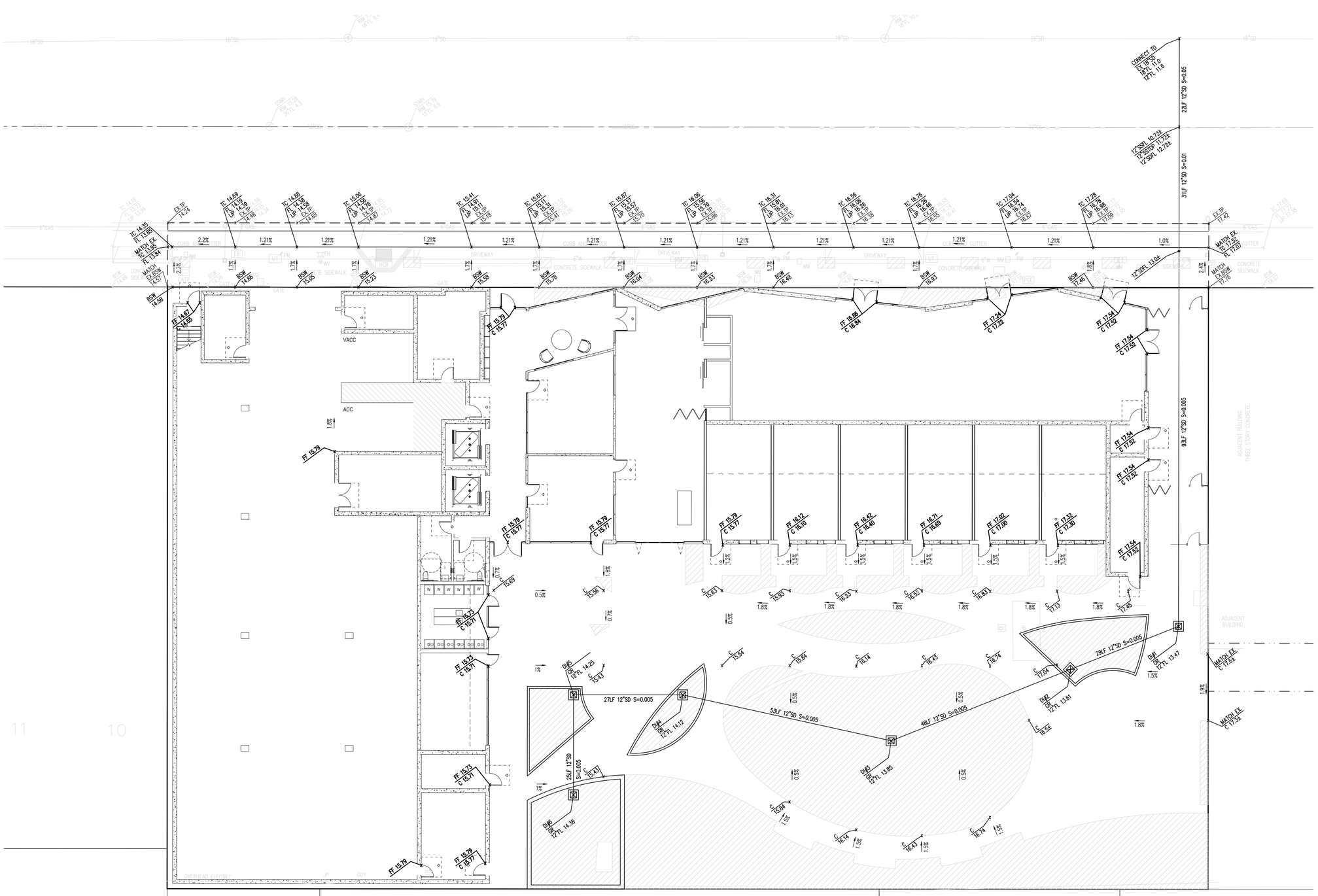
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/10/2018

JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: TOPOBDRY-16084A10
TITLE:
TOPOGRAPHIC SURVEY

SHEET:

C-2

PLOT DATE: SEPT. 13, 2018



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Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER — CAROLINE LIN-CHAN LUK — C 47824 — CIVIL — STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

REVISION SCHEDULE

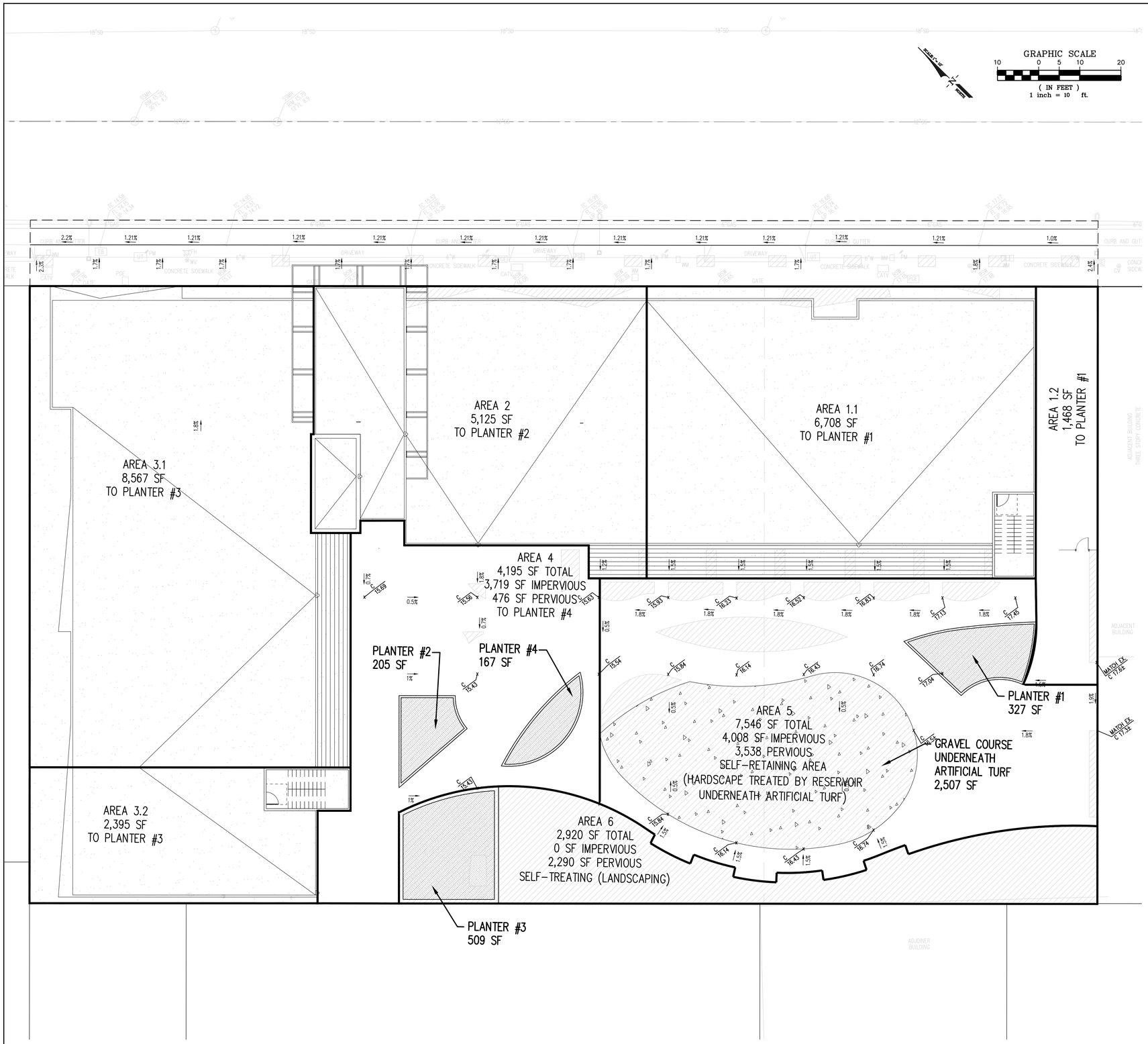
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: MASTER-P-16084A10
TITLE:
GRADING PLAN

SHEET:

C-3

PLOT DATE: SEPT. 11, 2018



TREATMENT LEGEND

- AT-GRADE LANDSCAPING
- IMPERVIOUS HARDSCAPE AT GRADE
- FLOW-THROUGH PLANTERS AT GRADE
- IMPERVIOUS ROOF AREA DRAINING TO FLOW-THROUGH PLANTERS AT GRADE
- ARTIFICIAL TURF WITH GRAVEL RESERVOIR COURSE

STORMWATER TREATMENT CALCULATION TABLE

SIZING FACTOR (SF) [PLANTER]=0.04 OF IMPERVIOUS AREA
PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

PLANTER #	DRAINAGE AREA #	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	SF	MIN. PLTR S.F.	DESIGN PLTR S.F.	TREATMENT METHOD
PLTR #1	A#1.1 A#1.2	8,176	8,176	0.04	327	327	INFILTRATION PLANTER
PLTR #2	A#2	5,125	5,125	0.04	205	205	INFILTRATION PLANTER
PLTR #3	A#3.1 A#3.2	10,962	10,962	0.04	439	509	INFILTRATION PLANTER
PLTR #4	A#4	4,195	3,719	0.04	149	167	INFILTRATION PLANTER
PLTR #5	A#5	7,546	4,008	2:1	2,004	2,507	GRAVEL RESERVOIR UNDER ARTIFICIAL TURF

SELF-TREATING AREAS

DRAINAGE AREA #	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	TREATMENT METHOD
AREA 6	2,920	0	AT-GRADE LANSDCAPING

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Civil Engineering
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738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LIN LUK
No. C 75764
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

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OAKLAND, CA 94606

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: MASTER-P-16084A10
TITLE: **STORM WATER CONTROL PLAN (C3)**

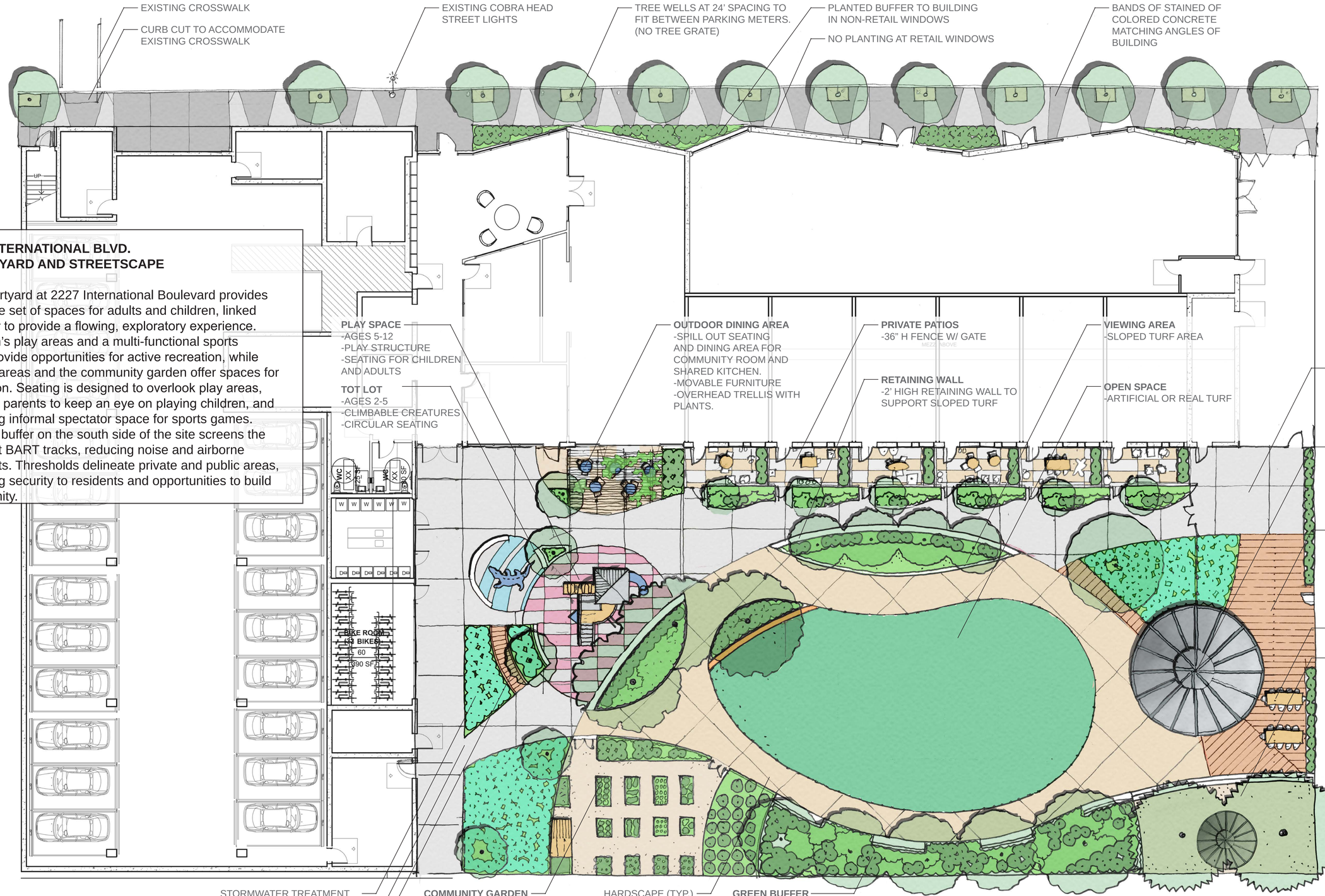
SHEET:

C-4

PLOT DATE: SEPT. 11, 2018

2227 INTERNATIONAL BLVD.
COURTYARD AND STREETSCAPE

The courtyard at 2227 International Boulevard provides a diverse set of spaces for adults and children, linked together to provide a flowing, exploratory experience. Children's play areas and a multi-functional sports court provide opportunities for active recreation, while seating areas and the community garden offer spaces for relaxation. Seating is designed to overlook play areas, allowing parents to keep an eye on playing children, and providing informal spectator space for sports games. A green buffer on the south side of the site screens the adjacent BART tracks, reducing noise and airborne pollutants. Thresholds delineate private and public areas, providing security to residents and opportunities to build community.



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LANDSCAPE - SITE PLAN

2227 INTERNATIONAL BLVD.
SCHEMATIC DESIGN
SEPTEMBER 13, 2018

PLAY SPACE WITH CLIMBING STRUCTURE

TOT LOT WITH CLIMBABLE CREATURES

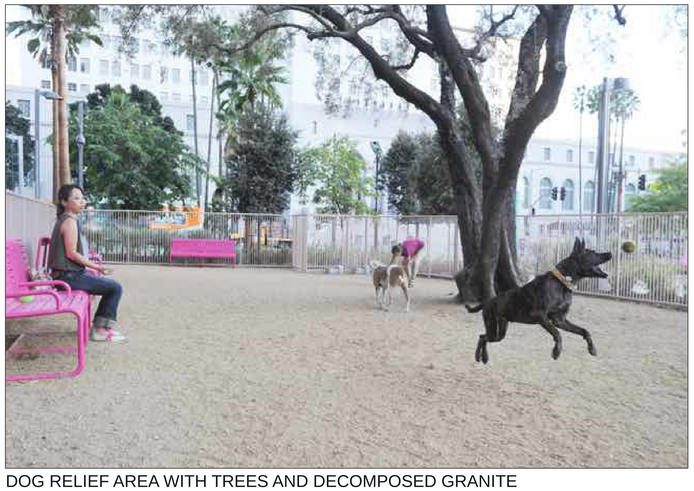
SPORTS COURT FOR MULTIPLE GAMES

GREEN BUFFER - FLOWERING UNDERSTORY

PEDESTRIAN BRIDGE OVER STORMWATER TREATMENT AREA

DROUGHT TOLERANT ORNAMENTAL PLANTINGS

COMMUNITY GARDEN PLOTS



DOG RELIEF AREA WITH TREES AND DECOMPOSED GRANITE

COMMUNITY PAVILION - REPURPOSED INDUSTRIAL STEEL GRAIN SILO ROOF

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LANDSCAPE - PRECEDENT IMAGES

2227 INTERNATIONAL BLVD.
SCHEMATIC DESIGN
SEPTEMBER 13, 2018

1 SITE CONTEXT AERIAL

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JOB NUMBER: 1722 1722
DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:
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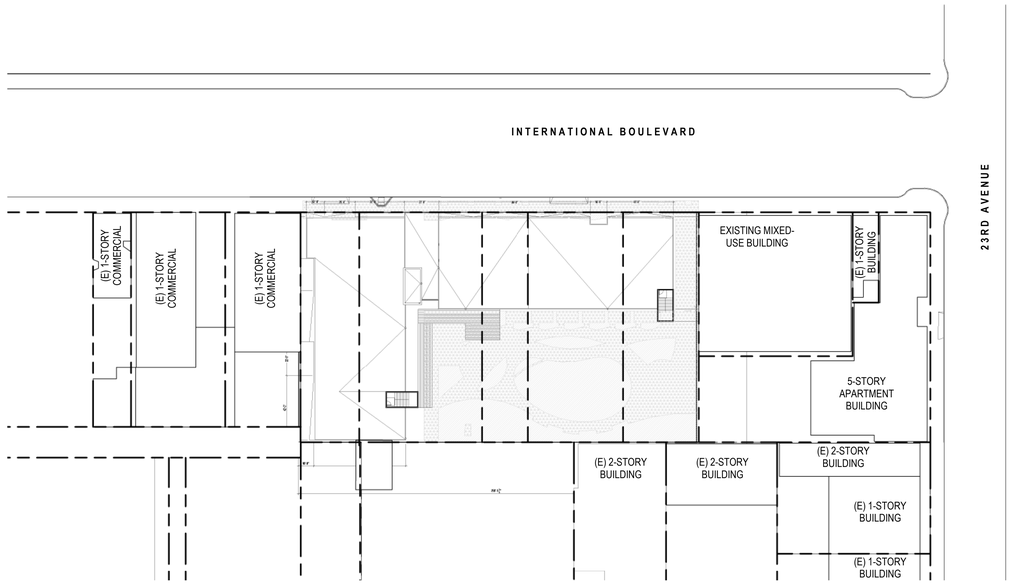
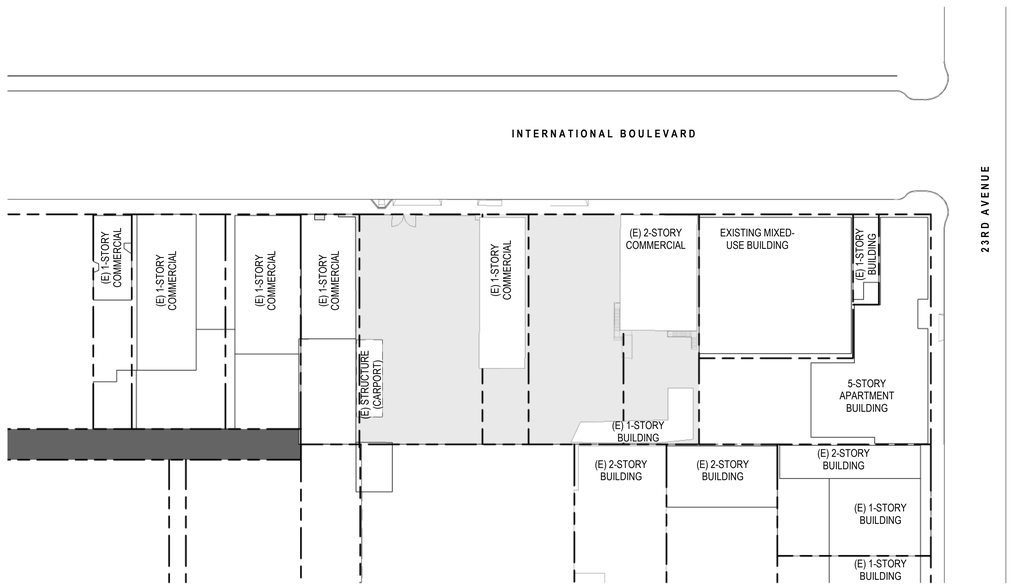


SITE PLAN - PROPOSED NEW (2)
1" = 40'-0"



SITE PLAN - EXISTING (1)
1" = 40'-0"

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NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/18/2018

JOB NUMBER:	1722
DRAWN BY:	HH
CHECKED BY:	PW
DATE:	15 SEPT 2018
SCALE:	1" = 40'-0"
TITLE:	ARCHITECTURAL SITE PLANS

SHEET:
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- PRELIMINARY - Not for Construction -

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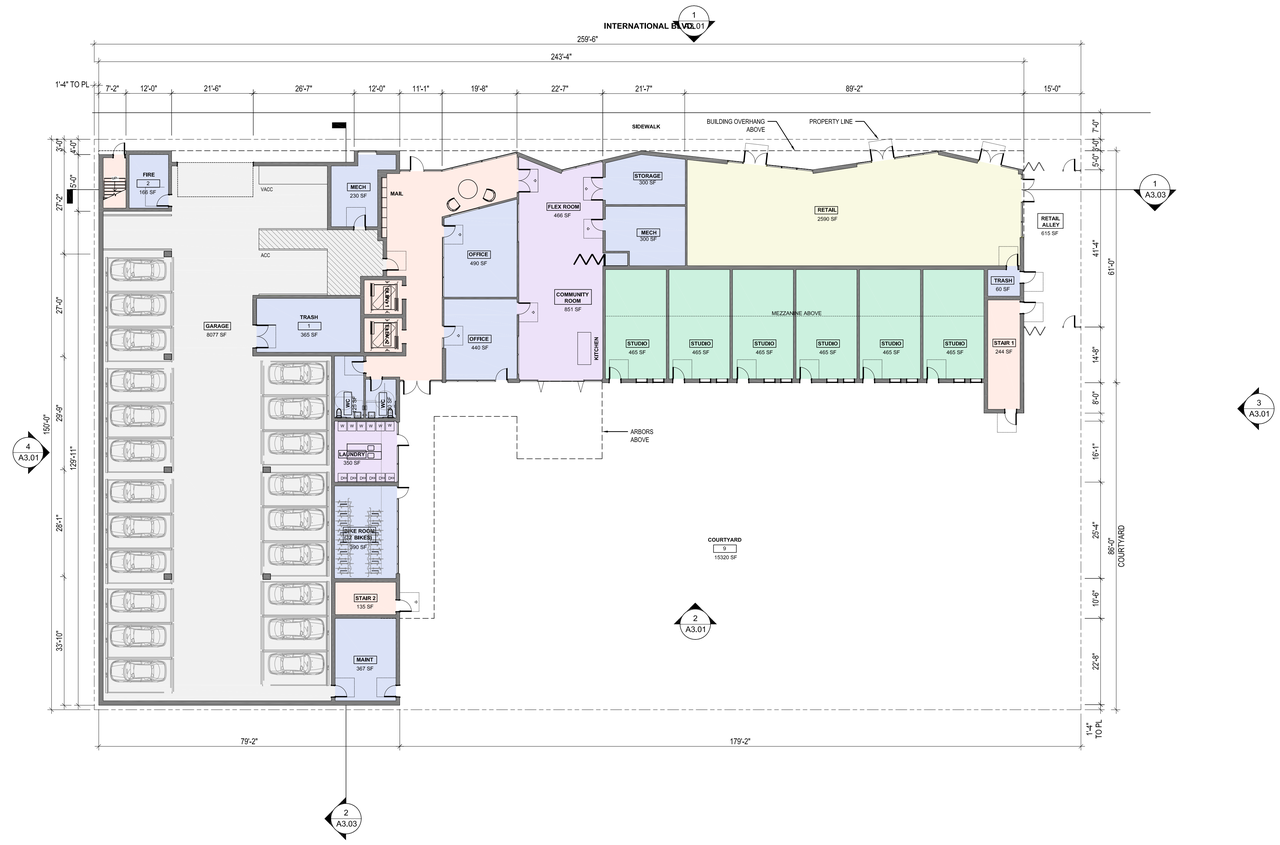

1 1ST FLOOR PLAN

NORTH

1/16" = 1'-0"

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A2.01

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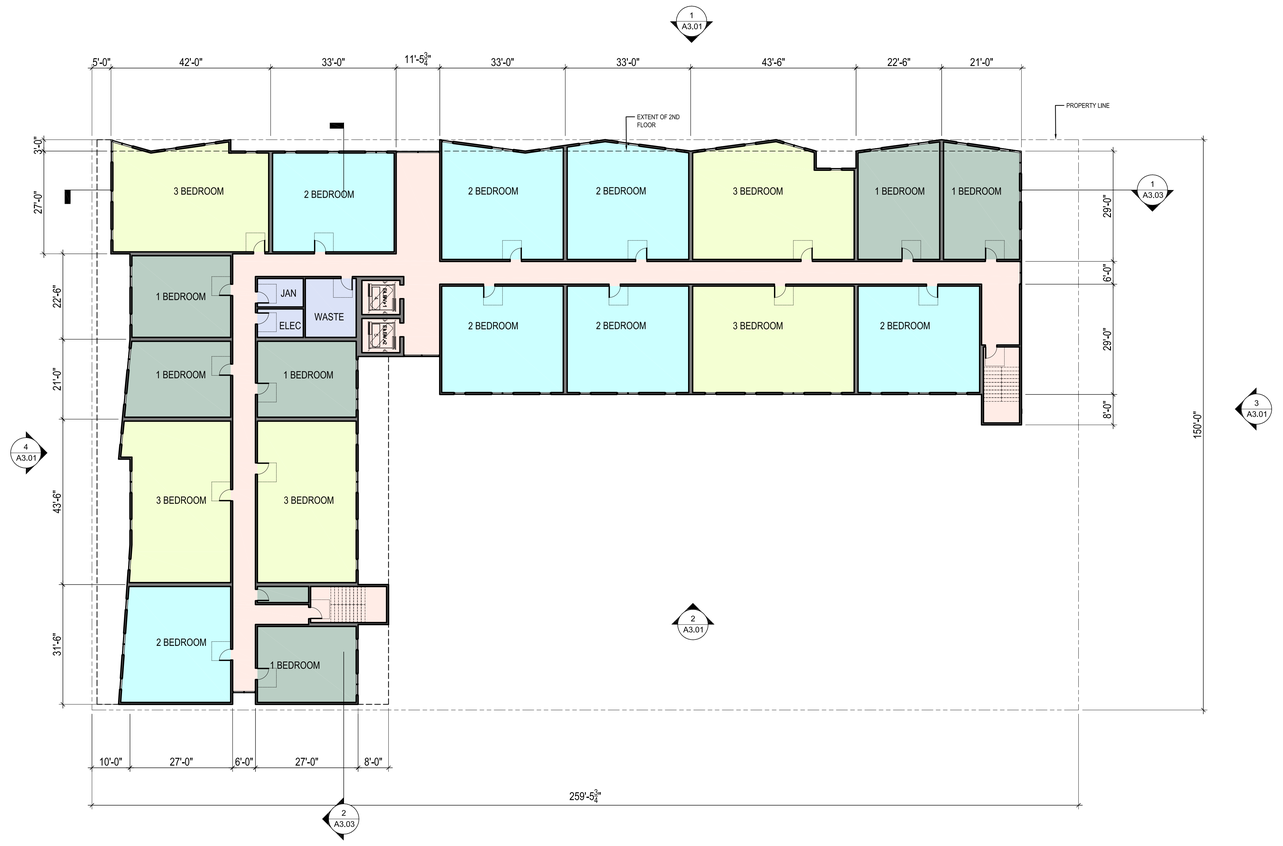

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

2 2ND-4TH FLOOR PLAN

NORTH

1/16" = 1'-0"

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DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

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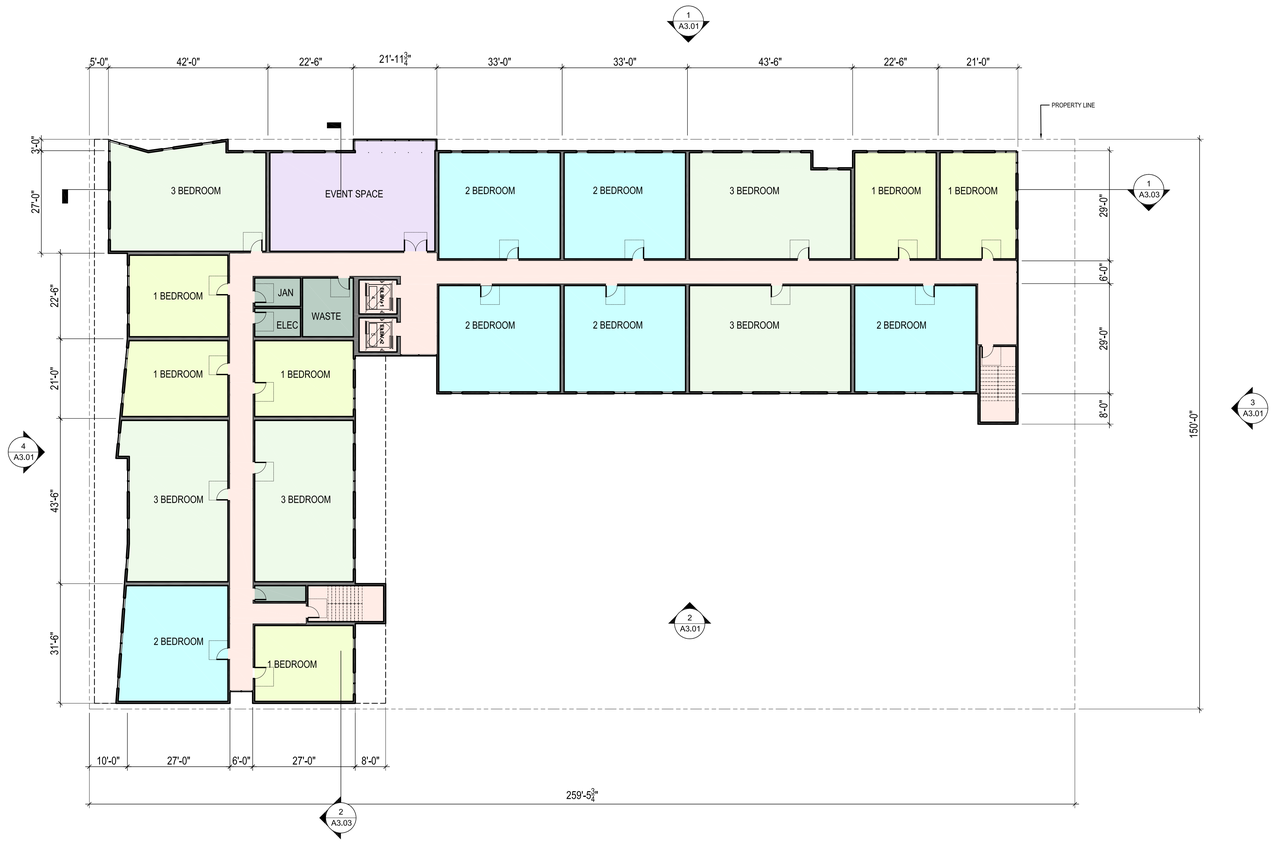

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

3 5TH FLOOR PLAN

1/16" = 1'-0"

NORTH

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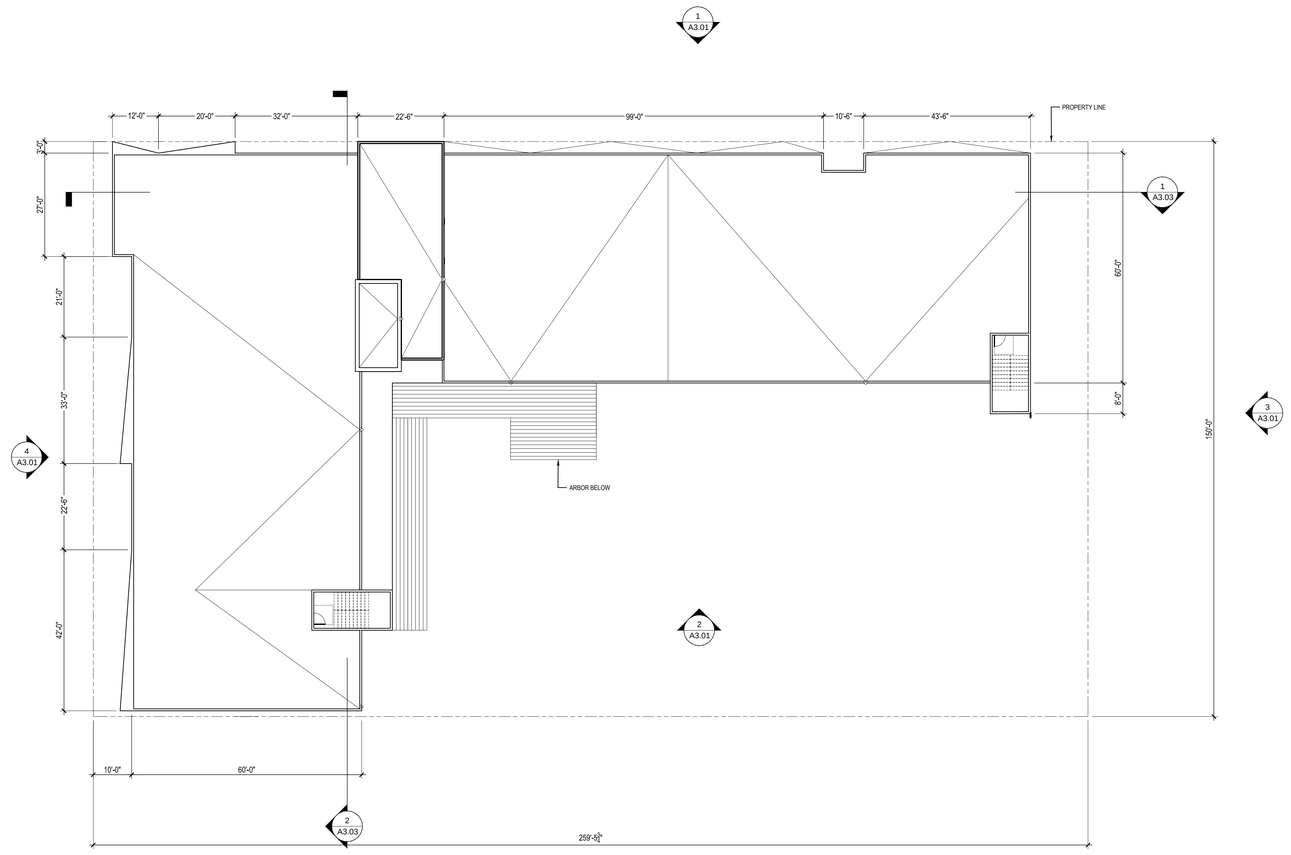
JOB NUMBER: 1722 1722
DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A2.03

8/20/2018 11:30:40 AM



4 ROOF PLAN

1/16" = 1'-0"

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www.pyatok.com

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Anne Phillips Architects

SAHA

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REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	08/15/2018

JOB NUMBER: 1722 1722
DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A2.04

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2 SOUTH ELEVATION

1/16" = 1'-0"

1 NORTH ELEVATION

1/16" = 1'-0"

MATERIALS LEGEND

1	LARGE FORMAT CERAMIC TILE
2	STEEL SUN SHADE
3	PAINTED METAL CORNICE
4	OVERHEAD GARAGE DOOR - PERFORATED METAL
5	ALUMINUM STOREFRONT SYSTEM
6	GLAZED STOREFRONT DOOR
7	VINYL RESIDENTIAL UNIT WINDOW
8	STUCCO SIDING - PAINTED
9	WOOD AND STEEL TRELLIS
10	CAST-IN-PLACE CONCRETE WALL - INTEGRAL COLOR
11	PHENOLIC WOOD VENEER PANELING
12	UNIT ENTRY DOOR
13	PERFORATED METAL FENCE AND GATE

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SCALE:
TITLE:
Unnamed

SHEET:

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MATERIALS LEGEND

1	LARGE FORMAT CERAMIC TILE
2	STEEL SUN SHADE
3	PAINTED METAL CORNICE
4	OVERHEAD GARAGE DOOR - PERFORATED METAL
5	ALUMINUM STOREFRONT SYSTEM
6	ALUMINUM STOREFRONT - DARK BRONZE FINISH
7	VINYL RESIDENTIAL UNIT WINDOW
8	STUCCO SIDING - PAINTED
9	WOOD AND STEEL TRELLIS
10	BOARD FORMED CONCRETE WITH INTEGRAL COLOR
11	PHENOLIC WOOD VENEER PANELING
12	UNIT ENTRY DOOR
13	PERFORATED METAL FENCE AND GATE

3 WEST ELEVATION

1/16" = 1'-0"

4 EAST ELEVATION

1/16" = 1'-0"

1 NORTH ELEVATION - NEIGHBORHOOD CONTEXT

1/16" = 1'-0"

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DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

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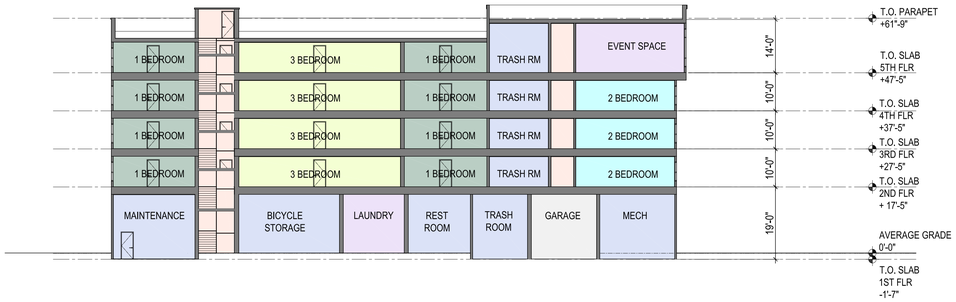
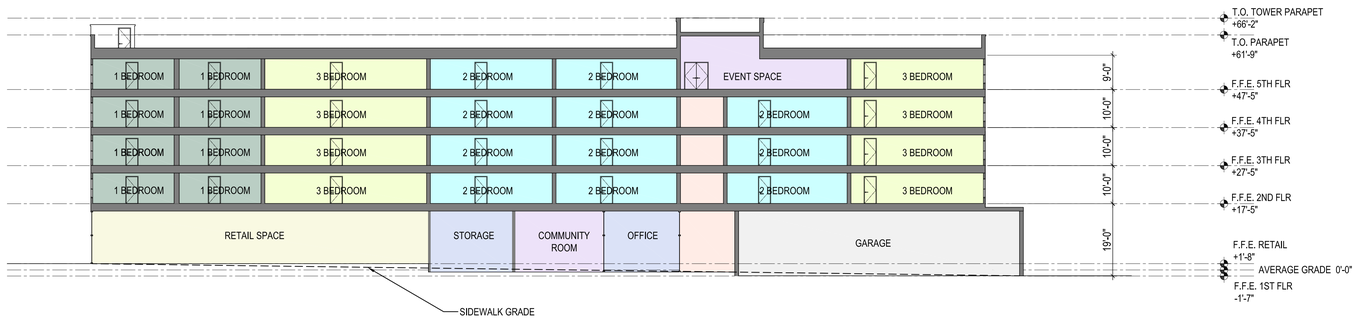


2 TRANSVERSE SECTION

1/16" = 1'-0"



1 LONGITUDINAL SECTION

1/16" = 1'-0"

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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TITLE:
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A3.03

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4 BIRD'S EYE VIEW

2 STREET VIEW

3 RETAIL ALLEY

1 STREET VIEW

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DATE: 15 SEPT 2018
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TITLE:
Unnamed

SHEET:

A4.01

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2 COURTYARD

1 COURTYARD BIRD'S EYE VIEW

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DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

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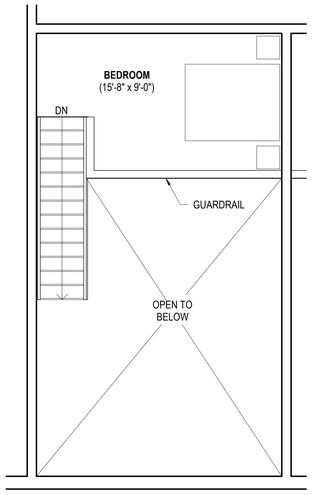
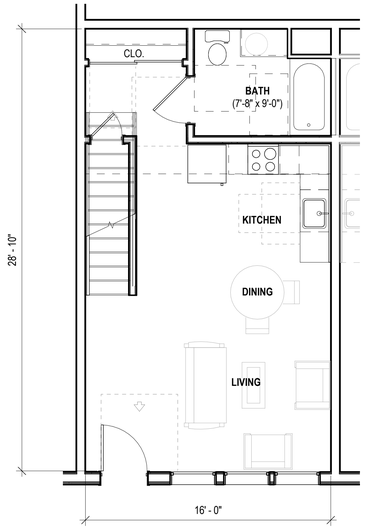
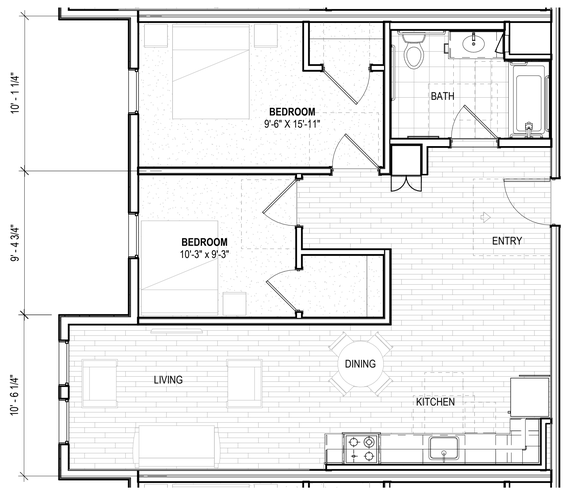


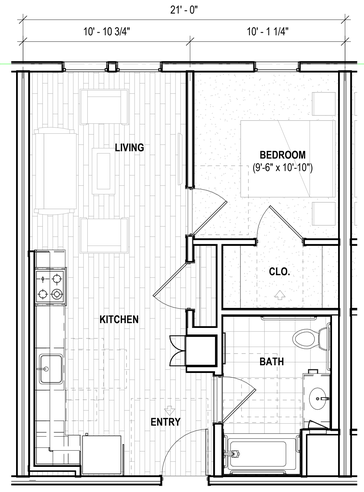
TYPICAL STUDIO MEZZANINE PLAN 4
1/4" = 1'-0"



TYPICAL STUDIO UNIT 3
1/4" = 1'-0"



TYPICAL 2 BEDROOM UNIT 2
1/4" = 1'-0"



TYPICAL 1 BEDROOM UNIT 1
1/4" = 1'-0"

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PETER WALLER
C-23551
RENEWAL DATE
12/31/2013
LICENSED ARCHITECT
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
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DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	15 SEPT 2018
SCALE:	1/4" = 1'-0"
TITLE:	

TYPICAL UNIT PLANS

SHEET:

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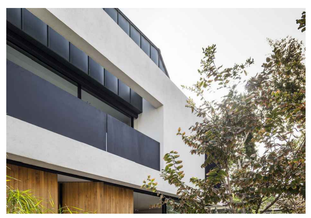
NORTH ELEVATION

1 A 2 B C 3 4

MATERIALS

1 PRODEMA PRODEX - ICE GREY

2 LARGE FORMAT TILE



3 CEMENT PLASTER - LIGHT SAND FINISH, PAINTED

4 LIVING WALL

COLORS

A SW 7060 - ATTITUDE GRAY

B SW 7062 - ROCK BOTTOM

C SW 7104 - COTTON WHITE

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DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

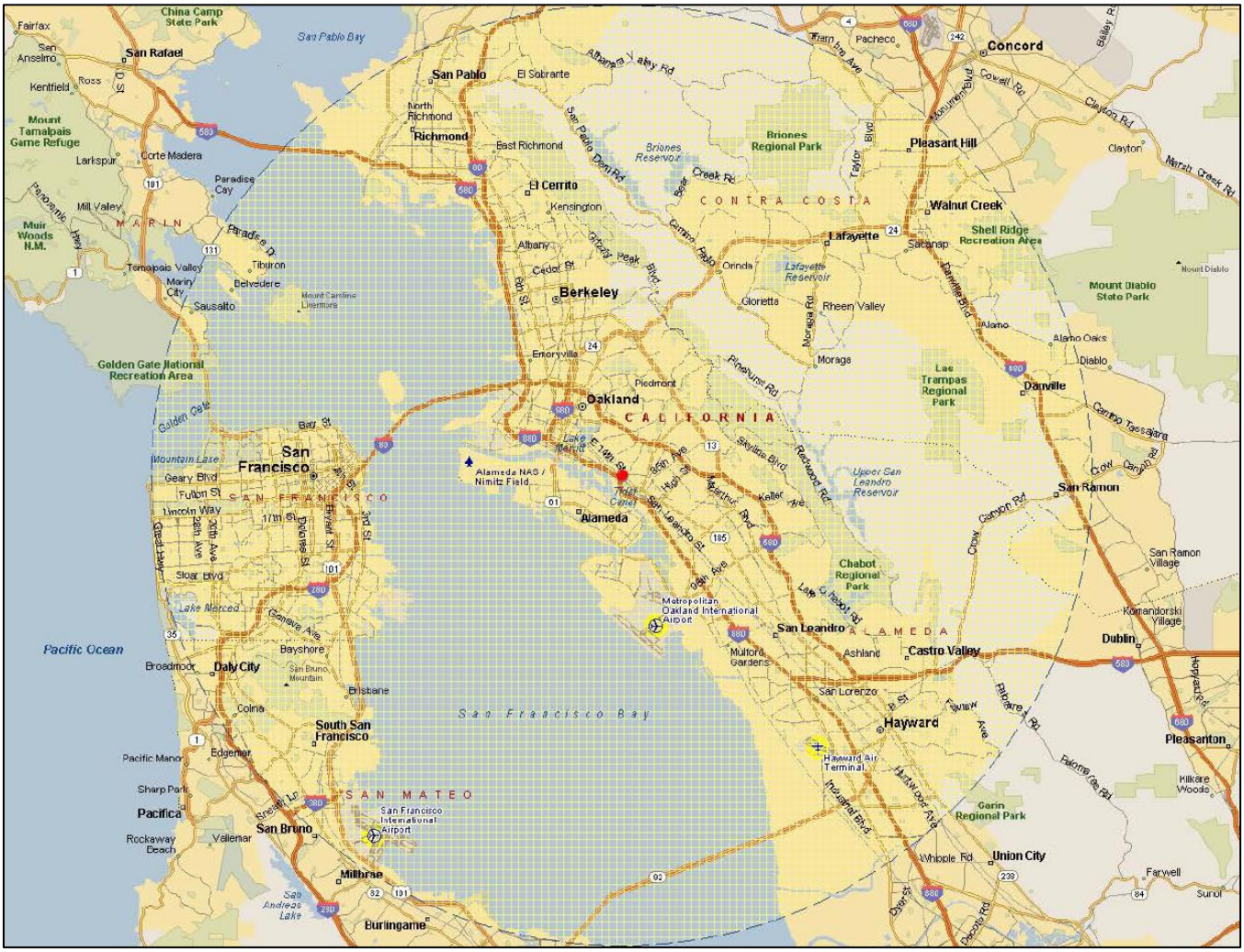
A5.01

8/20/2018 11:30:40 AM

Appendix B – Airport Clear Zones

Ancora Place
2227-2257 International Blvd.
Oakland, CA 94606

Airports within 15 miles of the subject site.



Airport type	Name	Distance from subject (Miles)	Airport Clear Zone
Major Airport	Oakland International Airport	4.92 miles south	No
Major Airport	San Francisco International Airport	13.91 miles south	No
Minor Airport	Hayward Executive Airport	10.65 miles south	No

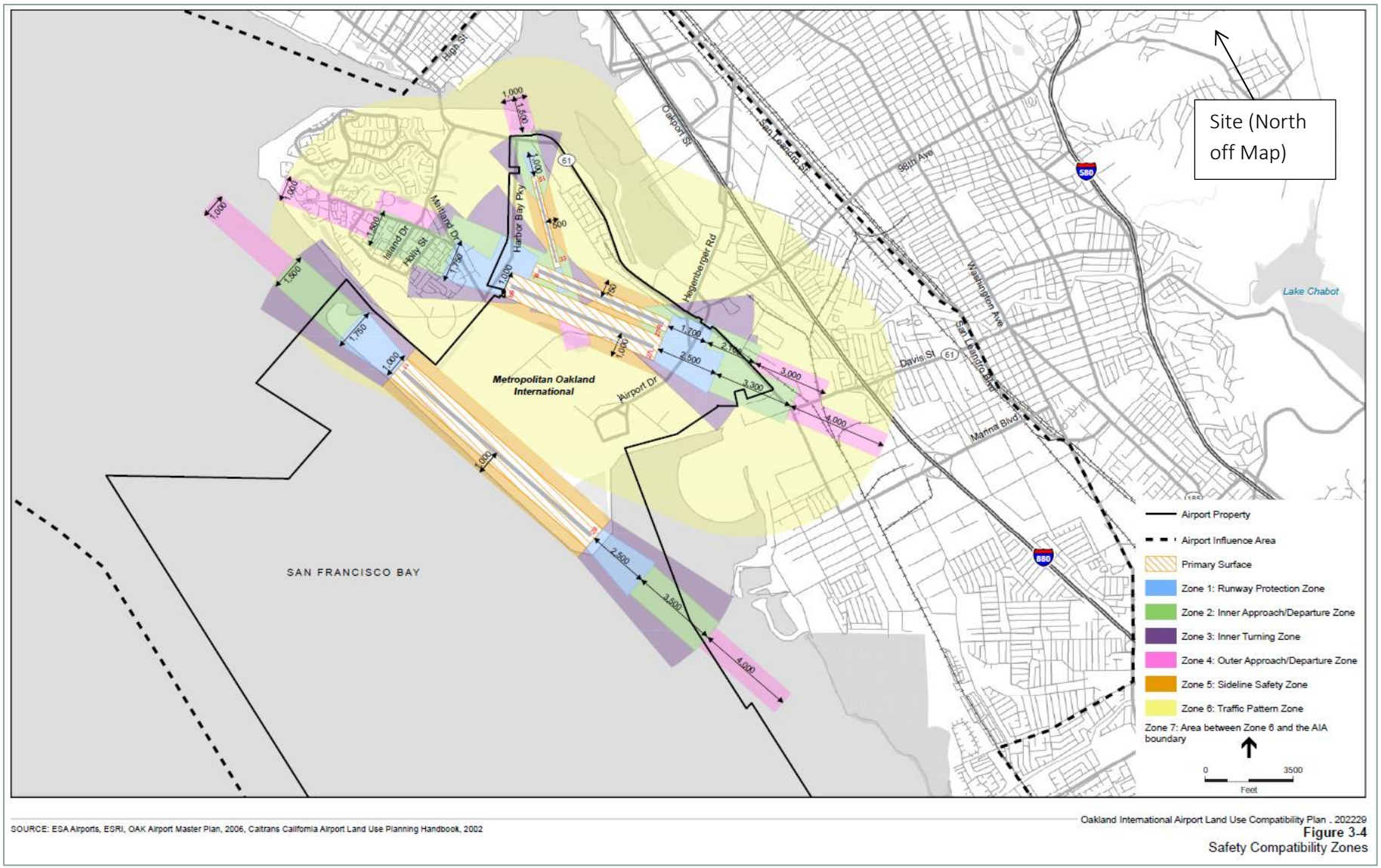


Figure 15 Oakland International Airport Safety Compatibility Zones

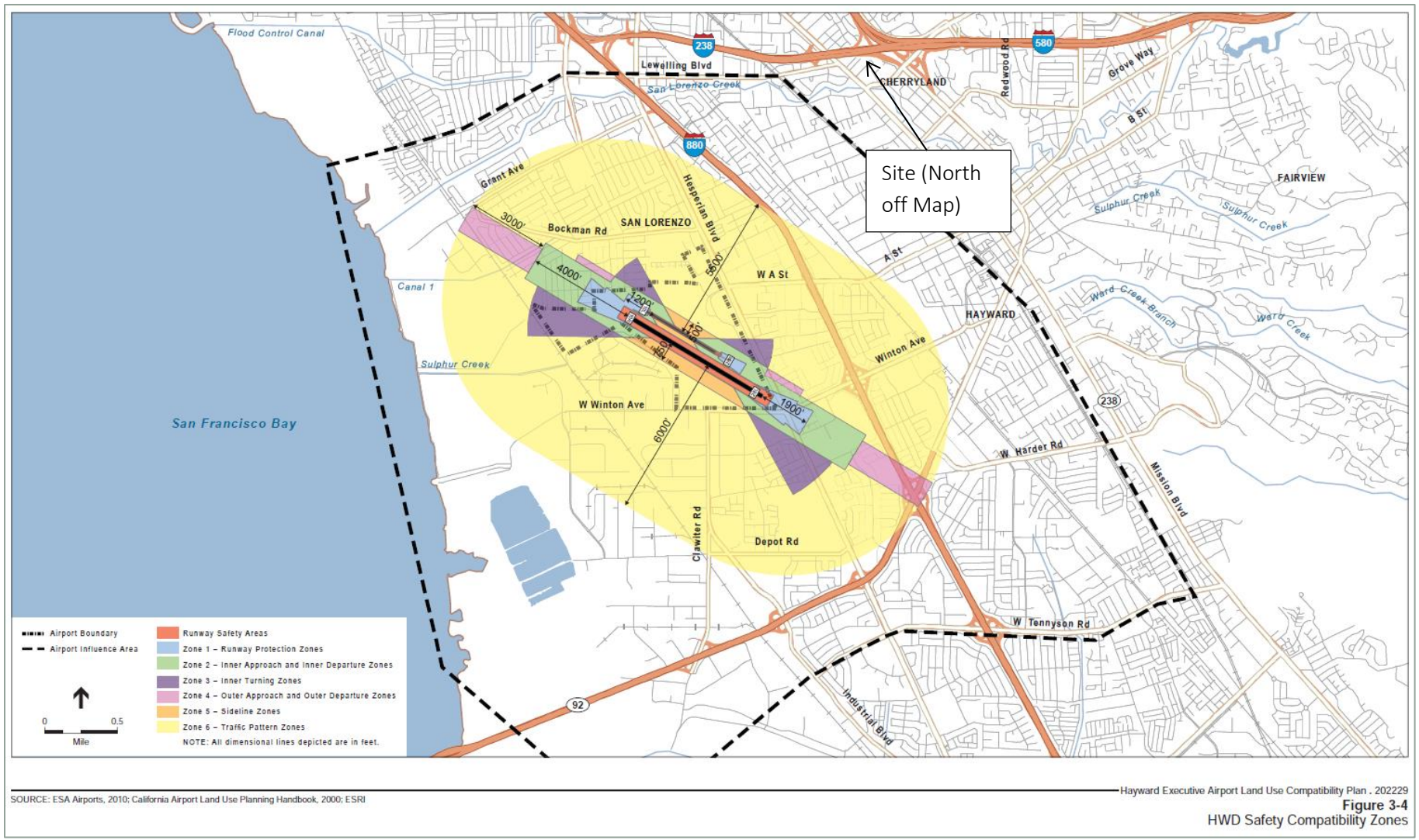


Figure 16 Hayward Executive Airport Safety Compatibility Zones

Appendix C – Floodplains, Wetlands and Endangered Species

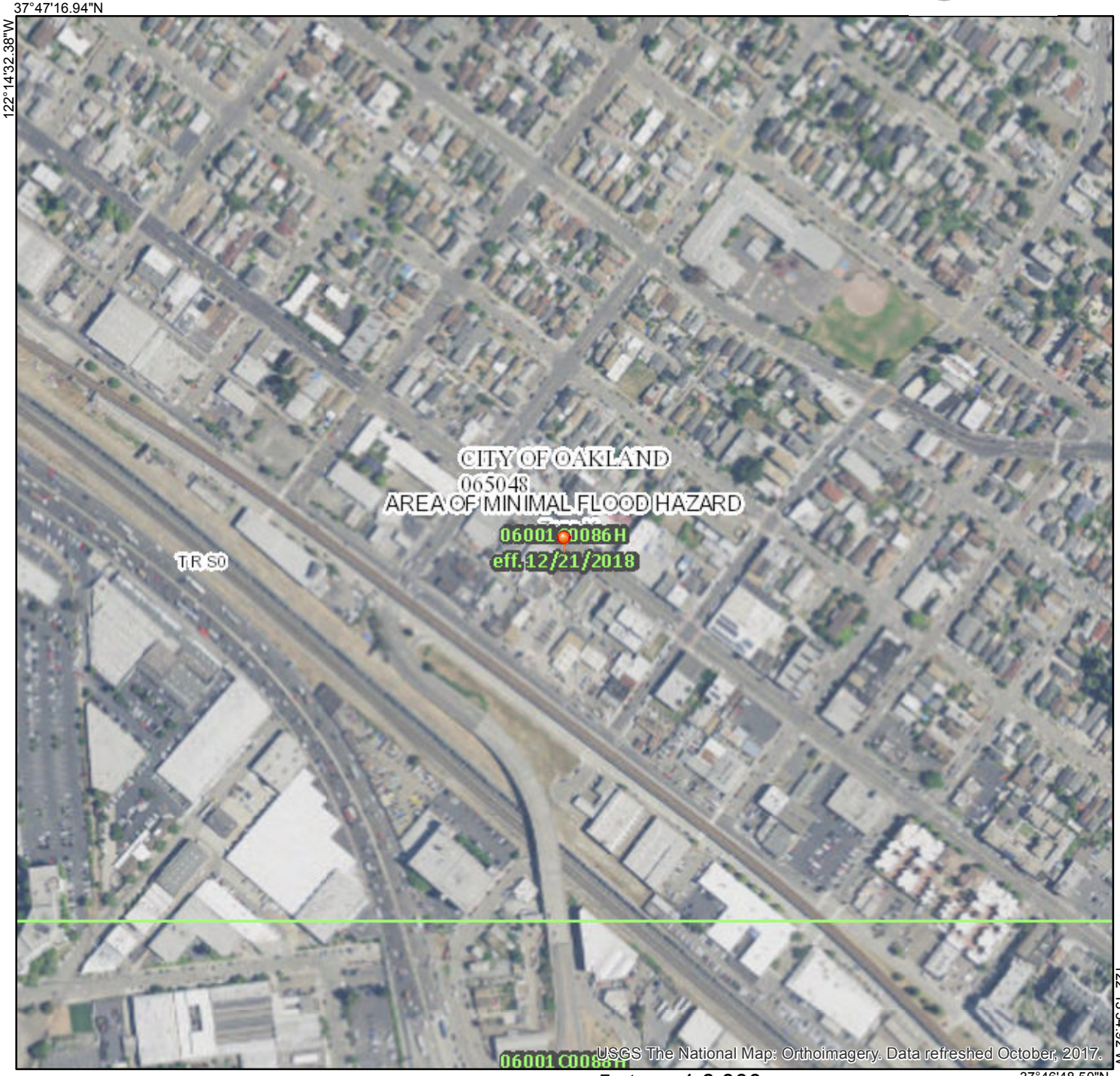
- U.S. Department of Homeland Security. *Flood Insurance Rate Map (FIRM) for Alameda County, California and Incorporated Areas.* s.l. : Federal Emergency Management Agency, Effective Date December 21, 2018. FIRM Panel No. 06001C0086G.
- United States Department of the Interior, Fish and Wildlife Service. *List of threatened and endangered species that may occur in the project location or may be affected by project Ancora Place.* Sacramento, CA : Sacramento Fish and Wildlife Office, April 24, 2019. Consultation Code: 08ESMF00-2019-SLI-1757.
- United States Fish and Wildlife Service. Wetlands Mapper. *National Wetlands Inventory.* [Online] [Cited: April 25, 2019.] https://www.fws.gov/wetlands/Data/Mapper.html.

National Flood Hazard Layer FIRMette

FEMA

37°47'16.94"N

122°14'32.38"W



0 250 500 1,000 1,500 2,000 Feet

1:6,000

37°46'48.50"N

122°13'54.92"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/23/2019 at 4:39:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Consultation Code: 08ESMF00-2019-SLI-1757
Event Code: 08ESMF00-2019-E-05630
Project Name: Ancora Place

April 24, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2019-SLI-1757

Event Code: 08ESMF00-2019-E-05630

Project Name: Ancora Place

Project Type: DEVELOPMENT

Project Description: The project will construct 77 affordable apartments in a new 5-story building on a 0.89-acre site. Existing improvements will be demolished. The site currently contains no exposed soil but is covered in paved parking areas and buildings.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/37.78377826076894N122.23705742600612W

Counties: Alameda, CA

Endangered Species Act Species

There is a total of 16 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse *Reithrodontomys raviventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Clapper Rail *Rallus longirostris obsoletus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4240	Endangered
California Least Tern *Sterna antillarum browni* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8104	Endangered
Western Snowy Plover *Charadrius nivosus nivosus* Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast) There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Alameda Whipsnake (=striped Racer) *Masticophis lateralis euryxanthus* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5524	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened
Tidewater Goby *Eucyclogobius newberryi* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/57	Endangered

Insects

NAME	STATUS
Bay Checkerspot Butterfly *Euphydryas editha bayensis* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2320	Threatened
Callippe Silverspot Butterfly *Speyeria callippe callippe* There is **proposed** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3779	Endangered
San Bruno Elfin Butterfly *Callophrys mossii bayensis* There is **proposed** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3394	Endangered

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened

Flowering Plants

NAME	STATUS
Pallid Manzanita *Arctostaphylos pallida* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8292	Threatened
Presidio Clarkia *Clarkia franciscana* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3890	Endangered
Robust Spineflower *Chorizanthe robusta var. robusta* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9287	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Ancora Place

April 24, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix D – Air Quality

- Illingworth & Rodkin, Inc. *2227-2257 International Boulevard Residential Development, Community Risk Assessment, Oakland, California.* Petaluma, CA : s.n., June 3, 2019. I & R Project: 19-053.

2227-2257 INTERNATIONAL BOULEVARD RESIDENTIAL DEVELOPMENT

COMMUNITY RISK ASSESSMENT OAKLAND, CALIFORNIA

May 21, 2019

PREPARED FOR:
Adam Kuperman
Senior Project Manager
Satellite Affordable Housing Associates
1835 Alcatraz Avenue
Berkeley, CA 94703

PREPARED BY:
Casey Divine, James Reyff
& William Popenuck

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
429 E. Cotati Avenue
Cotati, CA 94931
(707) 794-0400

I&R Project: 19-053

Introduction

This report provides the results of a toxic air contaminant (TAC) health risk analysis (HRA) for the proposed development of a new affordable housing project located at 2227-2257 International Boulevard in Oakland, California. The proposed project would demolish the existing one-story commercial building and two-story mixed-use building and construct a five-story, 77-unit affordable housing building with 2,590 square feet (sf) of retail land use and 43 parking spaces. This assessment predicts community risk impacts with respect to the City of Oakland Standard Conditions of Approval (SCA). Since the project includes residents near TAC sources, the project is subject to the City's SCA for air quality that is provided as *Attachment 1*. The following condition applies:

> *SCA #19. Exposure to Air Pollution (Toxic Air Contaminants) - Health Risk Reduction Measures.*
> This measure requires projects near sources of toxic air contaminants to perform a health risk assessment and, if necessary, incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants.

In addition, the project emissions are assessed against U.S. Department of Housing and Urban Development (HUD) threshold for projects.

Setting

The project site is located in Alameda County which is a part of San Francisco Bay Area Air Basin. Air quality in the region is affected by natural factors such as proximity to the Bay and ocean, topography, and meteorology, as well as proximity to sources of air pollution. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants and TACs

Particulate Matter

Particulate matter (PM) is a complex mixture of tiny particles that consists of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. These particles vary greatly in shape, size, and chemical composition, and can be made up of many different materials such as metals, soot, soil, and dust. Particles 10 microns or less in diameter are defined as "respirable particulate matter" or "PM_{10}." Fine particles are 2.5 microns or less in diameter ($PM_{2.5}$) and, while also respirable, can contribute significantly to regional haze and reduction of visibility. Inhalable particulates come from smoke, dust, aerosols, and metallic oxides. Although particulates are found naturally in the air, most particulate matter found in the vicinity of the project site is emitted either directly or indirectly by motor vehicles, industry, construction, agricultural activities, and wind erosion of disturbed areas. Most $PM_{2.5}$ is comprised of combustion products such as smoke. Extended exposure to PM can increase the risk of chronic respiratory disease (Bay Area Air Quality

Management District (BAAQMD) 2011a).[1, 2] PM exposure is also associated with increased risk of premature deaths, especially in the elderly and people with pre-existing cardiopulmonary disease.

Toxic Air Contaminants

Toxic Air Contaminants (TACs) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer or serious illness) and include but are not limited to criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and federal level. The identification, regulation, and monitoring of TACs is relatively new compared to that for criteria air pollutants that have established ambient air quality standards. TACs are regulated or evaluated on the basis of risk to human health rather than comparison to an ambient air quality standard or emission-based threshold.

Diesel exhaust is the predominant cancer-causing TAC in California. The California Air Resources Board (CARB) estimates that about 70% of total known cancer risk related to air toxics in California is attributable to diesel particulate matter (DPM).[3] According to CARB, diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the state's Proposition 65 or under the Federal Hazardous Air Pollutants programs.

To address the issue of diesel emissions in the state, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.[4] In addition to requiring more stringent emission standards for new on-road and off-road mobile sources and stationary diesel-fueled engines to reduce particulate matter emissions by 90 percent, a significant component of the plan involves application of emission control strategies to existing diesel vehicles and equipment. Many of the measures of the Diesel Risk Reduction Plan have been approved and adopted, including the Federal on-road and non-road diesel engine emission standards for new engines, as well as adoption of regulations for low sulfur fuel in California.

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy-duty diesel trucks that represent the bulk of DPM emissions from California highways. CARB regulations require on-road diesel trucks to be retrofitted with particulate matter controls or replaced to meet 2010 or later engine standards that have much lower DPM and $PM_{2.5}$ emissions. This regulation

[1] BAAQMD 2016. Planning Healthy Places. May Accessed at http://www.baaqmd.gov/~/media/files/planning-and-research/planning-healthy-places/php_may20_2016-pdf.pdf?la=en on August 24, 2016
[2] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.
[3] CAEB. *Summary: Diesel Particulate Matter Health Impacts*. https://www.arb.ca.gov/research/diesel/diesel-health_summ.htm
[4] California Air Resources Board. *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*. October 2000.

will substantially reduce these emissions between 2013 and 2023. While new trucks and buses will meet strict federal standards, this measure is intended to accelerate the rate at which the fleet either turns over so there are more cleaner vehicles on the road or is retrofitted to meet similar standards. With this regulation, older, more polluting trucks would be removed from the roads sooner.

CARB has also adopted and implemented regulations to reduce DPM and NOx emissions from in-use (existing) and new off-road heavy-duty diesel vehicles (e.g., loaders, tractors, bulldozers, backhoes, off-highway trucks, etc.). The regulations apply to diesel-powered off-road vehicles with engines 25 horsepower (hp) or greater. The regulations are intended to reduce particulate matter and nitrogen oxides (NOx) exhaust emissions by requiring owners to turn over their fleet (replace older equipment with newer equipment) or retrofit existing equipment in order to achieve specified fleet-averaged emission rates. Implementation of this regulation, in conjunction with stringent Federal off-road equipment engine emission limits for new vehicles, will significantly reduce emissions of DPM and NOx.

Sensitive Receptors

"Sensitive receptors" are defined as facilities where sensitive population groups, such as children, the elderly, the acutely ill, and the chronically ill, are likely to be located. These land uses include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The project would include sensitive receptors in the form of new residences. For the purposes of a thorough health risk assessment, residents of the project site assume all types: 3rd-trimeter fetus, infant, child, and adult.

TAC and $PM_{2.5}$ Impact Analysis

The City uses the BAAQMD California Environmental Quality Act (CEQA) Air Quality Guidelines to consider exposure of sensitive receptors to air pollutant levels that result in an unacceptable cancer risk or hazard, to be significant. For cancer risk, which is a concern with DPM and other mobile-source TACs, the BAAQMD considers an increased risk of contracting cancer that is 10.0 in one million chances or greater, to be significant risk for a single source. The BAAQMD CEQA Guidelines also consider single-source TAC exposure to be significant if annual fine particulate matter ($PM_{2.5}$) concentrations exceed 0.3 micrograms per cubic meter ($\mu g/m^3$) or if the computed hazard index (HI) is greater than 1.0 for non-cancer risk hazards. Cumulative exposure is assessed by combining the risks and annual $PM_{2.5}$ concentrations for all sources within 1,000 feet of a project. The thresholds for cumulative exposure are an excess cancer risk of 100 in one million, annual $PM_{2.5}$ concentrations of 0.8 $\mu g/m^3$, and a hazard index greater than 10.0. These thresholds were used to address impacts from TAC sources that could affect future project residents. The methodology for computing cancer risk, annual $PM_{2.5}$ concentrations, and non-cancer hazards is contained in *Attachment 2*. Note that this methodology describes new guidance to computed cancer risk that was recently finalized by the State Office of Environmental Heal Hazards Assessment (OEHHA) and provides greater protections for infants and children.

A review of the project site has identified several air pollutant or TAC sources including a freeway, a railroad, a high-volume roadway, and stationary sources that are within 1,000 feet of the site and

could, therefore, adversely affect the site (see Figure 1). Contributing sources within the influence area include:

1. Freeway: Interstate 880 (I-880);

2. Railroad: Union Pacific Rail Line (UPRR);

3. Local Roadways: International Boulevard, 22nd Avenue, 23rd Avenue, and E. 12th Street; and

4. Stationary Sources: A total of five (5) identified stationary TAC sources listed and permitted by the BAAQMD.

A summary of the predicted impacts of these sources on the project are shown in Table 1.

Table 1. Summary of TAC Impacts from Sources within 1,000 feet on Project

Source	Range in Distance (feet)	Cancer Risk* (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index	Analysis Method
I-880	~650	4.3	0.18	<0.01	Refined Modeling using EMFAC2014 and AERMOD
UPRR	~430	5.7	<0.01	<0.01	Refined Modeling using EPA emission factors, CARB adjustment factors and AERMOD
International Boulevard (N-S) 2nd Story exposure, ADT = 24,452	25	9.5	0.25	<0.03	BAAQMD Roadway Screening Calculator with traffic volume and roadway orientation
22nd Ave (N-S) ADT = 20,000	240	3.8	0.11	<0.03	
23rd Ave (N-S) ADT = 10,000	180	2.3	0.07	<0.03	
E. 12th St. (E-W) ADT = 20,000	150	5.5	0.16	<0.03	
Plant #112492 (gas station)	310	1.6	--	0.01	BAAQMD screening values and distance multiplier
Plant #110546 (gas station)	80	6.9	--	0.03	BAAQMD screening values and distance multiplier
Plant #13344 (Surface Coating)	80	--	--	<0.01	BAAQMD screening values and distance multiplier
Plant #20856 (Surface Coating)	15	--	--	<0.01	BAAQMD screening values and distance multiplier
Plant #8994 (Surface Coating)	460	--	--	<0.01	BAAQMD screening values and distance multiplier
Combined Impacts from All Sources		*39.6*	*<0.78*	*<0.21*	

* Cancer risk predictions include the application of 2015 OEHHA guidance and 30-year exposure.

Figure 1. Project Site and Nearby TAC and $PM_{2.5}$ Sources

Freeway: I-880 Refined Modeling

The project site is located approximately 650 feet northeast of I-880. Using the BAAQMD Highway Risk Screening tool, the cancer risk and $PM_{2.5}$ concentration from I-880 traffic at the closest project site receptor was found to exceed the BAAQMD significance thresholds. Hence, a refined analysis of the community risk impacts from traffic was conducted using a CARB developed vehicle emissions model, recent traffic data reported by the California Department of Transportation (Caltrans) (including vehicle mix), dispersion modeling that utilizes historical meteorological data for the area, and cancer risk calculations based on the latest State guidance.

This analysis involved the computation of DPM and organic TAC emissions for traffic on I-880 near the project site using the CARB EMFAC2014 emission factor model and traffic mix data developed

from Caltrans data for I-880 in the vicinity of the project site. Roadway geometry receptor coordinates, meteorological data, traffic volumes, and the emission rates were used with the U.S. Environmental Protection Agency (EPA) AERMOD dispersion model to predict annual concentrations of TACs and $PM_{2.5}$ from roadway traffic. Traffic TAC concentrations are combined with risk factors to predict lifetime cancer risks at the project site. Figure 2 shows the project site and the modeled roadway line-sources and receptors.

In the project area, I-880 has a traffic volume of 220,500 average daily traffic (ADT), as reported by the Caltrans.[5] A review of the Caltrans truck traffic information indicates that about 9.6 percent of the traffic is truck traffic, of which 6.6 percent are considered heavy duty trucks and 3.0 percent are medium duty trucks.

Traffic Emissions Modeling

DPM, organic TACs, and $PM_{2.5}$ emissions for traffic on I-880 were computed using the CARB EMFAC2014 emission factor model and the traffic mix developed from Caltrans data. DPM emissions are projected to decrease in the future and are reflected in the EMFAC2014 emissions data.

Residential occupation of the project was assumed to begin in 2022 or thereafter. In order to estimate TAC and $PM_{2.5}$ emissions for calculating increased cancer risks to new project residents from traffic on I-880, the EMFAC2014 model was used to develop vehicle emission factors for the year 2022 using the calculated mix of cars and trucks on I-880 and assuming a 1 percent per year growth rate in traffic volume. Year 2022 emissions were conservatively assumed as being representative of future conditions beyond 2020 since, as discussed above, overall vehicle emissions and, in particular, diesel truck emissions will decrease in the future. Default EMFAC2014 vehicle model fleet age distributions for Alameda County were assumed in calculating the emissions.

Average hourly traffic distributions for Alameda County roadways were developed using the EMFAC model,[6] which were then applied to the average daily traffic volumes to obtain estimated hourly traffic volumes and emissions for I-880. For all hours of the day, other than during peak a.m. and p.m. periods, an average speed of 55 mph was assumed for all vehicles. Based on data from the Alameda County Transportation Commission 2016 Level of Service Monitoring report, traffic speeds during the peak a.m. and p.m. periods were identified. Average travel speeds of 20 mph and 50 mph were used for a.m. and p.m. peak period northbound traffic, respectively. Average travel speeds of 55 mph and 20 mph were used for peak a.m. and p.m. southbound traffic, respectively.

Emissions of TOGs were also calculated using the EMFAC2014 model. These TOG emissions were then used in modeling the organic TACs (i.e., TACs associated with motor vehicle from TOG exhaust emissions and evaporative TOG emissions). TOG emissions from exhaust and for running evaporative loses from gasoline vehicles were calculated using EMFAC2014 default model

[5] California Department of Transportation. 2017. *Annual Average Daily Truck Traffic on the California State Highway System*

[6] The Burden output from EMFAC2007, CARB's previous version of the EMFAC model, was used for this since the current web-based version of EMFAC2011 does not include Burden type output with hour by hour traffic volume information.

values for Alameda County along with the traffic volumes and vehicle mixes for I-880.

$PM_{2.5}$ emissions for vehicles traveling on I-880 were modeled using the same basic modeling approach that was used for assessing TAC impacts. All $PM_{2.5}$ emissions from all vehicles were used, rather than just the $PM_{2.5}$ fraction from diesel powered vehicles, because all vehicle types (i.e., gasoline and diesel powered) produce $PM_{2.5}$. Additionally, $PM_{2.5}$ emissions from vehicle tire and brake wear and from re-entrained roadway dust were included in these emissions. The assessment involved, first, calculating $PM_{2.5}$ emission rates from traffic traveling on the highway. These emissions were calculated using the EMFAC2014 model for the 2022 traffic volumes and were calculated in the same manner as discussed earlier for the TAC modeling. $PM_{2.5}$ re-entrained dust emissions from vehicles traffic were calculated using CARB emission calculation procedures.[7]

Dispersion Modeling

Dispersion modeling of TAC and $PM_{2.5}$ emissions was conducted using the U.S. EPA AERMOD model, which is recommended by the BAAQMD for this type of analysis. North- and south-bound traffic on I-880 within about 1,000 feet of the project site was evaluated with the model. Vehicle traffic on the I-880 was modeled as a series of adjacent volume sources along a line (line volume sources), with line segments used for each travel direction as shown in Figure 2. The modeling used a five-year data set (2009-2013) of hourly meteorological data from Oakland International Airport prepared by CARB for use with the AERMOD model for use in modeling health risks. Other inputs to the model included road geometry, volume source information, hourly traffic emissions, and receptor locations.

Receptors are specific locations, identified by modeling coordinates, where TAC or $PM_{2.5}$ concentrations were predicted by the dispersion model. The modeling used a set of receptors spaced every 6 meters (19.7 feet) within the proposed residential building areas. The proposed building will have residences on the all five floor levels. Receptors were modeled for the first and second floor levels. Modeled concentrations at higher floor levels would be lower than those modeled. Receptor heights of 1.5 and 7.3 meters (4.9 and 24.0 feet) were used in modeling to represent the breathing heights of future residents on the first and second floor levels. The AERMOD model provides annual concentrations at each receptor. Figure 2 shows the roadway links and receptor locations used in the modeling. Details of the modeling and community risk calculations are included in *Attachment 3.*

Computed Community Risk

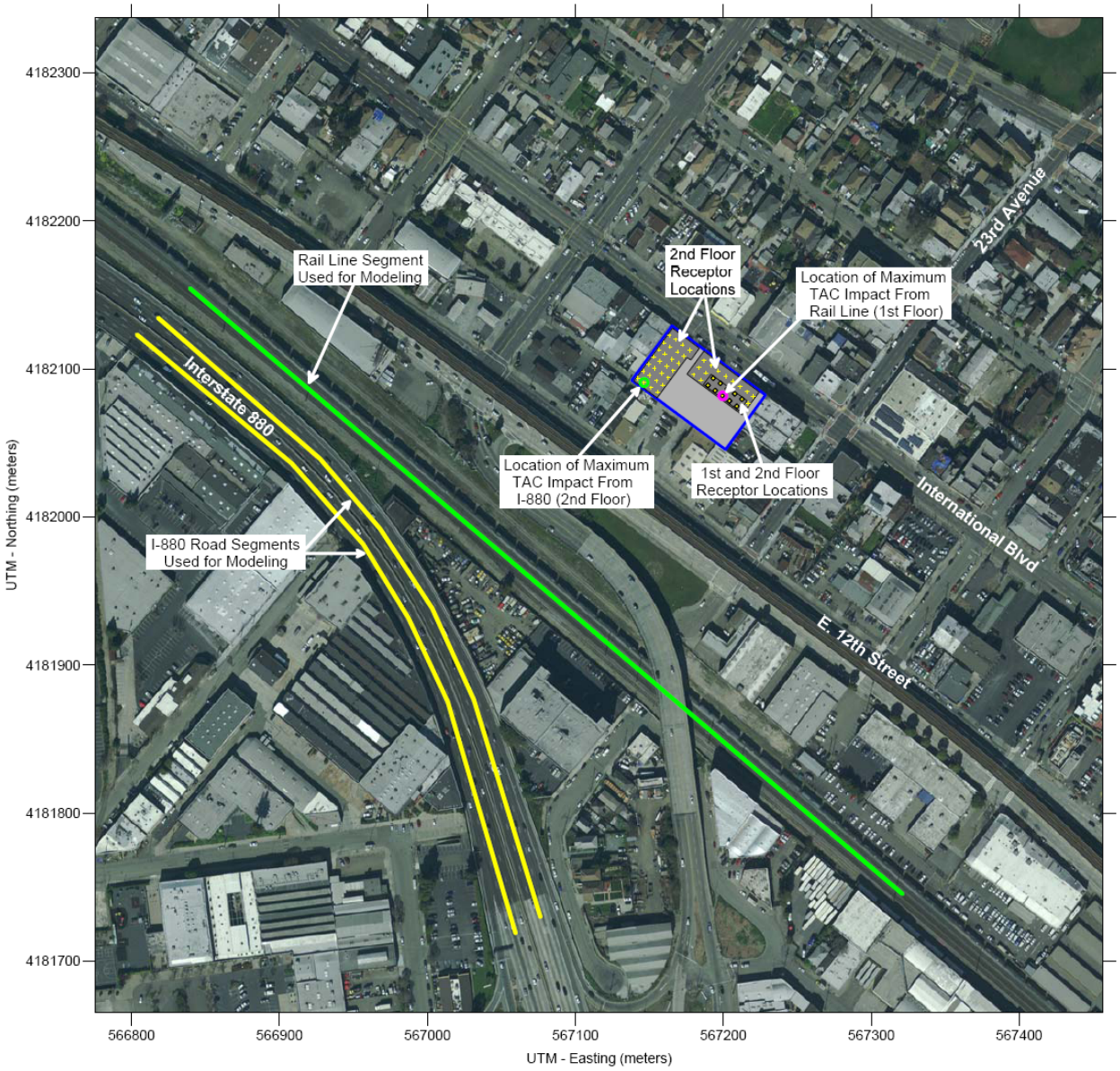
The model predicted the maximum annual $PM_{2.5}$ concentration from I-880 traffic was 0.18 $\mu g/m^3$, which would occur at the project maximally exposed individual or MEI. This was modeled at a second-floor residential unit near the southwest corner of the project site, as shown on Figure 2. Annual $PM_{2.5}$ concentrations from I-880 at other residential locations and floor levels would be lower than at the MEI. The maximum annual $PM_{2.5}$ concentration does not exceed the BAAQMD significance threshold for $PM_{2.5}$ of greater than 0.3 $\mu g/m^3$.

[7] CARB, CARB 2018, Miscellaneous Process Methodology 7.9, Entrained Road Travel, Paved Road Dust. Revised and updated, March 2018.

Increased cancer risks for residents at the project site from traffic on I-880 were calculated using modeled TAC concentrations (i.e., DPM concentrations and TOG TAC concentrations) The maximum increased lifetime cancer risk for new residents from traffic on I-880 were computed using modeled TAC concentrations (i.e., DPM concentrations and TOG TAC concentrations) and the BAAQMD recommended methods and exposure parameters described in *Attachment 2*. The maximum increased cancer risk from traffic on I-880 was computed as 4.3 in one million at the MEI. This was the same receptor that had the highest annual $PM_{2.5}$ concentration, as shown on Figure 2. Cancer risks at other residential locations and floor levels would be lower than the maximum risk. The cancer risks at the project site would not exceed BAAQMD's significance recommended threshold of greater than 10.0 in one million excess cancer cases per million.

For non-cancer health effects from DPM, a chronic HI of 0.001 was calculated based on a maximum annual average DPM concentration of 0.006 $\mu g/m^3$. This HI is well below the BAAQMD threshold of greater than 1.0. HIs at all other receptors throughout the site would be lower than the maximum HI value.

Figure 2. Project Site, On-Site Sensitive Receptors, Roadway and Rail Line Segments Modeled, and Receptors with Maximum TAC Impacts



Rail Line: Union Pacific Railroad

The project site is located near rail lines used for freight and passenger rail service. The closest project site boundary is about 430 feet from the nearest rail line. Trains traveling on these lines generate TAC and $PM_{2.5}$ emissions from diesel locomotives. Due to the proximity of the rail line to the proposed project, potential community risks to future project residents from DPM emissions from diesel locomotive engines were evaluated.

Amtrak's Capitol Corridor and Coast Starlight passenger trains use this rail line. Based on current Amtrak schedules, the Amtrak Capitol Corridor, which provides service between Sacramento/Auburn and San Jose, has 18 weekday trains and 15 weekend trains on these rail lines.

The Amtrak Coast Starlight operates between Seattle and Los Angles, with 2 daily trains. In addition to the passenger trains, there are up to 12 freight trains that use the rail lines on a daily basis.[8] All trains are assumed to use diesel-powered locomotives.

DPM and $PM_{2.5}$ emissions from trains on the rail line were calculated using EPA emission factors for locomotives[9] and CARB adjustment factors to account for fuels used in California.[10] For passenger trains, it was assumed that these trains use 3,200 hp diesel locomotives and would continue to do so in the future. Each passenger train was assumed to use one locomotive and would be traveling at an average speed of 40 mph in the vicinity of the project site. Emissions from freight trains were calculated assuming they would use two locomotives with 2,300 hp engines (total of 4,600 hp) and would be traveling at about 40 mph.

The exposure period for calculating cancer risks recommended by the BAAQMD is 30 years. To represent passenger and freight train DPM and $PM_{2.5}$ emissions for the 2022-2051 period, emissions for the year 2022 were assumed to represent emissions over the entire exposure period. DPM emissions from diesel-fueled locomotives will be reduced over time due to regulatory requirements for reduced particulate matter emissions from diesel locomotives. As such, use of DPM emissions for 2022 is a conservative estimate of emissions over the entire 30-year exposure period.

Modeling of locomotive emissions was conducted using the EPA's AERMOD dispersion model and five years (2009-2013) of hourly meteorological data from the Oakland Airport prepared for use with the AERMOD model by CARB for use in modeling health risk impacts. Locomotive emissions from train travel within about 1,000 feet of the project site were modeled as a single line source comprised of a series of adjacent volume sources along the centerline of the rail lines near the project site. Concentrations were calculated at the same receptor locations as discussed above for the I-880 traffic modeling. Figure 2 shows the railroad line segment used for the modeling and receptor locations at the project site where concentrations were calculated. The maximum modeled DPM and $PM_{2.5}$ concentrations occurred in the first-floor level residential area as identified in Figure 2. Details of the modeling and community risk calculations are included in *Attachment 4.*

Maximum excess cancer risks at each project site were calculated from the maximum modeled long-term average DPM concentrations using methods recommended by BAAQMD. *Attachment 2* includes a description of how community risk impacts, including cancer risk, are computed.

The maximum increased cancer risk at the project site was computed as 5.7 in one million. The location of maximum cancer risks is shown in Figure 2. Increased cancer risks at residences on floor levels above the first floor would be less than the maximum cancer risk on the first floor. Under the BAAQMD CEQA Air Quality Guidelines, an incremental cancer risk of greater than 10.0 cases per million from a single source would be a significant impact. Since the projected maximum increased cancer risks would be below 10.0 in one million, this would be considered a *less-than-significant impact* for new occupants of the project.

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[8] Metropolitan Transportation Commission, 2006. *Bay Area Regional Rail Plan, Technical Memorandum 4a, Conditions, Configuration & Traffic on Existing System*. November 15.

[9] U.S. EPA, 2009. *Emission Factors for Locomotives* (EPA-420-F-09-025).

[10] CARB, *2006. Offroad Modeling, Change Technical Memo*, *Changes to the Locomotive Inventory*. July.

Based on the rail line modeling, the maximum $PM_{2.5}$ concentration at the project site was 0.007 $\mu g/m^3$ $/m^3$, occurring at the same receptor that had the maximum cancer risk on the first floor. This concentration is below the BAAQMD $PM_{2.5}$ threshold of greater than 0.3 $\mu g/m^3$ and would be considered a *less-than-significant impact*.

Potential non-cancer health effects due to chronic exposure to DPM are expressed in terms of a HI. The maximum predicted annual DPM concentration from locomotives is 0.007 $\mu g/m^3$. This concentration is much lower than the REL. The Hazard Index would be 0.001 which is much lower than the BAAQMD significance criterion of a HI greater than 1.0.

Local Roadways: International Boulevard, 22nd Avenue, 23rd Avenue, E. 12th Street

For local roadways, BAAQMD has provided the *Roadway Screening Analysis Calculator* to assess whether roadways with traffic volumes of over 10,000 vehicles per day may have a potentially significant effect on a proposed project. Note this is a screening model and more refined modeling could be conducted if potentially significant impacts are identified. Two adjustments were made to the cancer risk predictions made by this calculator: (1) adjustment for latest vehicle emissions rates predicted using EMFAC2014 and (2) adjustment of cancer risk to reflect new OEHHA guidance (see *Attachment 2*).

The calculator uses EMFAC2011 emission rates for the year 2014. In addition, a new version of the emissions factor model, EMFAC2014 is available. This version predicts lower emission rates. An adjustment factor of 0.5 was developed by comparing emission rates of total organic gases (TOG) for running exhaust and running losses developed using EMFAC2011 for year 2014 and those from EMFAC2014 for 2018. The predicted cancer risk was then adjusted using a factor of 1.3744 to account for new OEHHA guidance. This factor was provided by BAAQMD for use with their CEQA screening tools that are used to predict cancer risk.

Four roadways were identified that appear to have traffic volumes greater than 10,000 ADT. The ADT on International Boulevard was calculated to be 24,452 vehicles. This estimate was based on the daily vehicle volume on International Boulevard between 19th Avenue and 20th Avenue published on the *Kittelson & Associates, Inc.* Oakland Traffic Volumes online map[11] for 2013 existing conditions, and then included a 20 percent increase for future traffic conditions.

No other traffic volume information for the other nearby roadways was available at the time of this study. Therefore, estimates were made of 20,000 ADT for 22nd Avenue and E. 12th Street. 23rd Avenue appears to have a much lower traffic volume and was estimated at 10,000 ADT.

The BAAQMD *Roadway Screening Analysis Calculator* for Alameda County was used for the roadways along with traffic volume, roadway orientation, and distance from edge of travel way. Since the roadways do not run north-south or east-west, the calculator was tested with different orientations to identify the highest level. International Boulevard was identified as a north-south directional roadway with the closest sensitive receptor at the project site located on the second floor

[11] Kittelson & Associates, Inc., "Oakland Traffic Counts" Online Map, 2007-2018, Accessed April 22, 2019, http://maps.kittelson.com/OaklandCounts

approximately 25 feet west of the roadway. 22nd Avenue was identified as a north-south roadway approximately 240 feet with the receptor on the east side. E. 12th Street was identified as a north-south roadway at 150 feet with receptor on the east side. 23rd Avenue was computed as an east-west roadway with the receptor 180 feet north.

Estimated cancer risk and annual $PM_{2.5}$ concentration values for the roadway is shown in Table 1. Note that BAAQMD has found that non-cancer hazards from all local roadways would be well below the BAAQMD thresholds. Chronic or acute HI for the roadway would be less than 0.03. Details of the modeling and community risk calculations are included in *Attachment 5.*

BAAQMD-Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using *BAAQMD's Stationary Source Risk & Hazard Analysis Tool.* This mapping tool uses Google Earth and identified the location of six stationary sources and their estimated risk and hazard impacts. A Stationary Source Information Form (SSIF) containing the identified sources was prepared and submitted to BAAQMD. They provided updated risk levels, emissions and adjustments to account for new OEHHA guidance.[12] The adjusted risk values were then adjusted with the appropriate distance multiplier values provided by BAAQMD or the emissions information was used in refined modeling.

Five stationary sources were identified; Plant #112492 and #110546 are gas dispensing facilities and Plant #20856, #13344, and #8994 are surface coating businesses. The emissions data for all these stationary sources were provided by BAAQMD and adjusted for distance based on BAAQMD's *Distance Adjustment Multiplier Tool for Gasoline Dispensing Facilities* and *Distance Adjustment Multiplier Tool for Generic Engines*. Gasoline dispensing facilities do not affect $PM_{2.5}$ concentrations. The cancer risks, annual $PM_{2.5}$ concentrations, and HI associated with each of these sources would not exceed the BAAQMD single-source significance thresholds of greater than 10.0 in one million, 0.3 $\mu g/m^3$, and 1 at the project site. Concentration levels and community risk impacts from these sources upon the project are reported in Table 1. Details of the modeling and community risk calculations are included in *Attachment 5.*

Combined Cancer Risk, Hazard Index and Annual $PM_{2.5}$ Concentrations

The combination of impacts from all sources at the receptor most affected by TAC sources or considered the Maximally Exposed Individual (MEI) are reported in Table 1. The maximum impacts from each source were simply added to compute the combined impacts from all sources. This is a slight overestimate, because each source affects the site at a different location and this assessment assumes the worst location for each source is at the same location. This combined cancer risk is below the threshold of 100 chances per million, the annual $PM_{2.5}$ concentration does not exceed 0.8 $\mu g/m^3$, and the Hazard Index is well below 10.0.

[12] Correspondence with Areana Flores, BAAQMD, May 6, 2019.

TAC and PM2.5 Impact Conclusions and TAC Mitigation

Community risk thresholds for TAC emissions from sources located within 1,000 feet of the project site were found to be below community risk significance thresholds for both single and combined sources. As a result, features to mitigate or reduce these TAC impacts are not necessary.

Criteria Air Pollutants

The Federal Clean Air Act governs air quality in the United States. In addition to being subject to federal requirements, air quality in California is also governed by more stringent regulations under the California Clean Air Act. At the Federal level, the United States Environmental Protection Agency (USEPA) administers the Clean Air Act. The California Clean Air Act is administered by the CARB at the State level and by the Air Quality Management Districts at the regional and local levels. BAAQMD regulates air quality at the regional level, which includes the nine-county Bay Area.

The federal Clean Air Act requires each state to identify areas that have ambient air quality in violation of federal standards. States are required to develop, adopt, and implement a state implementation plan (SIP) to achieve, maintain, and enforce federal ambient air quality standards in these nonattainment areas. SIP elements are developed on a pollutant-by-pollutant basis whenever one or more air quality standards are being violated. In California, local and regional air pollution control agencies have primary responsibility for developing SIPs, generally in coordination with local and regional land use and transportation planning agencies. BAAQMD is the responsible regional air pollution control agency in the San Francisco Bay Area.

An area's compliance with national ambient air quality standards under the Clean Air Act is categorized as nonattainment, attainment (better than national standards), unclassifiable, or attainment/cannot be classified. The unclassified designation includes attainment areas that comply with federal standards, as well as areas for which monitoring data are lacking. Unclassified areas are treated as attainment areas for most regulatory purposes. Simple attainment designations generally are used only for areas that transition from nonattainment status to attainment status. Areas that have been reclassified from nonattainment to attainment of federal air quality standards are automatically considered maintenance areas, although this designation is seldom noted in status listings. The San Francisco Bay Area is designated as nonattainment for the federal 8-hour ozone standard and the 24-hour $PM_{2.5}$ standard. The San Francisco Bay Area is designated as attainment or unclassified for the other national ambient air quality standards.

With respect to the state ambient air quality standards, California classifies areas as attainment, nonattainment, nonattainment-transitional, or unclassified. The San Francisco Bay Area is designated as nonattainment for the state ozone, inhalable particulate matter (PM_{10}), and $PM_{2.5}$ standards and as attainment or unclassified for the other state ambient air quality standards. The predominant regulation that guides assessment of air quality impacts of federal actions is the General Conformity Rule, established under the Clean Air Act (Section 176(c)(4)). The General Conformity Rule ensures that the actions taken by federal agencies in nonattainment and maintenance areas do not interfere with a state's plans to meet national standards for air quality. The project area is located within the San Francisco Bay Area Air Basin, which is designated as a nonattainment area for the

federal 8-hour ozone standard and the federal $PM_{2.5}$ standard. The air basin is designated as a maintenance area with respect to the federal carbon monoxide (CO) standards.

In keeping with the General Conformity Rule process, this assessment applies the appropriate *de minimis* thresholds of the Rule as they apply to the San Francisco Bay Area Air Basin for ozone precursors, $PM_{2.5}$, and CO. The *de minimis* thresholds for these three pollutants in the San Francisco Bay Area Air Basin are 100 tons per year for each pollutant.

Criteria Air Pollutant Analysis

The BAAQMD CEQA Air Quality Guidelines include project screening sizes that identify projects would potentially exceeding BAAQMD-recommended significance thresholds. These thresholds include criteria air pollutants or their precursor pollutants that are considered non-attainment under the NAAQS for the Bay Area. Applicable non-attainment pollutants (or precursors) are shown in Table 3.

Table 3. BAAQMD Significance Thresholds for Project Emissions

Pollutant	Construction Threshold	Operational Threshold
Ozone precursor (ROG)	54 lbs/average day equivalent to 10 tons per year	54 lbs/average day or 10 tons per year
Ozone Precursor (NOx)	54 lbs/average day equivalent to 10 tons per year	54 lbs/average day or 10 tons per year
$PM_{2.5}$	54 lbs/average day equivalent to 10 tons per year	54 lbs/average day or 10 tons per year

The BAAQMD CEQA guidelines include significance thresholds screening level project sizes that can be used to assess whether projects would exceed the emission-based thresholds shown in Table 3. The project, which includes 77 residential units and 2,590-sf of retail, would be well below these screening criteria. The construction screening size for the project is 240 dwelling units and 277,000-sf for the retail portion of the project. Combined, the project would be 33 percent of the construction screening size that would have emissions above the significance threshold. The operational screening size for the project is 494 dwelling units and 99,000-sf for the retail portion of the project. Combined, the project would be 18 percent of the operational screening size that would have emissions above the significance threshold. Since the project would have construction and operational maximum annual emissions well below 10 tons per year for any non-attainment pollutant (or precursor), the emissions would not exceed the *de minimis* thresholds for these pollutants in the San Francisco Bay Area Air Basin of 100 tons per year for each pollutant. As a result, features to mitigate or reduce these criteria air pollutant impacts are not necessary.

Attachments

The supporting screening calculations and modeling information are provided in attachments to this report:

Attachment 1: Applicable City of Oakland SCAs
Attachment 2: Health Impact Evaluation Methodology
Attachment 3: Refined Highway Modeling
Attachment 4: UPRR Refined Modeling
Attachment 5: Roadway and Stationary Source Screening Health Risk Calculations

Attachment 1: Applicable City of Oakland SCAs

19. Exposure to Air Pollution (Toxic Air Contaminants)

a. Health Risk Reduction Measures

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 [insert MERV-16 for projects located in the West Oakland Specific Plan area] or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including

one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid popular (*Populus deltoids X trichocarpa*), and Redwood *(Sequoia sempervirens*).

- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
  - Installing electrical hook-ups for diesel trucks at loading docks.
  - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
  - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
  - Prohibiting trucks from idling for more than two minutes.
  - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. Maintenance of Health Risk Reduction Measures

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

Attachment 2: Health Impact Evaluation Methodology

A health risk assessment (HRA) for exposure to Toxic Air Contaminates (TACs) requires the application of a risk characterization model to the results from the air dispersion model to estimate potential health risk at each sensitive receptor location. The State of California Office of Environmental Health Hazard Assessment (OEHHA) and California Air Resources Board (CARB) develop recommended methods for conducting health risk assessments. The most recent OEHHA risk assessment guidelines were published in February of 2015.[13] These guidelines incorporate substantial changes designed to provide for enhanced protection of children, as required by State law, compared to previous published risk assessment guidelines. CARB has provided additional guidance on implementing OEHHA's recommended methods.[14] This HRA used the 2015 OEHHA risk assessment guidelines and CARB guidance. The BAAQMD has adopted recommended procedures for applying the newest OEHHA guidelines as part of Regulation 2, Rule 5: New Source Review of Toxic Air Contaminants.[15] Exposure parameters from the OEHHA guidelines and the recent BAAQMD HRA Guidelines were used in this evaluation.

Cancer Risk

Potential increased cancer risk from inhalation of TACs are calculated based on the TAC concentration over the period of exposure, inhalation dose, the TAC cancer potency factor, and an age sensitivity factor to reflect the greater sensitivity of infants and children to cancer causing TACs. The inhalation dose depends on a person's breathing rate, exposure time and frequency and duration of exposure. These parameters vary depending on the age, or age range, of the persons being exposed and whether the exposure is considered to occur at a residential location or other sensitive receptor location.

The current OEHHA guidance recommends that cancer risk be calculated by age groups to account for different breathing rates and sensitivity to TACs. Specifically, they recommend evaluating risks for the third trimester of pregnancy to age zero, ages zero to less than two (infant exposure), ages two to less than 16 (child exposure), and ages 16 to 70 (adult exposure). Age sensitivity factors (ASFs) associated with the different types of exposure are an ASF of 10 for the third trimester and infant exposures, an ASF of 3 for a child exposure, and an ASF of 1 for an adult exposure. Also associated with each exposure type are different breathing rates, expressed as liters per kilogram of body weight per day (L/kg-day). As recommended by the BAAQMD for residential exposures, 95th percentile breathing rates are used for the third trimester and infant exposures, and 80th percentile breathing rates for child and adult exposures. For children at schools and daycare facilities, BAAQMD recommends using the 95th percentile breathing rates. Additionally, CARB and the BAAQMD recommend the use of a residential exposure duration of 30 years for sources with long-

13 OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments.* Office of Environmental Health Hazard Assessment. February.

14 CARB, 2015. *Risk Management Guidance for Stationary Sources of Air Toxics.* July 23.

15 BAAQMD, 2016. *BAAQMD Air Toxics NSR Program Health Risk Assessment (HRA) Guidelines*. December 2016.

term emissions (e.g., roadways). For workers, assumed to be adults, a 25-year exposure period is recommended by the BAAQMD.

Under previous OEHHA and BAAQMD HRA guidance, residential receptors are assumed to be at their home 24 hours a day, or 100 percent of the time. In the 2015 Risk Assessment Guidance, OEHHA includes adjustments to exposure duration to account for the fraction of time at home (FAH), which can be less than 100 percent of the time, based on updated population and activity statistics. The FAH factors are age-specific and are: 0.85 for third trimester of pregnancy to less than 2 years old, 0.72 for ages 2 to less than 16 years, and 0.73 for ages 16 to 70 years. Use of the FAH factors is allowed by the BAAQMD if there are no schools in the project vicinity that would have a cancer risk of one in a million or greater assuming 100 percent exposure (FAH = 1.0).

Functionally, cancer risk is calculated using the following parameters and formulas:

Cancer Risk (per million) = $CPF \times Inhalation\ Dose \times ASF \times ED/AT \times FAH \times 10^6$

Where:

CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = $C_{air} \times DBR \times A \times (EF/365) \times 10^{-6}$

Where:

C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

The health risk parameters used in this evaluation are summarized as follows:

Parameter	*Exposure Type* →	Infant		Child		Adult
	Age Range →	3rd Trimester	0<2	2 < 9	2 < 16	16 - 30
DPM Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$		1.10E+00	1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day) 80th Percentile Rate		273	758	631	572	261
Daily Breathing Rate (L/kg-day) 95th Percentile Rate		361	1,090	861	745	335
Inhalation Absorption Factor		1	1	1	1	1
Averaging Time (years)		70	70	70	70	70
Exposure Duration (years)		0.25	2	14	14	14
Exposure Frequency (days/year)		350	350	350	350	350
Age Sensitivity Factor		10	10	3	3	1
Fraction of Time at Home		0.85-1.0	0.85-1.0	0.72-1.0	0.72-1.0	0.73

Non-Cancer Hazards

Non-cancer health risk is usually determined by comparing the predicted level of exposure to a chemical to the level of exposure that is not expected to cause any adverse effects (reference exposure level), even to the most susceptible people. Potential non-cancer health hazards from TAC exposure are expressed in terms of a hazard index (HI), which is the ratio of the TAC concentration to a reference exposure level (REL). The HI value represents the maximum concentration at which no adverse health effects to the respiratory system are anticipated to occur. OEHHA has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the REL are not expected to cause adverse health impacts, even for sensitive individuals. The total HI is calculated as the sum of the HIs for each TAC evaluated and the total HI is compared to the BAAQMD significance thresholds to determine whether a significant non-cancer health impact from a project would occur.

Typically, for residential projects located near roadways with substantial TAC emissions, the primary TAC of concern with non-cancer health effects is diesel particulate matter (DPM). For DPM, the chronic inhalation REL is 5 micrograms per cubic meter ($\mu g/m^3$).

Annual $PM_{2.5}$ Concentrations

While not a TAC, fine particulate matter ($PM_{2.5}$) has been identified by the BAAQMD as a pollutant with potential non-cancer health effects that should be included when evaluating potential community health impacts under the California Environmental Quality Act (CEQA). The thresholds of significance for $PM_{2.5}$ (project level and cumulative) are in terms of an increase in the annual average concentration. When considering $PM_{2.5}$ impacts, the contribution from all sources of $PM_{2.5}$ emissions should be included. For projects with potential impacts from nearby local roadways, the $PM_{2.5}$ impacts should include those from vehicle exhaust emissions, $PM_{2.5}$ generated from vehicle tire and brake wear, and fugitive emissions from re-suspended dust on the roads.

Attachment 3: I-880 Traffic Emissions and Health Risk Calculations

2227 International Blvd, Oakland, CA
Interstate 880
DPM Modeling - Roadway Links, Traffic Volumes, and DPM Emissions
Year = 2022

Road Link	Description	Direction	No. Lanes	Link Length (m)	Link Width (ft)	Link Width (m)	Release Height (m)	Diesel ADT	Average Speed (mph)
NB I-880	Northbound I-880	NW	4	493	68	20.6	3.4	8,498	variable
SB I-880	Southbound I-880	SE	4	493	68	20.6	3.4	8,498	variable

2022 Hourly Diesel Traffic Volumes Per Direction and DPM Emissions - NB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	3.46%	294	0.0110	9	6.14%	521	0.0173	17	5.52%	469	0.0107
2	1.85%	157	0.0115	10	6.96%	591	0.0107	18	3.20%	272	0.0109
3	2.13%	181	0.0117	11	6.29%	534	0.0108	19	2.75%	234	0.0108
4	3.73%	317	0.0107	12	6.83%	580	0.0107	20	1.41%	120	0.0106
5	2.16%	184	0.0109	13	6.35%	540	0.0107	21	3.08%	262	0.0108
6	3.64%	309	0.0106	14	6.29%	534	0.0107	22	3.96%	336	0.0107
7	6.26%	532	0.0106	15	5.47%	465	0.0106	23	2.23%	190	0.0109
8	5.27%	448	0.0171	16	3.91%	333	0.0107	24	1.13%	96	0.0108
								Total		8,498	

2022 Hourly Diesel Traffic Volumes Per Direction and DPM Emissions - SB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	3.46%	294	0.0110	9	6.14%	521	0.0107	17	5.52%	469	0.0172
2	1.85%	157	0.0115	10	6.96%	591	0.0107	18	3.20%	272	0.0184
3	2.13%	181	0.0117	11	6.29%	534	0.0108	19	2.75%	234	0.0108
4	3.73%	317	0.0107	12	6.83%	580	0.0107	20	1.41%	120	0.0106
5	2.16%	184	0.0109	13	6.35%	540	0.0107	21	3.08%	262	0.0108
6	3.64%	309	0.0106	14	6.29%	534	0.0107	22	3.96%	336	0.0107
7	6.26%	532	0.0106	15	5.47%	465	0.0106	23	2.23%	190	0.0109
8	5.27%	448	0.0106	16	3.91%	333	0.0107	24	1.13%	96	0.0108
								Total		8,498	

2227 International Blvd, Oakland, CA
Interstate 880
PM2.5 & TOG Modeling - Roadway Links, Traffic Volumes, and PM2.5 Emissions
Year = 2022

Group Link	Description	Direction	No. Lanes	Link Length (m)	Link Width (ft)	Link Width (m)	Release Height (m)	ADT	Average Speed (mph)
NB I-880	Northbound I-880	NW	4	493	68	20.6	1.3	115,763	variable
SB I-880	Southbound I-880	SE	4	493	68	20.6	1.3	115,763	variable

2022 Hourly Traffic Volumes Per Direction and PM2.5 Emissions - NB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	1.22%	1415	0.0259	9	7.07%	8181	0.0241	17	7.27%	8416	0.0209
2	0.43%	503	0.0278	10	4.47%	5171	0.0234	18	8.00%	9261	0.0201
3	0.40%	466	0.0302	11	4.70%	5442	0.0224	19	5.62%	6507	0.0203
4	0.40%	462	0.0424	12	5.93%	6865	0.0222	20	4.20%	4863	0.0200
5	0.55%	633	0.0284	13	6.17%	7140	0.0216	21	3.26%	3773	0.0212
6	1.01%	1172	0.0291	14	6.05%	7003	0.0217	22	3.33%	3852	0.0219
7	3.90%	4517	0.0230	15	6.98%	8084	0.0210	23	2.45%	2835	0.0211
8	7.72%	8932	0.0230	16	7.03%	8134	0.0204	24	1.84%	2133	0.0204
								Total		115,763	

2022 Hourly Traffic Volumes Per Direction and PM2.5 Emissions - SB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	1.22%	1415	0.0259	9	7.07%	8181	0.0216	17	7.27%	8416	0.0233
2	0.43%	503	0.0278	10	4.47%	5171	0.0234	18	8.00%	9261	0.0225
3	0.40%	466	0.0302	11	4.70%	5442	0.0224	19	5.62%	6507	0.0203
4	0.40%	462	0.0424	12	5.93%	6865	0.0222	20	4.20%	4863	0.0200
5	0.55%	633	0.0284	13	6.17%	7140	0.0216	21	3.26%	3773	0.0212
6	1.01%	1172	0.0291	14	6.05%	7003	0.0217	22	3.33%	3852	0.0219
7	3.90%	4517	0.0230	15	6.98%	8084	0.0210	23	2.45%	2835	0.0211
8	7.72%	8932	0.0206	16	7.03%	8134	0.0204	24	1.84%	2133	0.0204
								Total		115,763	

2227 International Blvd, Oakland, CA
Interstate 880
Entrained PM2.5 Road Dust Modeling - Roadway Links, Traffic Volumes, and PM2.5 Emissions
Year = 2022

Group Link	Description	Direction	No. Lanes	Link Length (m)	Link Width (ft)	Link Width (m)	Release Height (m)	ADT	Average Speed (mph)
NB I-880	Northbound I-880	NW	4	493	68	20.6	1.3	115,763	variable
SB I-880	Southbound I-880	SE	4	493	68	20.6	1.3	115,763	variable

2022 Hourly Traffic Volumes Per Direction and Road Dust PM2.5 Emissions - NB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	1.22%	1415	0.0077	9	7.07%	8181	0.0077	17	7.27%	8416	0.0077
2	0.43%	503	0.0077	10	4.47%	5171	0.0077	18	8.00%	9261	0.0077
3	0.40%	466	0.0077	11	4.70%	5442	0.0077	19	5.62%	6507	0.0077
4	0.40%	462	0.0077	12	5.93%	6865	0.0077	20	4.20%	4863	0.0077
5	0.55%	633	0.0077	13	6.17%	7140	0.0077	21	3.26%	3773	0.0077
6	1.01%	1172	0.0077	14	6.05%	7003	0.0077	22	3.33%	3852	0.0077
7	3.90%	4517	0.0077	15	6.98%	8084	0.0077	23	2.45%	2835	0.0077
8	7.72%	8932	0.0077	16	7.03%	8134	0.0077	24	1.84%	2133	0.0077
								Total		115,763	

2022 Hourly Traffic Volumes Per Direction and Road Dust PM2.5 Emissions - SB I-880

Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile	Hour	% Per Hour	VPH	g/mile
1	1.22%	1415	0.0077	9	7.07%	8181	0.0077	17	7.27%	8416	0.0077
2	0.43%	503	0.0077	10	4.47%	5171	0.0077	18	8.00%	9261	0.0077
3	0.40%	466	0.0077	11	4.70%	5442	0.0077	19	5.62%	6507	0.0077
4	0.40%	462	0.0077	12	5.93%	6865	0.0077	20	4.20%	4863	0.0077
5	0.55%	633	0.0077	13	6.17%	7140	0.0077	21	3.26%	3773	0.0077
6	1.01%	1172	0.0077	14	6.05%	7003	0.0077	22	3.33%	3852	0.0077
7	3.90%	4517	0.0077	15	6.98%	8084	0.0077	23	2.45%	2835	0.0077
8	7.72%	8932	0.0077	16	7.03%	8134	0.0077	24	1.84%	2133	0.0077
								Total		115,763	

2227 International Blvd, Oakland, CA
Interstate 880 Traffic Data and PM2.5 & TOG Emission Factors - 55 mph

Analysis Year = ***2022***

Vehicle Type	2017 Caltrans Number Vehicles (veh/day)	2022 Number Vehicles (veh/day)	2022 Percent Diesel	Number Diesel Vehicles (veh/day)	Vehicle Speed (mph)	Emission Factors: Diesel Vehicles DPM (g/VMT)	All Vehicles: Total PM2.5 (g/VMT)	All Vehicles: Exhaust PM2.5 (g/VMT)	Gas Vehicles: Exhaust TOG (g/VMT)	Gas Vehicles: Running TOG (g/VMT)
LDA	139,491	146,465	1.18%	1,723	55	0.0099	0.0190	0.0013	0.0121	0.042
LDT	59,841	62,833	0.18%	110	55	0.0112	0.0190	0.0012	0.0164	0.080
MDT	6,647	6,979	10.55%	736	55	0.0151	0.0245	0.0036	0.0307	0.172
HDT	14,521	15,247	94.61%	14,426	55	0.0106	0.0555	0.0102	0.1006	0.091
Total	220,500	231,525	-	16,995	55	-	-		-	-
Mix Avg Emission Factor						**0.01075**	**0.02158**	**0.00193**	**0.01426**	**0.05698**
Increase From 2017		1.05								
Vehicles/Direction		115,763		8,498						
Avg Vehicles/Hour/Direction		**4,823**		**354**						

Traffic Data Year = ***2017***

Caltrans 2017 AADT & 2016 Truck AADTs	Total	Total Truck	Truck by Axle: 2	3	4	5
I-880, A Oakland, 23rd Avenue	220,500	21,168	6,647	2,688	826	11,007
I-880, A Oakland, Jct. Rte. 77			31.40%	12.70%	3.90%	52.00%
Percent of Total Vehicles		9.60%	3.01%	1.22%	0.37%	4.99%

Traffic Increase per Year (%) = ***1.00%***

2227 International Blvd, Oakland, CA
Interstate 880 Traffic Data and PM2.5 & TOG Emission Factors - 50 mph

Analysis Year = ***2022***

Vehicle Type	2017 Caltrans Number Vehicles (veh/day)	2022 Number Vehicles (veh/day)	2022 Percent Diesel	Number Diesel Vehicles (veh/day)	Vehicle Speed (mph)	Emission Factors: Diesel Vehicles DPM (g/VMT)	All Vehicles: Total PM2.5 (g/VMT)	All Vehicles: Exhaust PM2.5 (g/VMT)	Gas Vehicles: Exhaust TOG (g/VMT)	Gas Vehicles: Running TOG (g/VMT)
LDA	139,491	146,465	1.18%	1,723	50	0.0097	0.0190	0.0013	0.0119	0.042
LDT	59,841	62,833	0.18%	110	50	0.0110	0.0190	0.0012	0.0161	0.080
MDT	6,647	6,979	10.55%	736	50	0.0152	0.0248	0.0040	0.0320	0.172
HDT	14,521	15,247	94.61%	14,426	50	0.0107	0.0555	0.0102	0.0899	0.091
Total	220,500	231,525	-	16,995	50	-	-		-	-
Mix Avg Emission Factor						**0.01079**	**0.02157**	**0.00192**	**0.01405**	**0.05698**
Increase From 2017		1.05								
Vehicles/Direction		115,763		8,498						
Avg Vehicles/Hour/Direction		**4,823**		**354**						

Traffic Data Year = ***2017***

Caltrans 2017 AADT & 2016 Truck AADTs	Total	Total* Truck	Truck by Axle: 2	3	4	5
I-880, A Oakland, 23rd Avenue	220,500	21,168	6,647	2,688	826	11,007
I-880, A Oakland, Jct. Rte. 77			31.40%	12.70%	3.90%	52.00%
Percent of Total Vehicles		9.60%	3.01%	1.22%	0.37%	4.99%

Traffic Increase per Year (%) = ***1.00%***

2227 International Blvd, Oakland, CA
Interstate 880 Traffic Data and PM2.5 & TOG Emission Factors - 20 mph

Analysis Year = ***2022***

Vehicle Type	2017 Caltrans Number Vehicles (veh/day)	2022 Number Vehicles (veh/day)	2022 Percent Diesel	Number Diesel Vehicles (veh/day)	Vehicle Speed (mph)	Emission Factors: Diesel Vehicles DPM (g/VMT)	Emission Factors: All Vehicles Total PM2.5 (g/VMT)	Emission Factors: All Vehicles Exhaust PM2.5 (g/VMT)	Emission Factors: Gas Vehicles Exhaust TOG (g/VMT)	Emission Factors: Gas Vehicles Running TOG (g/VMT)
LDA	139,491	146,465	1.18%	1,723	20	0.0187	0.0211	0.0034	0.0324	0.042
LDT	59,841	62,833	0.18%	110	20	0.0212	0.0211	0.0033	0.0434	0.080
MDT	6,647	6,979	10.55%	736	20	0.0302	0.0323	0.0114	0.0930	0.172
HDT	14,521	15,247	94.61%	14,426	20	0.0165	0.0608	0.0156	0.2050	0.091
Total	220,500	231,525	-	16,995	20	-	-	-	-	-
Mix Avg Emission Factor						**0.01731**	**0.02404**	**0.00439**	**0.03804**	**0.05698**
Increase From 2017		1.05								
Vehicles/Direction		115,763		8,498						
Avg Vehicles/Hour/Direction		**4,823**		**354**						

Traffic Data Year = ***2017***

Caltrans 2017 AADT & 2016 Truck AADTs	Total	Total Truck	Truck by Axle: 2	3	4	5
I-880, A Oakland, 23rd Avenue	220,500	21,168	6,647	2,688	826	11,007
I-880, A Oakland, Jct. Rte. 77			31.40%	12.70%	3.90%	52.00%
Percent of Total Vehicles		9.60%	3.01%	1.22%	0.37%	4.99%

Traffic Increase per Year (%) = ***1.00%***

2227 International Blvd, Oakland, CA
Interstate 880 Traffic Data and Entrained PM2.5 Road Dust Emission Factors

$E_{2.5} = [k(sL)^{0.91} \times (W)^{1.02} \times (1-P/4N) \times 453.59$

where:

$E_{2.5}$ = $PM_{2.5}$ emission factor (g/VMT)

k = particle size multiplier (g/VMT) [$k_{PM2.5} = k_{PM10} \times (0.0686/0.4572) = 1.0 \times 0.15 = 0.15$ g/VMT][a]

sL = roadway specific silt loading (g/m^2)

W = average weight of vehicles on road (Bay Area default = 2.4 tons)[a]

P = number of days with at least 0.01 inch of precipitation in the annual averaging period

N = number of days in the annual averaging period (default = 365)

Notes: [a] CARB 2018, Miscellaneous Process Methodology 7.9, Entrained Road Travel, Paved Road Dust (Revised and updated, March 2018)

Road Type	Silt Loading (g/m^2)	Average Weight (tons)	County	No. Days ppt > 0.01"	$PM_{2.5}$ Emission Factor (g/VMT)
Freeway	0.015	2.4	Alameda	61	0.00769

SFBAAB[a]

Road Type	Silt Loading (g/m^2)
Collector	0.032
Freeway	0.015
Local	0.32
Major	0.032

SFBAAB[a]

County	>0.01 inch precipitation
Alameda	61
Contra Costa	60
Marin	66
Napa	68
San Francisco	67
San Mateo	60
Santa Clara	64
Solano	54
Sonoma	69

2227 International Blvd, Oakland - I-880 Traffic - TACs & PM2.5
AERMOD Risk Modeling Parameters and Maximum Concentrations
On-Site 1st Floor Residential Receptors (1.5 meter receptor heights)

Emissions Year	2022
Receptor Information	
Number of Receptors	10
Receptor Height =	1st Floor - 1.5 meters above ground level
Receptor distances =	6 meter spacing in project residential areas
Meteorological Conditions	
Oakland Airport Met Data	2009-2013
Land Use Classification	urban
Wind speed =	variable
Wind direction =	variable

MEI Maximum Concentrations

Meteorological Data Years	Concentration (µg/m^3)		
	DPM	Exhaust TOG	Evaporative TOG
2009-2013	0.00507	0.0934	0.3306

Meteorological Data Years	PM2.5 Concentrations (µg/m^3)		
	Total PM2.5	Road Dust PM2.5	Vehicle PM2.5
2009-2013	0.1702	0.0440	0.1262

2227 International Blvd, Oakland - I-880 Traffic - TACs & PM2.5
AERMOD Risk Modeling Parameters and Maximum Concentrations
On-Site 2nd Floor Residential Receptors (7.3 meter receptor heights)

Emissions Year	2022
Receptor Information	
Number of Receptors	52
Receptor Height =	2nd Floor - 7.3 meters above ground level
Receptor distances =	6 meter spacing in project residential areas
Meteorological Conditions	
Oakland Airport Met Data	2009-2013
Land Use Classification	urban
Wind speed =	variable
Wind direction =	variable

MEI Maximum Concentrations

Meteorological Data Years	Concentration (µg/m^3)		
	DPM	Exhaust TOG	Evaporative TOG
2009-2013	0.00507	0.1002	0.3548

Meteorological Data Years	PM2.5 Concentrations (µg/m^3)		
	Total PM2.5	Road Dust PM2.5	Vehicle PM2.5
2009-2013	0.1827	0.0473	0.1354

2227 International Blvd, Oakland - I-880 Traffic - Maximum Cancer Risks
On-Site 1st Floor Residential Receptors (1.5 meter receptor heights)
30-Year Residential Exposure

Cancer Risk Calculation Method

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

Cancer Potency Factors $(mg/kg\text{-}day)^{-1}$

TAC	CPF
DPM	1.10E+00
Vehicle TOG Exhaust	6.28E-03
Vehicle TOG Evaporative	3.70E-04

	Infant/Child			Adult
Age -->	3rd Trimester	0 - <2	2 - <16	16 - 30
Parameter				
ASF	10	10	3	1
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
ED =	0.25	2	14	14
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates

Road Traffic Cancer Risk by Year - Maximum Impact Receptor Location

				Maximum - Exposure Information				Cancer Risk (per million)			
		Exposure		Age	Annual TAC Conc (ug/m3)						
Exposure Year	Year	Duration (years)	Age	Sensitivity Factor	DPM	Exhaust TOG	Evaporative TOG	DPM	Exhaust TOG	Evaporative TOG	Total
0	2022	0.25	-0.25 - 0*	10	0.0051	0.0934	0.3306	0.069	0.007	0.002	0.08
1	2022	1	1	10	0.0051	0.0934	0.3306	0.83	0.088	0.018	0.94
2	2023	1	2	10	0.0051	0.0934	0.3306	0.83	0.088	0.018	0.94
3	2024	1	3	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
4	2025	1	4	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
5	2026	1	5	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
6	2027	1	6	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
7	2028	1	7	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
8	2029	1	8	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
9	2030	1	9	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
10	2031	1	10	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
11	2032	1	11	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
12	2033	1	12	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
13	2034	1	13	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
14	2035	1	14	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
15	2036	1	15	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
16	2037	1	16	3	0.0051	0.0934	0.3306	0.13	0.014	0.003	0.15
17	2038	1	17	1	0.0051	0.0934	0.3306	0.01	0.0015	0.000	0.016
18	2039	1	18	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
19	2040	1	19	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
20	2041	1	20	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
21	2042	1	21	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
22	2043	1	22	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
23	2044	1	23	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
24	2045	1	24	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
25	2046	1	25	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
26	2047	1	26	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
27	2048	1	27	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
28	2049	1	28	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
29	2050	1	29	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
30	2051	1	30	1	0.0051	0.0934	0.3306	0.01	0.002	0.000	0.016
Total Increased Cancer Risk			**Total**					3.77	0.397	0.083	**4.25**

* Third trimester of pregnancy

2227 International Blvd, Oakland - I-880 Traffic - Maximum Cancer Risks
On-Site 2nd Floor Residential Receptors (7.3 meter receptor heights)
30-Year Residential Exposure

Cancer Risk Calculation Method

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

Cancer Potency Factors $(mg/kg\text{-}day)^{-1}$

TAC	CPF
DPM	1.10E+00
Vehicle TOG Exhaust	6.28E-03
Vehicle TOG Evaporative	3.70E-04

	Infant/Child			Adult
Age -->	3rd Trimester	0 - <2	2 - <16	16 - 30
Parameter				
ASF	10	10	3	1
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
ED =	0.25	2	14	14
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates

Road Traffic Cancer Risk by Year - Maximum Impact Receptor Location

				Maximum - Exposure Information							
					Annual TAC Conc (ug/m3)			Cancer Risk (per million)			
Exposure Year	Year	Exposure Duration (years)	Age	Age Sensitivity Factor	DPM	Exhaust TOG	Evaporative TOG	DPM	Exhaust TOG	Evaporative TOG	Total
0	2022	0.25	-0.25 - 0*	10	0.0051	0.1002	0.3548	0.069	0.008	0.002	0.08
1	2022	1	1	10	0.0051	0.1002	0.3548	0.83	0.094	0.020	0.95
2	2023	1	2	10	0.0051	0.1002	0.3548	0.83	0.094	0.020	0.95
3	2024	1	3	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
4	2025	1	4	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
5	2026	1	5	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
6	2027	1	6	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
7	2028	1	7	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
8	2029	1	8	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
9	2030	1	9	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
10	2031	1	10	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
11	2032	1	11	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
12	2033	1	12	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
13	2034	1	13	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
14	2035	1	14	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
15	2036	1	15	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
16	2037	1	16	3	0.0051	0.1002	0.3548	0.13	0.015	0.003	0.15
17	2038	1	17	1	0.0051	0.1002	0.3548	0.01	0.0016	0.000	0.017
18	2039	1	18	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
19	2040	1	19	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
20	2041	1	20	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
21	2042	1	21	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
22	2043	1	22	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
23	2044	1	23	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
24	2045	1	24	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
25	2046	1	25	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
26	2047	1	26	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
27	2048	1	27	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
28	2049	1	28	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
29	2050	1	29	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
30	2051	1	30	1	0.0051	0.1002	0.3548	0.01	0.002	0.000	0.017
Total Increased Cancer Risk			**Total**					3.77	0.426	0.089	**4.29**

* Third trimester of pregnancy

Attachment 4: UPRR Refined Modeling

2227 International Blvd - Oakland, CA
DPM Modeling - Rail Line Information and DPM and PM2.5 Emission Rates
Diesel-Powered Passenger and Freight Trains

Year	Description	No. Lines	Link Width (ft)	Link Width (m)	Link Length (ft)	Link Length (miles)	Link Length (m)	Release Height (m)	No. Trains per Day	Train Travel Speed (mph)	DPM Emission Rates			
											Average Daily Emission Rate (g/mi/day)	Average Daily Emission Rate (g/day)	Link Emission Rate (g/s)	Link Emission Rate (lb/hr)
2022	Passenger Trains								19	40	93.7	36.8	4.26E-04	3.38E-03
	Freight Trains								12	40	55.7	21.9	2.53E-04	2.01E-03
	Total	**1**	**33**	**10.1**	**2,073**	**0.39**	**632**	**5.0**	**31**	**-**	**149.4**	**58.7**	**6.79E-04**	**5.39E-03**

Notes: Emission based on Emission Factors for Locomotives, USEPA 2009 (EPA-420-F-09-025)
Average emissions for 2022 assumed to conservatively represent emissions over the entire 2022-2051 exposure period.
Fuel correction factors from Offroad Modeling Change Technical memo, Changes to the Locomotive Inventory, CARB July 2006.
PM2.5 calculated as 92% of PM emissions (CARB CEIDERS PM2.5 fractions)
Passenger trains assumed to operate for 24 hours per day
Freight trains assumed to operate for 24 hours per day

Passenger Trains	**Capitol Corridor**	**Amtrak Starlight**	**Total**
Passenger trains - weekday =	18	2	20
Passenger trains - weekend =	15	2	17
Passenger trains - Sat only =	0	0	0
Total Trains =	33	4	37
Annual average daily trains =	17	2	19
Locomotive horsepower =	3200	3200	-
Locomotives per train =	1	1	-
Locomotive engine load =	1	1	-

Freight trains per day =		
Freight trains per day =	12	7 days/week
Locomotive horsepower =	2300	
Locomotives per train =	2	
Total horsepower =	4600	
Locomotive engine load =	0.5	

Locomotive DPM Emission Factors (g/hp-hr)

Train Type	2022
Passenger	0.0865
Freight	0.0962

PM2.5 to PM ratio = 0.92
DPM to PM ratio = 1

	CARB Fuel Adj Factor	
	2010	2011+
Passenger	0.717	0.709
Freight	0.851	0.840

2227 International Blvd, Oakland - Rail Line DPM & PM2.5 Concentrations
AERMOD Risk Modeling Parameters and Maximum Concentrations
Diesel-Powered Passenger and Freight Trains
1st Floor Receptors

Receptor Information

Number of Receptors	10
Receptor Height =	1st Floor - 1.5 meters above ground level
Receptor distances =	6 meter spacing in project residential areas

Meteorological Conditions

Oakland Airport Met Data	2009-2013
Land Use Classification	urban
Wind speed =	variable
Wind direction =	variable

MEI Maximum Concentrations

Meteorological Data Years	Average DPM/PM2.5 Concentration ($\mu g/m^3$)
	2020
2009-2013 Average	0.0077

2227 International Blvd, Oakland - Rail Line DPM & PM2.5 Concentrations
AERMOD Risk Modeling Parameters and Maximum Concentrations
Diesel-Powered Passenger and Freight Trains
2nd Floor Receptors

Receptor Information

Number of Receptors	52
Receptor Height =	2nd Floor - 7.3 meters above ground level
Receptor distances =	6 meter spacing in project residential areas

Meteorological Conditions

Oakland Airport Met Data	2009-2013
Land Use Classification	urban
Wind speed =	variable
Wind direction =	variable

MEI Maximum Concentrations

Meteorological Data Years	Average DPM/PM2.5 Concentration ($\mu g/m^3$)
	2020
2009-2013 Average	0.0067

2227 International Blvd, Oakland - 1st Floor Receptors (1.5 meter receptor heights)
AERMOD Railroad DPM Risk Modeling Parameters and Maximum Cancer Risk
Diesel-Powered Passenger and Freight Trains
30-Year Exposure Period

Cancer Risk Calculation Method

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

Cancer Potency Factors $(mg/kg\text{-}day)^{-1}$

TAC	CPF
DPM	1.10E+00

	Infant/Child			Adult
Age --> / Parameter	3rd Trimester	0 - <2	2 - <16	16 - 30
ASF	10	10	3	1
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
ED =	0.25	2	14	14
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Rail Locomotive Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Year	Exposure Duration (years)	Age	Age Sensitivity Factor	DPM Annual Conc (ug/m3)	DPM Cancer Risk (per million)
0	2022	0.25	-0.25 - 0*	10	0.0077	0.105
1	2022	1	1	10	0.0077	1.268
2	2023	1	2	10	0.0077	1.268
3	2024	1	3	3	0.0077	0.200
4	2025	1	4	3	0.0077	0.200
5	2026	1	5	3	0.0077	0.200
6	2027	1	6	3	0.0077	0.200
7	2028	1	7	3	0.0077	0.200
8	2029	1	8	3	0.0077	0.200
9	2030	1	9	3	0.0077	0.200
10	2031	1	10	3	0.0077	0.200
11	2032	1	11	3	0.0077	0.200
12	2033	1	12	3	0.0077	0.200
13	2034	1	13	3	0.0077	0.200
14	2035	1	14	3	0.0077	0.200
15	2036	1	15	3	0.0077	0.200
16	2037	1	16	3	0.0077	0.200
17	2038	1	17	1	0.0077	0.022
18	2039	1	18	1	0.0077	0.022
19	2040	1	19	1	0.0077	0.022
20	2041	1	20	1	0.0077	0.022
21	2042	1	21	1	0.0077	0.022
22	2043	1	22	1	0.0077	0.022
23	2044	1	23	1	0.0077	0.022
24	2045	1	24	1	0.0077	0.022
25	2046	1	25	1	0.0077	0.022
26	2047	1	26	1	0.0077	0.022
27	2048	1	27	1	0.0077	0.022
28	2049	1	28	1	0.0077	0.022
29	2050	1	29	1	0.0077	0.022
30	2051	1	30	1	0.0077	0.022
Total Increased Cancer Risk						**5.7**

* Third trimester of pregnancy

2227 International Blvd, Oakland - 2nd Floor Receptors (7.3 meter receptor heights)
AERMOD Railroad DPM Risk Modeling Parameters and Maximum Cancer Risk
Diesel-Powered Passenger and Freight Trains
30-Year Exposure Period

Cancer Risk Calculation Method

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

Cancer Potency Factors $(mg/kg\text{-}day)^{-1}$

TAC	CPF
DPM	1.10E+00

	Infant/Child			Adult
Age --> Parameter	3rd Trimester	0 - <2	2 - <16	16 - 30
ASF	10	10	3	1
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
ED =	0.25	2	14	14
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Rail Locomotive Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Year	Exposure Duration (years)	Age	Age Sensitivity Factor	DPM Annual Conc (ug/m3)	DPM Cancer Risk (per million)
0	2022	0.25	-0.25 - 0*	10	0.0067	0.090
1	2022	1	1	10	0.0067	1.092
2	2023	1	2	10	0.0067	1.092
3	2024	1	3	3	0.0067	0.172
4	2025	1	4	3	0.0067	0.172
5	2026	1	5	3	0.0067	0.172
6	2027	1	6	3	0.0067	0.172
7	2028	1	7	3	0.0067	0.172
8	2029	1	8	3	0.0067	0.172
9	2030	1	9	3	0.0067	0.172
10	2031	1	10	3	0.0067	0.172
11	2032	1	11	3	0.0067	0.172
12	2033	1	12	3	0.0067	0.172
13	2034	1	13	3	0.0067	0.172
14	2035	1	14	3	0.0067	0.172
15	2036	1	15	3	0.0067	0.172
16	2037	1	16	3	0.0067	0.172
17	2038	1	17	1	0.0067	0.019
18	2039	1	18	1	0.0067	0.019
19	2040	1	19	1	0.0067	0.019
20	2041	1	20	1	0.0067	0.019
21	2042	1	21	1	0.0067	0.019
22	2043	1	22	1	0.0067	0.019
23	2044	1	23	1	0.0067	0.019
24	2045	1	24	1	0.0067	0.019
25	2046	1	25	1	0.0067	0.019
26	2047	1	26	1	0.0067	0.019
27	2048	1	27	1	0.0067	0.019
28	2049	1	28	1	0.0067	0.019
29	2050	1	29	1	0.0067	0.019
30	2051	1	30	1	0.0067	0.019
Total Increased Cancer Risk						**4.9**

* Third trimester of pregnancy

Attachment 5: Roadway and Stationary Source Screening Health Risk Calculations

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Alameda
Roadway Direction	North-South
Side of the Roadway	West
Distance from Roadway	25 feet
	2nd Story Exposure
Annual Average Daily Traffic (ADT)	24,452

Results

Alameda County

NORTH-SOUTH DIRECTIONAL ROADWAY

PM2.5 annual average

0.248 ($\mu g/m^3$)

Cancer Risk

13.88 (per million)

International Boulevard

Cumulative plus project volumes from traffic report
Data for Alameda County based on meteorological data collected from Pleasanton in 2005

Adjusted for 2015 OEHHA and EMFAC2014 for 2018

9.54
(per million)

Note that EMFAC2014 predicts DSL PM2.5 aggragate rates in 2018 that are 46% of EMFAC2011 for 2014. TOG gasoline rates are 56% of EMFAC2011 year 2014 rates. This is for light- and medium-duty vehciles traveling at 30 mph for Bay Area

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using ~~CALINE4~~ Cal3qhcr air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Results" box.
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Alameda
Roadway Direction	North-South
Side of the Roadway	East
Distance from Roadway	240 feet
Annual Average Daily Traffic (ADT)	20,000

Results

Alameda County

NORTH-SOUTH DIRECTIONAL ROADWAY

PM2.5 annual average

0.108 ($\mu g/m^3$)

Cancer Risk

5.52 (per million)

22nd Ave

Cumulative plus project volumes from traffic report
Data for Alameda County based on meteorological data collected from Pleasanton in 2005

Adjusted for 2015 OEHHA and EMFAC2014 for 2018

3.79
(per million)

Note that EMFAC2014 predicts DSL PM2.5 aggragate rates in 2018 that are 46% of EMFAC2011 for 2014. TOG gasoline rates are 56% of EMFAC2011 year 2014 rates. This is for light- and medium-duty vehciles traveling at 30 mph for Bay Area

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using ~~CALINE4~~ Cal3qhcr air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Results" box.
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Alameda
Roadway Direction	East-West
Side of the Roadway	North
Distance from Roadway	180 feet
Annual Average Daily Traffic (ADT)	10,000

Results

Alameda County

EAST-WEST DIRECTIONAL ROADWAY

PM2.5 annual average

0.065 ($\mu g/m^3$)

Cancer Risk

3.41 (per million)

23 Ave

Cumulative plus project volumes from traffic report
Data for Alameda County based on meteorological data collected from Pleasanton in 2005

Adjusted for 2015 OEHHA and EMFAC2014 for 2018

2.34
(per million)

Note that EMFAC2014 predicts DSL PM2.5 aggragate rates in 2018 that are 46% of EMFAC2011 for 2014. TOG gasoline rates are 56% of EMFAC2011 year 2014 rates. This is for light- and medium-duty vehciles traveling at 30 mph for Bay Area

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using ~~CALINE4~~ Cal3qhcr air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Results" box.
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Alameda
Roadway Direction	North-South
Side of the Roadway	East
Distance from Roadway	150 feet
Annual Average Daily Traffic (ADT)	20,000

Results

Alameda County

NORTH-SOUTH DIRECTIONAL ROADWAY

PM2.5 annual average

0.156 ($\mu g/m^3$)

Cancer Risk

7.93 (per million)

E 12 Street

Cumulative plus project volumes from traffic report
Data for Alameda County based on meteorological data collected from Pleasanton in 2005

Adjusted for 2015 OEHHA and EMFAC2014 for 2018

5.45
(per million)

Note that EMFAC2014 predicts DSL PM2.5 aggragate rates in 2018 that are 46% of EMFAC2011 for 2014. TOG gasoline rates are 56% of EMFAC2011 year 2014 rates. This is for light- and medium-duty vehciles traveling at 30 mph for Bay Area

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using ~~CALINE4~~ Cal3qhcr air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Results" box.
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Risk & Hazard Stationary Source Inquiry Form

This form is required when users request stationary source data from BAAQMD

This form is to be used with the BAAQMD's Google Earth stationary source screening tables.

Click here for guidance on coducting risk & hazard screening, including roadways & freeways, refer to the District's Risk & Hazard Analysis flow chart.

Click here for District's Recommended Methods for Screening and Modeling Local Risks and Hazards document.

Table A: Requester Contact Information

Date of Request	**4/19/2019**
Contact Name	Casey Divine
Affiliation	Illingworth & Rodkin, Inc.
Phone	707-794-0400 x103
Email	cdivine@illingworthrodkin.com
Project Name	2227 International Blvd
Address	2227-2257 International Blvd
City	Oakland
County	Alameda
Type (residential, commercial, mixed use, industrial, etc.)	Residential
Project Size (# of units or building square feet)	77du
Comments:	

For Air District assistance, the following steps must be completed:

1. Complete all the contact and project information requested in **Table A**. Incomplete forms will not be processed. Please include a project site map.

2. Download and install the free program Google Earth, **http://www.google.com/earth/download/ge/,** and then download the county specific Google Earth stationary source application files from the District's website, **http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.** The small points on the map represent stationary sources permitted by the District (Map A on right). These permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc. Click on a point to view the source's Information Table, including the name, location, and preliminary estimated cancer risk, hazard index, and PM2.5 concentration.

3. Find the project site in Google Earth by inputting the site's address in the Google Earth search box.

4. Identify stationary sources within at least a 1000ft radius of project site. Verify that the location of the source on the map matches with the source's address in the Information Table, by using the Google Earth address search box to confirm the source's address location. Please report any mapping errors to the District.

5. List the stationary source information in **Table B** blue section only.

6. Note that a small percentage of the stat[illegible]s have Health Risk Screening Assessment (HRSA) data INSTEAD of screening level data. These sources will be noted by an asterisk next to the Plant Name (Map B on right). If HRSA values are presented, these values have already been modeled and cannot be adjusted further.

7. Email this completed form to District staff. District staff will provide the most recent risk, hazard, and PM2.5 data that are available for the source(s). If this information or data are not available, source emissions data will be provided. Staff will respond to inquiries within three weeks.

Note that a public records request received for the same stationary source information will cancel the processing of your SSIF request.

Submit forms, maps, and questions to Areana Flores at 415-749-4616, or aflores@baaqmd.gov

Table B: Google Earth data

PROJECT SITE

Distance from Receptor (feet) or MEI[1]	Facility Name	Address	Plant No.	Cancer Risk[2]	Hazard Risk[2]	$PM_{2.5}$[2]	Source No.[3]	Type of Source[4]	Fuel Code[5]	Status/Comments	Distance Adjustment Multiplier	Adjusted Cancer Risk Estimate		Adjusted Hazard Risk	Adjusted PM2.5
80	Experience Auto Body	2230 International Blvd	13344	--	0.00003	--	S1	Surface Coating		Emissions file attached. Use Health Risk Calculator	0.80	#VALUE!		0.00	#VALUE!
310	East Bay Gas & Food	2146 E 12th St	112492	17.2104632	0.08496	--	S1	GDF		Permit Attached	0.10		1.6	0.01	#VALUE!
80	Wong's Valero	2200 E 12th St	110546	9.46869812	0.04674	--	S1	GDF		Permit Attached	0.73		6.9	0.03	#VALUE!
15	V Auto	2222 E 12th Street	20856	--	0.00003	--	S2	Surface Coating		Emissions file attached. Use Health Risk Calculator	1.00	#VALUE!		0.00	#VALUE!
460	Eastern Autobody & Repair	1223 Miller Avenue	8994	--	0.00613	--	S2	Surface Coating		Emissions file attached. Use Health Risk Calculator	0.38	#VALUE!		0.00	#VALUE!

Footnotes:

1. Maximally exposed individual
2. These Cancer Risk, Hazard Index, and PM2.5 columns represent the values in the Google Earth Plant Information Table.
3. Each plant may have multiple permits and sources.
4. Permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc.
5. Fuel codes: 98 = diesel, 189 = Natural Gas.
6. If a Health Risk Screening Assessment (HRSA) was completed for the source, the application number will be listed here.
7. The date that the HRSA was completed.
8. Engineer who completed the HRSA. For District purposes only.
9. All HRSA completed before 1/5/2010 need to be multiplied by an age sensitivity factor of 1.7.
10. The HRSA "Chronic Health" number represents the Hazard Index.
11. Further information about common sources:
    a. Sources that only include diesel internal combustion engines can be adjusted using the BAAQMD's Diesel Multiplier worksheet.
    b. The risk from natural gas boilers used for space heating when <25 MM BTU/hr would have an estimated cancer risk of one in a million or less, and a chronic hazard
    c. BAAQMD Reg 11 Rule 16 required that all co-residential (sharing a wall, floor, ceiling or is in the same building as a residential unit) dry cleaners cease use of perc on July 1, 2010. Therefore, there is no cancer risk, hazard or PM2.5 concentrations from co-residential dry cleaning businesses in the BAAQMD.
    d. Non co-residential dry cleaners must phase out use of perc by Jan. 1, 2023. Therefore, the risk from these dry cleaners does not need to be factored in over a 70-year period,
    e. Gas stations can be adjusted using BAAQMD's Gas Station Distance Mulitplier worksheet.
    f. Unless otherwise noted, exempt sources are considered insignificant. See BAAQMD Reg 2 Rule 1 for a list of exempt sources.
    g. This spray booth is considered to be insignificant.

Date last updated:
03/13/2018

Appendix E – Contamination and Toxic Substances

- Alameda County Health Care Services Agency. *Fact Sheet for Environmental Investigations, Ancora Place, 2227 Inernational Blvd. in Oakland.* December 21, 2020. Site Cleanup Program Case No. RO0003403.
- York, Andrew J. *Letter to Adam Kuperman Nelson, Satellite Affordable Housing Associates in re: Conditional Approval of the Draft Correctvie Action Plan, Ancora Place Redevelopment.* March 8, 2021. Site Cleanup Program Case No. RO0003403 & GeoTracker Global ID T10000013838.
- Ninyo & Moore. *Draft Corrective Action Plan, Ancora Place, 2227-2257 Inernational Boulevard , 2236 East 12th Street, Oakland, California.* March 5, 2021. Project No. 403876001.
- ACC Environmental Consultants. *Phase I Environmental Site Assessment Report, 2227-2257 International Boulevard & 2236 East 12th Street, Oakalnd, California 94606.* November 15, 2016. Project Number: 9910-004.00.
- ACC Environmental Consultants. *Phase II Environmental Site Assessment Report, 2227-2257 International Boulevard & 2236 East 12th Street, Oakland, California.* January 31, 2017. ACC PROJECT NUMBER: 9910-004.01.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Director

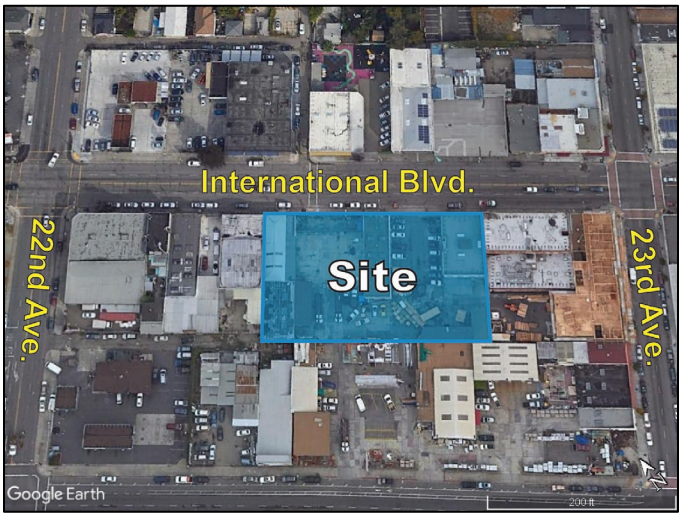
DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM
OF HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

December 21, 2020

FACT SHEET FOR ENVIRONMENTAL INVESTIGATIONS

Ancora Place
2227 International Blvd. in Oakland
Site Cleanup Program Case No. RO0003403

Summary – This fact sheet has been prepared to inform community members and other interested stakeholders about environmental activities for Satellite Affordable Housing Associates' (SAHA) redevelopment project located at 2227 International Blvd. in Oakland (Site). SAHA, the owner, is working with Alameda County Department of Environmental Health (ACDEH) to voluntarily investigate environmental impacts and implement corrective actions at the Site. This fact sheet contains information on the Site background, previous environmental investigations, next steps, and information contacts.



Site Background – The roughly 0.88-acre Site (APN #s 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-003-01 and 020-0106-005) is located in a primarily commercial area of the San Antonio neighborhood in Oakland. The Site consists of multiple parcels that include two one-story commercial buildings and a two-story mixed commercial and residential building. The Site is generally vacant with the exception of one commercial building (located in the southwestern portion of the Site) that is currently occupied by a roofing company. Previously, the Site was used for a variety of light industrial and commercial operations including dry cleaning, cleaning and dyeing, metal works, furniture making, wrecking company, water heating service, retail store, auto supply facility, painting facility, church and roofing company.

Site Redevelopment – The City of Oakland oversees redevelopment activities. The property owner, Satellite Affordable Housing Associates (SAHA), plans to demolish the existing buildings and construct a five-story, multi-family housing project that will provide 77 units of affordable housing with retail and a courtyard on the ground level. Parking would be provided via a parking garage on the ground floor.

Site Investigations – Environmental investigations conducted at the Site found the presence of elevated levels of metals (primarily lead, nickel and arsenic) and total petroleum hydrocarbons (TPH) in soil and volatile organic compounds (VOCs) in soil vapor (the air spaces in between soil particles).

Next Steps – ACDEH has requested that the property owner conduct additional sampling to determine the extent of contamination. This work is anticipated to begin in February 2021 and last about three days.

Data from the investigations will be used to develop a Corrective Action Plan (CAP) to address the contamination found on-Site. Prior to CAP approval, ACDEH will distribute another fact sheet announcing the proposed corrective actions included in the CAP and offer the public 30 days to review and comment on the document. The CAP would be implemented at the same time as Site redevelopment activities.

For More Information – ACDEH welcomes your input and questions. For more information please contact:

- Drew York, ACDEH Case Manager
  510-639-1276 or Andrew.York@acgov.org
- Tracy Craig, Community Relations Consultant
  510-334-4866 or tracy@craig-communications.com

The results of environmental investigations and additional documents are also available online at the State Water Resources Control Board GeoTracker website at: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000013838.

阿拉米達縣
衛生局
局長COLLEEN CHAWLA

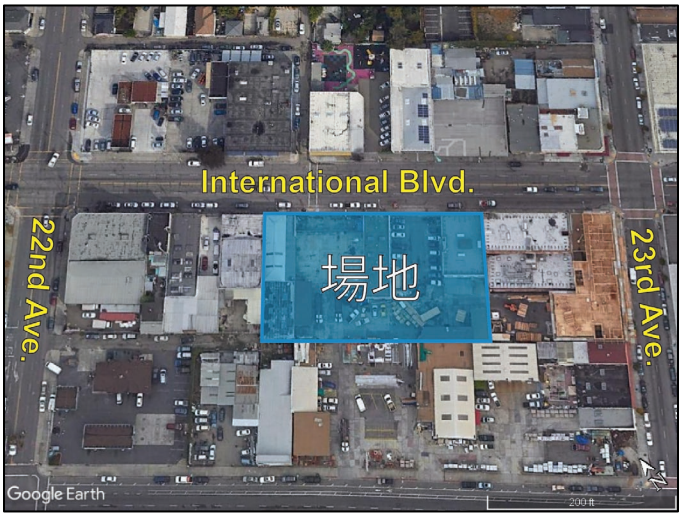
環境衛生局長
有害物質排放本地監管項目
地址 1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
電話 (510) 567-6700
傳真 (510) 337-9335

2020年12月21日

環境調查情況說明書

Ancora Place
地址：奧克蘭市國際大道2227號
場地清潔項目專案號： RO0003403

總結 – 起草此情況說明書的目的是，將位於奧克蘭市國際大道2227號（場地）的“衛星經濟適用房協會（SAHA）”重建項目的環境活動告知社區成員和其他利益相關者。 。 業主衛星經濟適用房協會正在與阿拉米達縣環境衛生局（ACDEH）合作，主動調查環境影響並在現場實施整治措施。 本情況說明書包含有關場地背景，先前的環境調查，後續步驟和聯繫方式的信息。



場地背景– 佔地約0.88英畝（APN號020-0107-005-01、020-0106-001、020-0106-002、020-0106-003-01和020-0106-005）位於奧克蘭的聖安東尼奧區的主要商業區域 。 該場地由多個地塊組成，其中包括兩個單層的商業建築和一個兩層的商業和住宅混合建築。 除了一處商業建築物（位於場地的西南部分）目前由一間屋頂公司佔用之外，該場地通常是空置的。 以前，該場地用於各種輕工業和商業運營，包括乾洗、清潔和染色、金屬工程、家具製造、拆除公司、水暖服務、零售商店、汽車供應設施、塗漆設施、教堂和屋頂公司 。

場地重新開發– 奧克蘭市負責監管重新開發活動。 業主衛星經濟適用房協會（SAHA）計劃拆除現有建築物，並建造一個五層樓的多戶住宅項目，該項目將提供77個單元的經濟適用房，并且在一樓附有零售商店和庭院。通過一樓的停車庫將提供停車位。

場地調查– 在場地內進行的環境調查發現，土壤中的金屬（主要是鉛、鎳和砷）和總石油碳氫化合物（TPH）含量過高，土壤蒸氣（土壤顆粒之間的空隙內氣體）中的揮發性有機化合物（VOC）含量過高 。

後續步驟 – 阿拉米達縣環境衛生局已要求業主進行額外抽樣以確定污染程度。 這項工作預計將於2021年2月開始，約歷時三天。

調查得到的數據將用於製定整治措施計劃（CAP），以解決現場發現的污染。 在整治措施計劃獲得批准之前，阿拉米達縣環境衛生局將分發另一份情況說明書，宣布整治措施計劃中包含的擬議整治措施，並為公眾提供30天的時間來審核和評論該文件。 整治措施計劃將與場地重新開發活動同時實施。

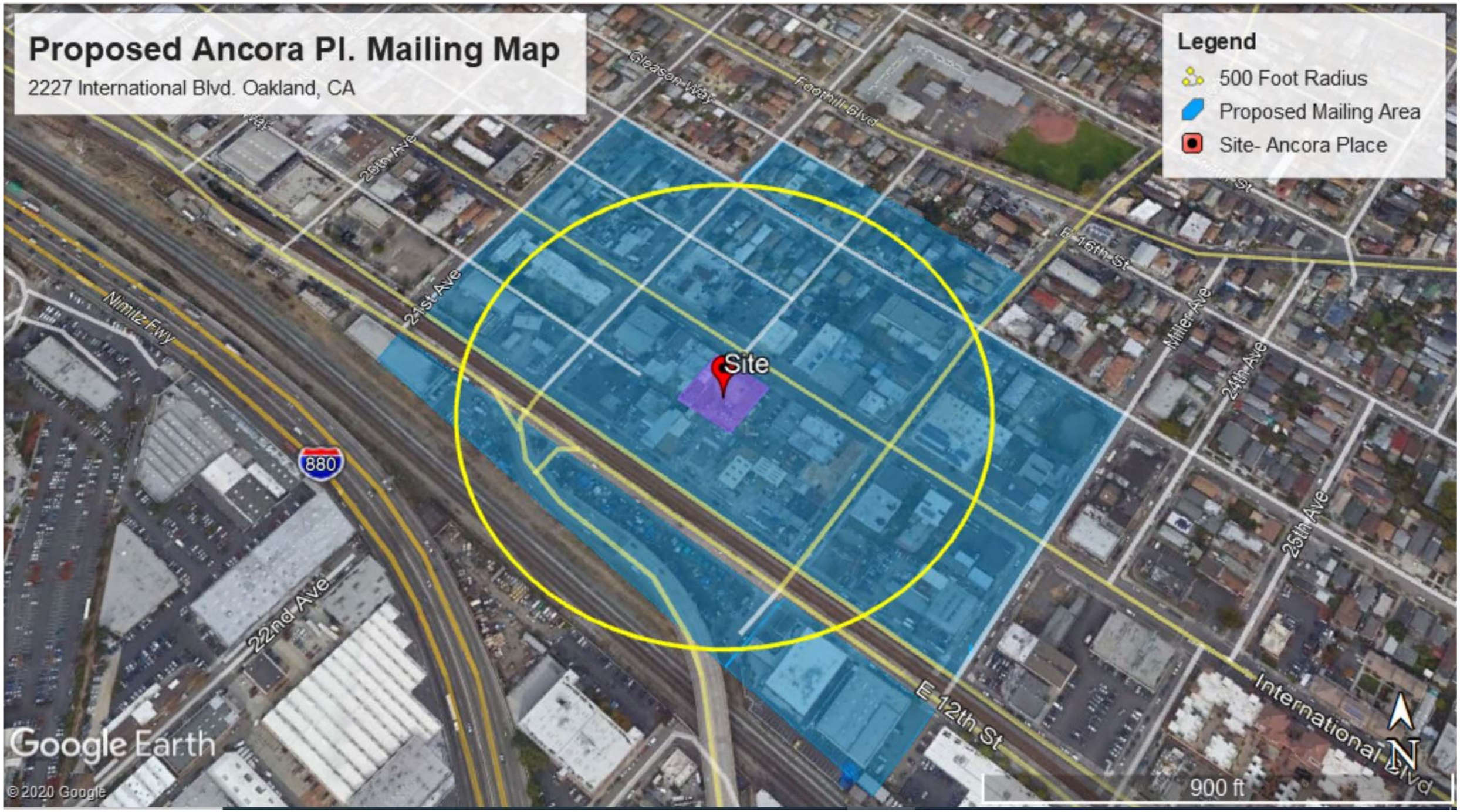
獲取更多資訊– 阿拉米達縣環境衛生局歡迎您提出意見和問題。 獲取更多資訊，請聯繫:

- Drew York, 阿拉米達縣環境衛生局專案經理
  請致電510-639-1276 或電郵
  Andrew.York@acgov.org
- Tracy Craig, 社區關係顧問
  請致電510-334-4866 或電郵tracy@craig-communications.com

環境調查的結果和其他文件也可以在加州水資源控制委員會GeoTracker網站上在線獲得:
https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000013838.

Proposed Ancora Pl. Mailing Map

2227 International Blvd. Oakland, CA



ENDORSE	WS	SEQUENC	CRID	TITLE1	TITLE2	ADDRESS	CITY	STATE	ZIP	ZIP4	DP	CD	NUMBER
*******	T	1	C021	OCCUPANT		2344 E 15TH ST	OAKLAND	CA	94601	1022	44	7	1
*******	T	2	C021	RESIDENT		2334 E 15TH ST APT 1	OAKLAND	CA	94601	1039	1	6	2
*******	T	3	C021	RAMON ZAMORA	OR CURRENT RESIDENT	2334 E 15TH ST APT 2	OAKLAND	CA	94601	1039	2	5	3
*******	T	4	C021	JESUS MARISCAL	OR CURRENT RESIDENT	2334 E 15TH ST APT 3	OAKLAND	CA	94601	1039	3	4	4
*******	T	5	C021	RESIDENT		2334 E 15TH ST APT 4	OAKLAND	CA	94601	1039	4	3	5
*******	T	6	C021	RESIDENT		2334 E 15TH ST APT 5	OAKLAND	CA	94601	1039	5	2	6
*******	T	7	C021	RESIDENT		2334 E 15TH ST APT 6	OAKLAND	CA	94601	1039	6	1	7
*******	T	8	C021	CHRISTINE SALASESQUIVEL	OR CURRENT RESIDENT	2334 E 15TH ST APT 7	OAKLAND	CA	94601	1039	7	0	8
*******	T	9	C021	ALEJANDRO GOMEZ	OR CURRENT RESIDENT	2334 E 15TH ST APT 8	OAKLAND	CA	94601	1039	8	9	9
*******	T	10	C021	RESIDENT		2324 E 15TH ST APT A	OAKLAND	CA	94601	1022	24	9	10
*******	T	11	C021	RESIDENT		2324 E 15TH ST APT B	OAKLAND	CA	94601	1022	24	9	11
*******	T	12	C021	PHUONG KHUU	OR CURRENT RESIDENT	2322 E 15TH ST	OAKLAND	CA	94601	1022	22	1	12
*******	T	13	C021	RESIDENT		2318 E 15TH ST APT 1	OAKLAND	CA	94601	1040	1	4	13
*******	T	14	C021	LUIS ZARATE	OR CURRENT RESIDENT	2318 E 15TH ST APT 2	OAKLAND	CA	94601	1040	2	3	14
*******	T	15	C021	RESIDENT		2318 E 15TH ST APT 3	OAKLAND	CA	94601	1040	3	2	15
*******	T	16	C021	RESIDENT		2312 E 15TH ST APT 1	OAKLAND	CA	94601	1041	1	3	16
*******	T	17	C021	DANIEL SANCHEZ	OR CURRENT RESIDENT	2312 E 15TH ST APT 2	OAKLAND	CA	94601	1041	2	2	17
*******	T	18	C021	HECTOR ZARATE	OR CURRENT RESIDENT	2312 E 15TH ST APT 3	OAKLAND	CA	94601	1041	3	1	18
*******	T	19	C021	RESIDENT		2312 E 15TH ST APT 4	OAKLAND	CA	94601	1041	4	0	19
*******	T	20	C021	RESIDENT		2312 E 15TH ST APT 5	OAKLAND	CA	94601	1041	5	9	20
*******	T	21	C021	JOHN MCLAUGHLIN	OR CURRENT RESIDENT	2312 E 15TH ST APT 6	OAKLAND	CA	94601	1041	6	8	21
*******	T	22	C021	DIANE BARKER	OR CURRENT RESIDENT	2312 E 15TH ST APT 7	OAKLAND	CA	94601	1041	7	7	22
*******	T	23	C021	RESIDENT		2312 E 15TH ST APT 8	OAKLAND	CA	94601	1041	8	6	23
*******	T	24	C021	RESIDENT		2310 E 15TH ST	OAKLAND	CA	94601	1022	10	4	24
*******	T	25	C021	DANIEL AREVALO	OR CURRENT RESIDENT	2308 E 15TH ST	OAKLAND	CA	94601	1022	8	7	25
*******	T	26	C021	JAVIER VALDEZ	OR CURRENT RESIDENT	2306 E 15TH ST	OAKLAND	CA	94601	1022	6	9	26
*******	T	27	C021	OCCUPANT		2372 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	72	0	27
*******	T	28	C021	OCCUPANT		1406 MILLER AVE	OAKLAND	CA	94601	1034	6	6	28
*******	T	29	C021	OCCUPANT		1408 MILLER AVE	OAKLAND	CA	94601	1034	8	4	29
*******	T	30	C021	OCCUPANT		1410 MILLER AVE	OAKLAND	CA	94601	1034	10	1	30
*******	T	31	C021	OCCUPANT		1449 MILLER AVE	OAKLAND	CA	94601	1051	49	0	31
*******	T	32	C021	RESIDENT		1407 MILLER AVE APT 1	OAKLAND	CA	94601	1069	1	3	32
*******	T	33	C021	MOISES RAMIREZ	OR CURRENT RESIDENT	1407 MILLER AVE APT 2	OAKLAND	CA	94601	1069	2	2	33
*******	T	34	C021	OCCUPANT		2350 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	50	4	34
*******	T	35	C021	OCCUPANT		2342 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	42	3	35
*******	T	36	C021	OCCUPANT		2340 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	40	5	36
*******	T	37	C021	RESIDENT		2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1066	26	9	37
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*******	T	39	C021	RESIDENT		2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1066	51	1	39
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*******	T	41	C021	ANTHONY BROOKS	OR CURRENT RESIDENT	2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1068	53	7	41
*******	T	42	C021	NADIA ZUNO	OR CURRENT RESIDENT	2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1068	54	6	42
*******	T	43	C021	RESIDENT		2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1068	76	2	43
*******	T	44	C021	DENNIS OGUINN	OR CURRENT RESIDENT	2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1068	77	1	44
*******	T	45	C021	RESIDENT		2338 INTERNATIONAL BLVI	OAKLAND	CA	94601	1068	78	0	45
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*******	T	48	C021	OCCUPANT		2332 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	32	4	48
*******	T	49	C021	OCCUPANT		2330 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	30	6	49
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*******	T	51	C021	RESIDENT		2326 INTERNATIONAL BLVI	OAKLAND	CA	94601	1073	1	8	51

*******	T	52	C021	RESIDENT		2326 INTERNATIONAL BLVI	OAKLAND	CA	94601	1073	2	7	52
*******	T	53	C021	SUY OAKLAND	OR CURRENT RESIDENT	2326 INTERNATIONAL BLVI	OAKLAND	CA	94601	1073	3	6	53
*******	T	54	C021	JONATHON UHYREK	OR CURRENT RESIDENT	2324 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	24	3	54
*******	T	55	C021	OCCUPANT		2300 INTERNATIONAL BLVI	OAKLAND	CA	94601	1019	0	9	55
*******	T	56	C021	OCCUPANT		2307 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	7	3	56
*******	T	57	C021	OCCUPANT		2319 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	19	0	57
*******	T	58	C021	OCCUPANT		2321 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	21	7	58
*******	T	59	C021	RESIDENT		2325 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	25	3	59
*******	T	60	C021	RESIDENT		2327 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	27	1	60
*******	T	61	C021	RESIDENT		2327 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	27	1	61
*******	T	62	C021	RESIDENT		2329 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	29	9	62
*******	T	63	C021	OCCUPANT		2331 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	31	6	63
*******	T	64	C021	OCCUPANT		2345 INTERNATIONAL BLVI	OAKLAND	CA	94601	1018	45	1	64
*******	T	65	C021	OCCUPANT		1223 MILLER AVE	OAKLAND	CA	94601	1053	23	6	65
*******	T	66	C021	GARY SINICK	OR CURRENT RESIDENT	1218 MILLER AVE UNIT 101	OAKLAND	CA	94601	1057	26	9	66
*******	T	67	C021	RESIDENT		1218 MILLER AVE UNIT 102	OAKLAND	CA	94601	1057	27	8	67
*******	T	68	C021	RESIDENT		1218 MILLER AVE UNIT 103	OAKLAND	CA	94601	1057	28	7	68
*******	T	69	C021	RESIDENT		1218 MILLER AVE UNIT 104	OAKLAND	CA	94601	1057	29	6	69
*******	T	70	C021	RESIDENT		1218 MILLER AVE UNIT 105	OAKLAND	CA	94601	1057	30	4	70
*******	T	71	C021	RESIDENT		1218 MILLER AVE UNIT 106	OAKLAND	CA	94601	1057	31	3	71
*******	T	72	C021	RESIDENT		1218 MILLER AVE UNIT 301	OAKLAND	CA	94601	1050	76	1	72
*******	T	73	C021	RESIDENT		1218 MILLER AVE UNIT 302	OAKLAND	CA	94601	1050	77	0	73
*******	T	74	C021	RESIDENT		1218 MILLER AVE UNIT 303	OAKLAND	CA	94601	1050	78	9	74
*******	T	75	C021	BRAD SHUMATE	OR CURRENT RESIDENT	1218 MILLER AVE UNIT 304	OAKLAND	CA	94601	1050	79	8	75
*******	T	76	C021	LEWIS SANTER	OR CURRENT RESIDENT	1218 MILLER AVE UNIT 305	OAKLAND	CA	94601	1050	80	6	76
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*******	T	6	C003	OCCUPANT		2200 E 12TH ST	OAKLAND	CA	94606	5010	0	9	83
*******	T	7	C003	RESIDENT		2214 SOLANO WAY	OAKLAND	CA	94606	5023	14	0	84
*******	T	8	C003	RESIDENT		2216 SOLANO WAY	OAKLAND	CA	94606	5023	16	8	85
*******	T	9	C003	OCCUPANT		2142 E 12TH ST	OAKLAND	CA	94606	4928	42	6	86
*******	T	10	C003	OCCUPANT		1216 21ST AVE	OAKLAND	CA	94606	4930	16	2	87
*******	T	11	C003	OCCUPANT		2111 INTERNATIONAL BLVI	OAKLAND	CA	94606	4903	11	7	88
*******	T	12	C003	RESIDENT		2102 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	2	6	89
*******	T	13	C003	SUONG NGUYEN	OR CURRENT RESIDENT	2110 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	10	7	90
*******	T	14	C003	RESIDENT		2114 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	14	3	91
*******	T	15	C003	LIN CHHAY	OR CURRENT RESIDENT	2116 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	16	1	92
*******	T	16	C003	OCCUPANT		2118 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	18	9	93
*******	T	17	C003	RESIDENT		2120 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	20	6	94
*******	T	18	C003	OCCUPANT		2126 INTERNATIONAL BLVI	OAKLAND	CA	94606	4904	26	0	95
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*******	T	25	C003	OCCUPANT		2266 INTERNATIONAL BLVI	OAKLAND	CA	94606	5004	66	4	102
*******	T	26	C003	RESIDENT		2268 INTERNATIONAL BLVI	OAKLAND	CA	94606	5030	73	7	103

*******	T	27	C003	RESIDENT		2268 INTERNATIONAL BLVD	OAKLAND	CA	94606	5030	74	6	104
*******	T	28	C003	RESIDENT		2268 INTERNATIONAL BLVD	OAKLAND	CA	94606	5030	75	5	105
*******	T	29	C003	OCCUPANT		2270 INTERNATIONAL BLVD	OAKLAND	CA	94606	5004	70	9	106
*******	T	30	C003	OCCUPANT		2272 INTERNATIONAL BLVD	OAKLAND	CA	94606	5004	72	7	107
*******	T	31	C003	OCCUPANT		2278 INTERNATIONAL BLVD	OAKLAND	CA	94606	5004	78	1	108
*******	T	32	C003	OCCUPANT		2284 INTERNATIONAL BLVD	OAKLAND	CA	94606	5004	84	4	109
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*******	T	36	C003	XAVIER CANNADY	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	26	6	113
*******	T	37	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	27	5	114
*******	T	38	C003	FURLOW ALESSIA	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	28	4	115
*******	T	39	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	29	3	116
*******	T	40	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	30	1	117
*******	T	41	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	31	0	118
*******	T	42	C003	WARREN STEPTORE	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	32	9	119
*******	T	43	C003	SEAN KENNEDY	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5042	33	8	120
*******	T	44	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	51	7	121
*******	T	45	C003	OSHEN TURMAN	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	52	6	122
*******	T	46	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	53	5	123
*******	T	47	C003	ARLENE CARRILLO	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	54	4	124
*******	T	48	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	55	3	125
*******	T	49	C003	BYRON HUNTER	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	56	2	126
*******	T	50	C003	RESIDENT		2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	57	1	127
*******	T	51	C003	SHERRIKA GREEN	OR CURRENT RESIDENT	2283 INTERNATIONAL BLVD	OAKLAND	CA	94606	5043	58	0	128
*******	T	52	C003	OCCUPANT		2277 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	77	3	129
*******	T	53	C003	OCCUPANT		2245 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	45	8	130
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*******	T	55	C003	OCCUPANT		2227 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	27	8	132
*******	T	56	C003	OCCUPANT		2221 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	21	4	133
*******	T	57	C003	OCCUPANT		2215 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	15	1	134
*******	T	58	C003	OCCUPANT		2211 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	11	5	135
*******	T	59	C003	OCCUPANT		2201 INTERNATIONAL BLVD	OAKLAND	CA	94606	5003	1	6	136
*******	H	1	C002	RESIDENT		2125 MARIN WAY	OAKLAND	CA	94606	4923	25	0	137
*******	H	2	C002	JORGE DELEON	OR CURRENT RESIDENT	2140 MARIN WAY	OAKLAND	CA	94606	4924	40	2	138
*******	H	3	C002	TIM NGUYEN	OR CURRENT RESIDENT	1435 22ND AVE APT 1	OAKLAND	CA	94606	4914	1	6	139
*******	H	4	C002	RESIDENT		1435 22ND AVE APT 2	OAKLAND	CA	94606	4914	2	5	140
*******	H	5	C002	PHILIP PHAN	OR CURRENT RESIDENT	1435 22ND AVE APT 3	OAKLAND	CA	94606	4914	3	4	141
*******	H	6	C002	RESIDENT		1435 22ND AVE APT 4	OAKLAND	CA	94606	4914	4	3	142
*******	H	7	C002	RESIDENT		1435 22ND AVE APT 5	OAKLAND	CA	94606	4914	5	2	143
*******	H	8	C002	PHUONG TRINH	OR CURRENT RESIDENT	1430 22ND AVE	OAKLAND	CA	94606	4945	30	0	144
*******	H	9	C002	OCCUPANT		1432 22ND AVE	OAKLAND	CA	94606	4945	32	8	145
*******	H	10	C002	PRUM SAN	OR CURRENT RESIDENT	2101 E 15TH ST	OAKLAND	CA	94606	4907	1	4	146
*******	H	11	C002	NICOLAS PENA	OR CURRENT RESIDENT	2103 E 15TH ST	OAKLAND	CA	94606	4907	3	2	147
*******	H	12	C002	KAREN HUA	OR CURRENT RESIDENT	2109 E 15TH ST	OAKLAND	CA	94606	4907	9	6	148
*******	H	13	C002	DORA RODRIGUEZ	OR CURRENT RESIDENT	2111 E 15TH ST	OAKLAND	CA	94606	4907	11	3	149
*******	H	14	C002	RESIDENT		2117 E 15TH ST APT 1	OAKLAND	CA	94606	4939	1	9	150
*******	H	15	C002	RESIDENT		2117 E 15TH ST APT 2	OAKLAND	CA	94606	4939	2	8	151
*******	H	16	C002	DARLENE MASAYESVA	OR CURRENT RESIDENT	2117 E 15TH ST APT 4	OAKLAND	CA	94606	4939	4	6	152
*******	H	17	C002	RESIDENT		2117 E 15TH ST APT 5	OAKLAND	CA	94606	4939	5	5	153
*******	H	18	C002	RESIDENT		2117 E 15TH ST APT 6	OAKLAND	CA	94606	4939	6	4	154
*******	H	19	C002	RESIDENT		2117 E 15TH ST APT 7	OAKLAND	CA	94606	4939	7	3	155

*******,	H	20	C002	BYRON SANCHEZ	OR CURRENT RESIDENT	2117 E 15TH ST APT 8	OAKLAND CA	94606	4939	8	2	156
*******,	H	21	C002	JULIO QUINTANA	OR CURRENT RESIDENT	2117 E 15TH ST APT 10	OAKLAND CA	94606	4939	10	9	157
*******,	H	22	C002	RESIDENT		2117 E 15TH ST APT 11	OAKLAND CA	94606	4939	11	8	158
*******,	H	23	C002	GEORGE FRANK	OR CURRENT RESIDENT	2125 E 15TH ST	OAKLAND CA	94606	4907	25	8	159
*******,	H	24	C002	RESIDENT		2133 E 15TH ST	OAKLAND CA	94606	4907	33	9	160
*******,	H	25	C002	ANDRE LARRIMORE	OR CURRENT RESIDENT	2141 E 15TH ST	OAKLAND CA	94606	4907	41	0	161
*******,	H	26	C002	RESIDENT		2147 E 15TH ST	OAKLAND CA	94606	4907	47	4	162
*******,	H	27	C002	BRENDA FRAGOSO	OR CURRENT RESIDENT	2148 E 15TH ST	OAKLAND CA	94606	4908	48	2	163
*******,	H	28	C002	JOSE ALVARADO	OR CURRENT RESIDENT	2146 E 15TH ST	OAKLAND CA	94606	4908	46	4	164
*******,	H	29	C002	JONATHAN CORTEZ	OR CURRENT RESIDENT	2140 E 15TH ST	OAKLAND CA	94606	4908	40	0	165
*******,	H	30	C002	RESIDENT		2138 E 15TH ST	OAKLAND CA	94606	4908	38	3	166
*******,	H	31	C002	RESIDENT		2136 E 15TH ST	OAKLAND CA	94606	4908	36	5	167
*******,	H	32	C002	JOEL ALBOR	OR CURRENT RESIDENT	2130 E 15TH ST	OAKLAND CA	94606	4908	30	1	168
*******,	H	33	C002	YOLANDA PRECIADO	OR CURRENT RESIDENT	2128 E 15TH ST	OAKLAND CA	94606	4908	28	4	169
*******,	H	34	C002	JORGE COVARRUBIAS	OR CURRENT RESIDENT	2124 E 15TH ST	OAKLAND CA	94606	4908	24	8	170
*******,	H	35	C002	GLAFIRA GARZON	OR CURRENT RESIDENT	2118 E 15TH ST	OAKLAND CA	94606	4908	18	5	171
*******,	H	36	C002	ALEJANDRO MACIEL	OR CURRENT RESIDENT	2110 E 15TH ST	OAKLAND CA	94606	4908	10	3	172
*******,	H	37	C002	ELMER UGARTE	OR CURRENT RESIDENT	2104 E 15TH ST	OAKLAND CA	94606	4908	4	0	173
*******,	H	38	C002	JANTAR PHUN	OR CURRENT RESIDENT	1408 21ST AVE APT 101	OAKLAND CA	94606	4954	26	5	174
*******,	H	39	C002	RESIDENT		1408 21ST AVE APT 102	OAKLAND CA	94606	4954	27	4	175
*******,	H	40	C002	SANTOS HERNANDEZ	OR CURRENT RESIDENT	1408 21ST AVE APT 103	OAKLAND CA	94606	4954	28	3	176
*******,	H	41	C002	RESIDENT		1408 21ST AVE APT 104	OAKLAND CA	94606	4954	29	2	177
*******,	H	42	C002	RESIDENT		1408 21ST AVE APT 105	OAKLAND CA	94606	4954	30	0	178
*******,	H	43	C002	RESIDENT		1408 21ST AVE APT 201	OAKLAND CA	94606	4953	51	8	179
*******,	H	44	C002	RESIDENT		1408 21ST AVE APT 202	OAKLAND CA	94606	4953	52	7	180
*******,	H	45	C002	CPXONETXAVONG XAYAVONG	OR CURRENT RESIDENT	1408 21ST AVE APT 204	OAKLAND CA	94606	4953	54	5	181
*******,	H	46	C002	CARLA RIVAS	OR CURRENT RESIDENT	1408 21ST AVE APT 205	OAKLAND CA	94606	4953	55	4	182
*******,	H	47	C002	CARLOS ZARCO	OR CURRENT RESIDENT	1430 21ST AVE	OAKLAND CA	94606	4941	30	4	183
*******,	H	48	C002	DEBRA LONG	OR CURRENT RESIDENT	1443 21ST AVE	OAKLAND CA	94606	4940	43	1	184
*******,	H	49	C002	LOANHONGTHI VO	OR CURRENT RESIDENT	1437 21ST AVE	OAKLAND CA	94606	4940	37	8	185
*******,	H	50	C002	TUAN BUI	OR CURRENT RESIDENT	1435 21ST AVE	OAKLAND CA	94606	4940	35	0	186
*******,	H	51	C002	DANNY GIA	OR CURRENT RESIDENT	1433 21ST AVE	OAKLAND CA	94606	4940	33	2	187
*******,	H	52	C002	RESIDENT		1431 21ST AVE	OAKLAND CA	94606	4940	31	4	188
*******,	H	53	C002	ARTURO VILCHIS	OR CURRENT RESIDENT	1526 MUNSON WAY	OAKLAND CA	94606	5008	26	4	189
*******,	H	54	C002	CHRISTINA SOU	OR CURRENT RESIDENT	1522 MUNSON WAY	OAKLAND CA	94606	5008	22	8	190
*******,	H	55	C002	PHO SPENCER	OR CURRENT RESIDENT	1520 MUNSON WAY	OAKLAND CA	94606	5008	20	0	191
*******,	H	56	C002	RESIDENT		1515 MUNSON WAY	OAKLAND CA	94606	5007	15	7	192
*******,	H	57	C002	GEOVANI GARCIA	OR CURRENT RESIDENT	2245 E 15TH ST	OAKLAND CA	94606	5028	45	1	193
*******,	H	58	C002	CHI DIEC	OR CURRENT RESIDENT	2247 E 15TH ST	OAKLAND CA	94606	5028	47	9	194
*******,	H	59	C002	ANGELA PRICE	OR CURRENT RESIDENT	2253 E 15TH ST APT 2	OAKLAND CA	94606	5024	2	2	195
*******,	H	60	C002	CLAIRE STARKS	OR CURRENT RESIDENT	2253 E 15TH ST APT 3	OAKLAND CA	94606	5024	3	1	196
*******,	H	61	C002	RESIDENT		2253 E 15TH ST APT 4	OAKLAND CA	94606	5024	4	0	197
*******,	H	62	C002	BILL VUONG	OR CURRENT RESIDENT	2259 E 15TH ST	OAKLAND CA	94606	5028	59	6	198
*******,	H	63	C002	CHERYL RUFF	OR CURRENT RESIDENT	2263 E 15TH ST	OAKLAND CA	94606	5028	63	1	199
*******,	H	64	C002	RESIDENT		2274 E 15TH ST APT 1	OAKLAND CA	94606	5039	1	7	200
*******,	H	65	C002	RESIDENT		2274 E 15TH ST APT 2	OAKLAND CA	94606	5039	2	6	201
*******,	H	66	C002	RESIDENT		2274 E 15TH ST APT 3	OAKLAND CA	94606	5039	3	5	202
*******,	H	67	C002	RESIDENT		2274 E 15TH ST APT 4	OAKLAND CA	94606	5039	4	4	203
*******,	H	68	C002	LORETTA STEPHENS	OR CURRENT RESIDENT	2274 E 15TH ST APT 5	OAKLAND CA	94606	5039	5	3	204
*******,	H	69	C002	KIM MARSH	OR CURRENT RESIDENT	2274 E 15TH ST APT 6	OAKLAND CA	94606	5039	6	2	205
*******,	H	70	C002	BARBARA PERKINS	OR CURRENT RESIDENT	2274 E 15TH ST APT 7	OAKLAND CA	94606	5040	7	9	206
*******,	H	71	C002	RESIDENT		2274 E 15TH ST APT 8	OAKLAND CA	94606	5040	8	8	207

*******,	H	72	C002	RESIDENT		2274 E 15TH ST APT 9	OAKLAND CA	94606	5040	9	7	208
*******,	H	73	C002	RESIDENT		2274 E 15TH ST APT 10	OAKLAND CA	94606	5040	10	5	209
*******,	H	74	C002	RESIDENT		2274 E 15TH ST APT 11	OAKLAND CA	94606	5040	11	4	210
*******,	H	75	C002	RESIDENT		2268 E 15TH ST APT 1	OAKLAND CA	94606	5037	1	9	211
*******,	H	76	C002	MONICA CORDOVA	OR CURRENT RESIDENT	2268 E 15TH ST APT 2	OAKLAND CA	94606	5037	2	8	212
*******,	H	77	C002	RESIDENT		2268 E 15TH ST APT 3	OAKLAND CA	94606	5037	3	7	213
*******,	H	78	C002	JORGE OREGON	OR CURRENT RESIDENT	2268 E 15TH ST APT 4	OAKLAND CA	94606	5037	4	6	214
*******,	H	79	C002	AMIRA MUHAMMAD	OR CURRENT RESIDENT	2268 E 15TH ST APT 5	OAKLAND CA	94606	5037	5	5	215
*******,	H	80	C002	RAUL CASTELLANOS	OR CURRENT RESIDENT	2268 E 15TH ST APT 6	OAKLAND CA	94606	5037	6	4	216
*******,	H	81	C002	RESIDENT		2268 E 15TH ST APT 7	OAKLAND CA	94606	5038	7	2	217
*******,	H	82	C002	ERIC GUERRA	OR CURRENT RESIDENT	2268 E 15TH ST APT 8	OAKLAND CA	94606	5038	8	1	218
*******,	H	83	C002	RESIDENT		2268 E 15TH ST APT 9	OAKLAND CA	94606	5038	9	0	219
*******,	H	84	C002	JANETTE BELL	OR CURRENT RESIDENT	2268 E 15TH ST APT 10	OAKLAND CA	94606	5038	10	8	220
*******,	H	85	C002	RESIDENT		2268 E 15TH ST APT 11	OAKLAND CA	94606	5038	11	7	221
*******,	H	86	C002	ARISMENDY HECHAVARRIA	OR CURRENT RESIDENT	2262 E 15TH ST	OAKLAND CA	94606	5027	62	3	222
*******,	H	87	C002	CARLOS GODINEZ	OR CURRENT RESIDENT	2258 E 15TH ST	OAKLAND CA	94606	5027	58	8	223
*******,	H	88	C002	BENNIE CRAWFORD	OR CURRENT RESIDENT	2254 E 15TH ST	OAKLAND CA	94606	5027	54	2	224
*******,	H	89	C002	AILEEN INIGUEZ	OR CURRENT RESIDENT	2244 E 15TH ST	OAKLAND CA	94606	5027	44	3	225
*******,	H	90	C002	CHENG LIU	OR CURRENT RESIDENT	2238 E 15TH ST	OAKLAND CA	94606	5006	38	3	226
*******,	H	91	C002	OCCUPANT		2228 E 15TH ST	OAKLAND CA	94606	5006	28	4	227
*******,	H	92	C002	RESIDENT		2222 E 15TH ST	OAKLAND CA	94606	5006	22	0	228
*******,	H	93	C002	MARIA MANZO	OR CURRENT RESIDENT	2212 E 15TH ST APT 1	OAKLAND CA	94606	5032	1	4	229
*******,	H	94	C002	RESIDENT		2212 E 15TH ST APT 2	OAKLAND CA	94606	5032	2	3	230
*******,	H	95	C002	RESIDENT		2212 E 15TH ST APT 3	OAKLAND CA	94606	5032	3	2	231
*******,	H	96	C002	JUDITH HERNANDEZ	OR CURRENT RESIDENT	2212 E 15TH ST APT 4	OAKLAND CA	94606	5032	4	1	232
*******,	H	97	C002	GLORIA BELTRAN	OR CURRENT RESIDENT	2212 E 15TH ST APT 5	OAKLAND CA	94606	5032	5	0	233
*******,	H	98	C002	RESIDENT		2212 E 15TH ST APT 6	OAKLAND CA	94606	5032	6	9	234
*******,	H	99	C002	RESIDENT		2212 E 15TH ST APT 7	OAKLAND CA	94606	5032	7	8	235
*******,	H	100	C002	ALICIA LOPEZ	OR CURRENT RESIDENT	2210 E 15TH ST	OAKLAND CA	94606	5002	10	7	236
*******,	H	101	C002	PHONG DOONG	OR CURRENT RESIDENT	2206 E 15TH ST	OAKLAND CA	94606	5002	6	2	237
*******,	H	102	C002	ANN CHU	OR CURRENT RESIDENT	2204 E 15TH ST	OAKLAND CA	94606	5002	4	4	238
*******,	H	103	C002	ELLEN CHU	OR CURRENT RESIDENT	2202 E 15TH ST	OAKLAND CA	94606	5002	2	6	239
*******,	H	104	C002	ZHENQIAO ZHANG	OR CURRENT RESIDENT	2200 E 15TH ST	OAKLAND CA	94606	5002	0	8	240
*******,	H	105	C002	RESIDENT		2201 E 15TH ST	OAKLAND CA	94606	5005	1	4	241
*******,	H	106	C002	ESTHER TERRAZAS	OR CURRENT RESIDENT	2205 E 15TH ST	OAKLAND CA	94606	5005	5	0	242
*******,	H	107	C002	CINDY CHUONG	OR CURRENT RESIDENT	2209 E 15TH ST	OAKLAND CA	94606	5005	9	6	243
*******,	H	108	C002	FUNG LUK	OR CURRENT RESIDENT	2211 E 15TH ST	OAKLAND CA	94606	5005	11	3	244
*******,	H	109	C002	JOHN GOMEZ	OR CURRENT RESIDENT	2213 E 15TH ST	OAKLAND CA	94606	5005	13	1	245
*******,	H	110	C002	RESIDENT		2215 1/2 E 15TH ST	OAKLAND CA	94606	5005	15	9	246
*******,	H	111	C002	LILLY LEE	OR CURRENT RESIDENT	2215 E 15TH ST	OAKLAND CA	94606	5005	15	9	247
*******,	H	112	C002	HOA HO	OR CURRENT RESIDENT	2219 E 15TH ST	OAKLAND CA	94606	5005	19	5	248
*******,	H	113	C002	RESIDENT		2221 E 15TH ST	OAKLAND CA	94606	5005	21	2	249
*******,	H	114	C002	RESIDENT		2221A E 15TH ST	OAKLAND CA	94606	5005	21	2	250
*******,	H	115	C002	CARMEN DELEON	OR CURRENT RESIDENT	2223 E 15TH ST	OAKLAND CA	94606	5005	23	0	251
*******,	H	116	C002	DAI NGUYEN	OR CURRENT RESIDENT	2229 E 15TH ST	OAKLAND CA	94606	5005	29	4	252
*******,	H	117	C002	BELINDA SHAW	OR CURRENT RESIDENT	2233 E 15TH ST	OAKLAND CA	94606	5005	33	9	253
*******,	H	118	C002	ANTONETTE WATSON	OR CURRENT RESIDENT	2235 E 15TH ST	OAKLAND CA	94606	5005	35	7	254
*******,	H	119	C002	THEODORE PADOUVAS	OR CURRENT RESIDENT	2237 E 15TH ST	OAKLAND CA	94606	5005	37	5	255
*******,	H	120	C002	JONATHAN MACIAS	OR CURRENT RESIDENT	2239 E 15TH ST	OAKLAND CA	94606	5005	39	3	256
*******,	H	121	C002	RESIDENT		2241 E 15TH ST	OAKLAND CA	94606	5028	41	5	257
*******,	H	122	C002	ABRAM MADDEN	OR CURRENT RESIDENT	2243 E 15TH ST	OAKLAND CA	94606	5028	43	3	258
*******,	H	123	C002	XIAO XU	OR CURRENT RESIDENT	1518 22ND AVE	OAKLAND CA	94606	4916	18	6	259

*******	H	124	C002	YAN WU	OR CURRENT RESIDENT	1519 22ND AVE	OAKLAND CA	94606	4915	19	6	260
*******	H	125	C002	RESIDENT		1515 22ND AVE	OAKLAND CA	94606	4915	15	0	261
*******	H	126	C002	RESIDENT		1517 22ND AVE	OAKLAND CA	94606	4915	17	8	262
*******	H	127	C002	RESIDENT		1507 22ND AVE	OAKLAND CA	94606	4915	7	9	263
*******	H	128	C002	FANNY WU	OR CURRENT RESIDENT	2233 GLEASON WAY	OAKLAND CA	94606	4950	33	1	264
*******	H	129	C002	OCCUPANT		1551 23RD AVE	OAKLAND CA	94606	5018	51	5	265
*******	H	130	C002	TRYSTAN COTTEN	OR CURRENT RESIDENT	1547 23RD AVE	OAKLAND CA	94606	5018	47	0	266
*******	H	131	C002	RESIDENT		1545 23RD AVE	OAKLAND CA	94606	5018	45	2	267
*******	H	132	C002	ADAM SANDOW	OR CURRENT RESIDENT	1543 23RD AVE	OAKLAND CA	94606	5018	43	4	268
*******	H	133	C002	MAURICIO TOLEDO	OR CURRENT RESIDENT	1541 23RD AVE	OAKLAND CA	94606	5018	41	6	269
*******	H	134	C002	OCCUPANT		1535 23RD AVE	OAKLAND CA	94606	5018	35	3	270
*******	H	135	C002	MICHAEL AVIANI	OR CURRENT RESIDENT	1531 23RD AVE	OAKLAND CA	94606	5018	31	7	271
*******	H	136	C002	DIANE WILLIAMS	OR CURRENT RESIDENT	1529 23RD AVE	OAKLAND CA	94606	5018	29	0	272
*******	H	137	C002	KIET HUYNH	OR CURRENT RESIDENT	1521 23RD AVE	OAKLAND CA	94606	5018	21	8	273
*******	H	138	C002	QUANG LUONG	OR CURRENT RESIDENT	1517 23RD AVE	OAKLAND CA	94606	5018	17	3	274
*******	H	139	C002	RESIDENT		1511 23RD AVE APT 1	OAKLAND CA	94606	5000	1	9	275
*******	H	140	C002	RESIDENT		1511 23RD AVE APT 2	OAKLAND CA	94606	5000	2	8	276
*******	H	141	C002	RESIDENT		1511 23RD AVE APT 3	OAKLAND CA	94606	5000	3	7	277
*******	H	142	C002	RESIDENT		1511 23RD AVE APT 4	OAKLAND CA	94606	5000	4	6	278
*******	H	143	C002	RESIDENT		1511 23RD AVE APT 5	OAKLAND CA	94606	5000	5	5	279
*******	H	144	C002	RESIDENT		1511 23RD AVE APT 6	OAKLAND CA	94606	5000	6	4	280
*******	H	145	C002	MONICA RODRIGUEZ	OR CURRENT RESIDENT	1511 23RD AVE APT 7	OAKLAND CA	94606	5036	7	4	281
*******	H	146	C002	JENNIFER HERNANDEZ	OR CURRENT RESIDENT	1511 23RD AVE APT 8	OAKLAND CA	94606	5036	8	3	282
*******	H	147	C002	SHAKILA CALDWELL	OR CURRENT RESIDENT	1511 23RD AVE APT 9	OAKLAND CA	94606	5036	9	2	283
*******	H	148	C002	GERALD HOLLIE	OR CURRENT RESIDENT	1511 23RD AVE APT 10	OAKLAND CA	94606	5036	10	0	284
*******	H	149	C002	RESIDENT		1511 23RD AVE APT 11	OAKLAND CA	94606	5036	11	9	285
*******	H	150	C002	AHMED ALOIDI	OR CURRENT RESIDENT	1511 23RD AVE APT 12	OAKLAND CA	94606	5036	12	8	286
*******	H	151	C002	RUEBEN HERNANDEZ	OR CURRENT RESIDENT	1501 23RD AVE APT 1	OAKLAND CA	94606	5034	1	2	287
*******	H	152	C002	RESIDENT		1501 23RD AVE APT 2	OAKLAND CA	94606	5034	2	1	288
*******	H	153	C002	RESIDENT		1501 23RD AVE APT 3	OAKLAND CA	94606	5034	3	0	289
*******	H	154	C002	RESIDENT		1501 23RD AVE APT 4	OAKLAND CA	94606	5034	4	9	290
*******	H	155	C002	RESIDENT		1501 23RD AVE APT 5	OAKLAND CA	94606	5034	5	8	291
*******	H	156	C002	RESIDENT		1501 23RD AVE APT 6	OAKLAND CA	94606	5034	6	7	292
*******	H	157	C002	OCCUPANT		1448 23RD AVE	OAKLAND CA	94606	5017	48	0	293
*******	H	158	C002	LUT SIK	OR CURRENT RESIDENT	1446 23RD AVE	OAKLAND CA	94606	5017	46	2	294
*******	H	159	C002	RESIDENT		1440 23RD AVE APT 1	OAKLAND CA	94606	5017	40	8	295
*******	H	160	C002	RESIDENT		1440 23RD AVE APT 2	OAKLAND CA	94606	5017	40	8	296
*******	H	161	C002	OCCUPANT		1430 23RD AVE	OAKLAND CA	94606	5017	30	9	297
*******	H	162	C002	OCCUPANT		1424 23RD AVE	OAKLAND CA	94606	5017	24	6	298
*******	H	163	C002	RESIDENT		1407 23RD AVE	OAKLAND CA	94606	5016	7	6	299
*******	H	164	C002	RESIDENT		1409 23RD AVE	OAKLAND CA	94606	5016	9	4	300
*******	H	165	C002	OCCUPANT		1411 23RD AVE	OAKLAND CA	94606	5016	11	1	301
*******	H	166	C002	RESIDENT		1413 23RD AVE	OAKLAND CA	94606	5016	13	9	302
*******	H	167	C002	LAKISHA THIGPEN	OR CURRENT RESIDENT	1415 23RD AVE	OAKLAND CA	94606	5016	15	7	303
*******	H	168	C002	OCCUPANT		1417 23RD AVE	OAKLAND CA	94606	5016	17	5	304
*******	H	169	C002	PHAT SURIN	OR CURRENT RESIDENT	1423 23RD AVE	OAKLAND CA	94606	5016	23	8	305
*******	H	170	C002	OCCUPANT		1425 23RD AVE	OAKLAND CA	94606	5016	25	6	306
*******	H	171	C002	OCCUPANT		1427 23RD AVE	OAKLAND CA	94606	5016	27	4	307
*******	H	172	C002	OCCUPANT		1429 23RD AVE	OAKLAND CA	94606	5016	29	2	308
*******	H	173	C002	OCCUPANT		1431 23RD AVE	OAKLAND CA	94606	5016	31	9	309
*******	H	174	C002	OCCUPANT		1437 23RD AVE	OAKLAND CA	94606	5016	37	3	310
*******	H	175	C002	LORENZO WALLACE	OR CURRENT RESIDENT	1439 23RD AVE	OAKLAND CA	94606	5016	39	1	311

*******	H	176 C002	OCCUPANT		1445 23RD AVE	OAKLAND CA	94606	5016	45	4	312
*******	H	177 C002	OCCUPANT		1254 23RD AVE	OAKLAND CA	94606	5015	54	5	313
*******	H	178 C002	TERESE SY	OR CURRENT RESIDENT	1248 23RD AVE APT 1	OAKLAND CA	94606	5015	48	2	314
*******	H	179 C002	EMILY ABAD	OR CURRENT RESIDENT	1248 23RD AVE APT 2	OAKLAND CA	94606	5015	48	2	315
*******	H	180 C002	RESIDENT		1246 23RD AVE	OAKLAND CA	94606	5015	46	4	316
*******	H	181 C002	XOCHITL ANDRADE	OR CURRENT RESIDENT	1242 23RD AVE APT 1	OAKLAND CA	94606	5015	42	8	317
*******	H	182 C002	RESIDENT		1242 23RD AVE APT 2	OAKLAND CA	94606	5015	42	8	318
*******	H	183 C002	RESIDENT		1240 23RD AVE APT 1	OAKLAND CA	94606	5015	40	0	319
*******	H	184 C002	RESIDENT		1240 23RD AVE APT 2	OAKLAND CA	94606	5015	40	0	320
*******	H	185 C002	RICHARD ASHLEY	OR CURRENT RESIDENT	1236 23RD AVE	OAKLAND CA	94606	5015	36	5	321
*******	H	186 C002	RESIDENT		1232 23RD AVE APT A	OAKLAND CA	94606	5015	32	9	322
*******	H	187 C002	RESIDENT		1232 23RD AVE APT B	OAKLAND CA	94606	5015	32	9	323
*******	H	188 C002	OCCUPANT		1215 23RD AVE	OAKLAND CA	94606	5014	15	9	324
*******	H	189 C002	OCCUPANT		1227 23RD AVE	OAKLAND CA	94606	5014	27	6	325
*******	H	190 C002	OCCUPANT		1233 23RD AVE	OAKLAND CA	94606	5014	33	9	326
*******	H	191 C002	RESIDENT		1447 21ST AVE	OAKLAND CA	94606	4940	47	7	327

ANCORA PL. - KEY PROJECT STAKEHOLDERS									
COMPANY/OFFICE	**LAST NAME**	**FIRST NAME**	**TITLE**	**ADDRESS**	**CITY**	**STATE**	**ZIP**	**PHONE**	**EMAIL**
SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA HOMES)									
SAHA Homes	Schiffer	Scott	Associate Project Manager	1835 Alcatraz Ave.	Berkeley	CA	94703	510-647-0700	sschiffer@sahahomes.org
SAHA Homes	Kuperman	Adam	Senior Project Manager	1835 Alcatraz Ave.	Berkeley	CA	94703	510-809-2725	akuperman@sahahomes.org
NINYO & MOORE									
Ninyo & Moore	Cool	Aubrey	Senior Geologist					510-343-3000 x15202	acool@ninyoandmoore.com
CRAIG COMMUNICATIONS									
Craig Communications	Craig	Tracy	Principal	70 Washington Street, Suite 425	Oakland	CA	94607	510-334-4866	tracy@craig-communications.com
REGULATORY AGENCIES									
Alameda County Department of Environmental Health	York	Drew	Senior Hazardous Materials Specialist, Caseworker	1131 Harbor Bay Pkwy	Alameda	CA	94502	510-639-1276	andrew.york@acgov.org
Alameda County Department of Environmental Health	Khatri	Paresh	Supervisor	1131 Harbor Bay Pkwy	Alameda	CA	94502	510-777-2478	paresh.khatri@acgov.org
Alameda County Department of Environmental Health	Roe	Dilan	Chief - Land Water Division	1131 Harbor Bay Pkwy	Alameda	CA	94502	510-567-6767	Dilan.Roe@acgov.org
Department of Toxic Substances Control	Lanphar	Tom	Senior Environmental Scientist	700 Heinz Avenue, Suite 200C	Berkeley	CA	94710	510-540-3776	tom.lanphar@dtsc.ca.gov
San Francisco Bay Water Board	Wells	Elizabeth	Water Resources Control Engineer	1515 Clay Street, Suite 1400	Oakland	CA	94612	510-622-2440	elizabeth.wells@waterboards.ca.gov
ALAMEDA COUNTY									
County of Alameda, Board of Supervisors Office	Chan	Wilma	Supervisor, District 3	1221 Oak St., Ste. 536	Oakland	CA	94612	510-272-6693	district3@acgov.org
County of Alameda, Board of Supervisors Office	Campbell-Belton	Anika	Clerk, Board of Supervisors	1221 Oak Street, Suite 536	Oakland	CA	94612	510-272-3898; Main Office: 510-208-4949	
Alameda County Public Health Department	Watkins-Tartt	Kimi	Director	1000 Broadway, Suite 500	Oakland	CA	94607	510-268-2101	
Alameda County Public Health Services Agency	Chawla	Colleen	Director	1000 Broadway, Suite 500	Oakland	CA	94607	510-267-8010	
Alameda County Public Works Agency	Woldesenbet	Daniel	Director	399 Elmhurst Street	Hayward	CA	94644	510-670-5480	
CITY OF OAKLAND									
City Council	Fortunato Bas	Nikki	Councilmember, District 2	1 Frank Ogawa Plaza, 2nd Floor	Oakland	CA	94612	510-238-7002	nfbas@oaklandca.gov

Site address: 2227 International Blvd. Oakland

NOTES

https://www.sahahomes.org/staff

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000013838

https://deh.acgov.org/landwater/lop-contact.page?

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000013838

http://www.acgov.org/ms/addresslookup/DistrictLookup.aspx?Address=2227%20international%20Boulevard,%20Oakland

https://acphd.org/about/organization-chart/
https://acphd.org/about/organization-chart/
https://www.acpwa.org/

http://gisapps1.mapoakland.com/councildistricts/

https://www.oaklandca.gov/officials/nikki-fortunato-bas#page-contact

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
FOR HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

March 8, 2021

Adam Kuperman Nelson (Sent via electronic mail to: AKuperman@sahahomes.org)
Satellite Affordable Housing Associates (SAHA)
1835 Alcatraz Avenue
Berkeley, California 94607

SUBJECT: Conditional Approval of the *Draft Corrective Action Plan*
Site Cleanup Program Case No. RO0003403 & GeoTracker Global ID T10000013838
Ancora Place Redevelopment
2227-2257 International Boulevard, and 2236 East 12th Street Oakland, CA 94606
Assessor Parcel Numbers: 20-107-5-1, 20-106-1, 20-106-2, 20-106-3-1 and 20-106-5

Dear Mr. Kuperman:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file for the subject site (the "Site") in conjunction with the following documents:

- *Draft Corrective Action Plan* (the "*Draft CAP*"), dated March 5, 2021 prepared on your behalf by Ninyo & Moore Geotechnical & Environmental Sciences Consultants (Ninyo);

- *Building Permit Set – Ancora Place – 2227 International Boulevard - Case File B1905536* as depicted in the plans dated December 20, 2019, prepared by Pyatok Architects ("*Building Permit Plan*"); and

- *Planning Permit Set – 2227-2257 International Boulevard – Case File PLN18-381/TPM10921* (the *"Planning Permit Set*"), dated September 15, 2018, prepared by Pyatok Architects and approved by the City of Oakland Department of Planning and Building on December 21, 2018.

The above listed documents present remedial actions and installation of engineering controls to be implemented in conjunction with demolition of the existing infrastructure and the proposed redevelopment of the Site with a 6-story, 100% affordable, 77-unit apartment building with additional residences, commercial spaces and a landscape courtyard on the ground level. The development will also include 23 parking spaces at ground level in a covered garage.

ACDEH DRAFT CAP CONDITIONAL APPROVAL

Proposed remedial and corrective actions presented in the *Draft CAP* to be implemented during site redevelopment activities include the following:

- Hazardous material surveys and abatement prior to demolition of the existing onsite building and hardscape;

- Remedial excavation of shallow soil to a depth of at least 2.0 feet below ground surface (bgs) or deeper across the entire Site to facilitate construction of foundational features and utility alignments, and where elevated concentrations of metals including but not limited to lead, arsenic, cobalt, and nickel have been detected in soil above San Francisco Regional Water

Quality Control Board's environmental screening levels (ESLs) for construction worker exposure;

- Transportation and off-Site disposal of impacted soil at a permitted disposal facility;
- On-site capping of remaining metal impacted soil by overlaying a demarcation fabric and covering with clean fill;
- Placement of a minimum of at least 3 feet of backfill material in the excavated areas and to cap the onsite metal impacted soil in accordance with ACDEH's *Soil Import/Export Characterization Requirements* dated August 1, 2018 and revised August 9, 2019; and
- Installation of vapor mitigation engineering controls (VMECs) including a sub-slab vapor barrier, passive sub-slab venting system (SSVS), and utility trench dams to control potential vapor intrusion to indoor air of the proposed residential structures and migration along new utility corridors.

Based on our review, ACDEH concurs that the proposed approach will address environmental concerns for on- and off-site receptors.

ACDEH DRAFT CAP CONDITIONAL APPROVAL

With the provision that the information provided to this agency is accurate and representative of currently known Site conditions, and that the redevelopment project approved by the City of Oakland Planning and Building Department is consistent with the *Planning Permit Set*, ACDEH concurs that implementation of the proposed corrective actions presented in the *Draft CAP* will minimize risk to on- and off-Site receptors from exposure to residual subsurface contamination at the Site. Therefore, ACDEH approves of the implementation of the proposed corrective actions and redevelopment of the Site presented in the *Draft CAP* and *Planning Permit Set* and requests an electronic copy the of ***Final CAP*** be uploaded to GeoTracker.

CONDITIONS OF APPROVAL

ACDEH's conditions of approval are provided in ***Attachment 1 – List of Deliverables & Compliance Dates*** and ***Attachment 2 – Deliverable Requirements.*** The requisite deliverables must be:

(a) Submitted to ACDEH by the compliance dates listed in ***Attachment 1*** and approved by ACDEH prior to the start of each of the associated phases of corrective action implementation and site redevelopment activities.

(b) Prepared in accordance with the requirements provided in ***Attachment 2.***

(c) Uploaded to the Case file on the State Water Resources Control Board's GeoTracker database in accordance with requirements listed in *Responsible Party(ies) Legal Requirement & Obligations Instructions* included as ***Attachment 3***.

CLOSING

Thank you for your cooperation. ACDEH looks forward to working with SAHA to implement corrective actions in conjunction with Site redevelopment activities and advance the case toward closure. If you have any questions, please call me at (510) 639-1276 or send me an email message at andrew.york@acgov.org

Sincerely,

Drew J. York
Senior Hazardous Materials Specialist

Dilan Roe, PE, C73703
Chief - Land Water Division

Encl.: Attachment 1 – List of Deliverables & Compliance Dates
Attachment 2 – Deliverable Requirements
Attachment 3 – Responsible Party (ies) Legal Requirement/Obligations Instructions

cc: Scott Schiffer, SAHA (*Sent via E-mail to: sschiffer@sahahomes.org*)
Aubrey Cool, Ninyo & Moore (*Sent via E-mail to: acool@ninyoandmoore.com*)
Tracy Craig, Craig Communications (*Sent via E-mail to: tracy@craig-communications.com*)
John Promani, Craig Communications (*Sent via E-mail to: john@craig-communications.com*)
Dilan Roe, ACDEH, Chief Land, and Water Division (*Sent via E-mail to: dilan.roe@acgov.org*)
Paresh Khatri, ACDEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
Drew York, ACDEH (*Sent via E-mail to: andrew.york@acgov.org*)
Electronic File, GeoTracker

ATTACHMENT 1

Alameda County Department of Environmental Health Local Oversight Program

Case No.:	**RO0003403**
Global ID:	**T10000013838**
Case Name:	**Ancora Place Redevelopment**
Case Address:	**2227-2257 International Blvd & 2236 East 12th Street, Oakland, CA 94606**
Directive Letter Issue Date:	**March 8, 2021**

Subject: Attachment 1 - List of Deliverables & Compliance Dates

PURPOSE

This document identifies deliverables requested by Alameda County Department of Environmental Health (ACDEH) for the above referenced Site Cleanup Program (SCP) case and provides compliance dates for submittal of these deliverables. These deliverables are being requested pursuant to ACDEH's conditions of approval for implementation of proposed remedial actions and Site redevelopment presented in the following documents:

- *Draft Corrective Action Plan* (the "*Draft CAP*"), dated March 5, 2021 prepared on your behalf by Ninyo & Moore Geotechnical & Environmental Sciences Consultants (Ninyo);

- *Building Permit Set – Ancora Place – 2227 International Boulevard - Case File B1905536* as depicted in the plans dated December 20, 2019, prepared by Pyatok Architects ("*Building Permit Plan*"); and

- *Planning Permit Set – 2227-2257 International Boulevard – Case File PLN18-381/TPM10921* (the *"Planning Permit Set*"), dated September 15, 2018, prepared by Pyatok Architects and approved by the City of Oakland Department of Planning and Building on December 21, 2018.

The above listed documents present remedial actions and installation of engineering controls to be implemented in conjunction with demolition of the existing infrastructure and the proposed redevelopment of the Site with a 6-story, 100% affordable, 77-unit apartment building with additional residences, commercial spaces and a landscape courtyard on the ground level. The development will also include 23 parking spaces at ground level in a covered garage.

As required in ACDEH's directive letter dated March 5, 2021, ACDEH requests that you prepare the following deliverables in accordance with the requirements provided in ***Attachment 2 – Deliverable Requirements*** and submit the deliverables to the State Water Resources Control Board's GeoTracker website in compliance with the requirements identified in ACDEH's *Responsible Party(ies) Legal Requirement/Obligations Instructions* included as ***Attachment 3***. ACDEH also requests email notification verifying upload of the requested deliverables to the Case file on GeoTracker be provided to the primary caseworker, Drew York (*andrew.york@acgov.org*).

LIST OF DELIVERABLES AND COMPLIANCE DATES

Subsequent to ACDEH's issuance of this March 5th directive letter for submittal GeoTracker of the following deliverables:

1. **FINAL CORRECTIVE ACTION PLAN**

    a. **Deliverable:** Final CAP
    Submittal Compliance Date: Thursday, March 11, 2021
    File Name: RO3403_Final_CAP_2021-03-11

Subsequent to ACDEH's issuance of this March 5th directive letter for submittal and ACDEH-approval of the following deliverables:

2. **BASELINE PROJECT SCHEDULE**

    a. **Deliverable:** Baseline Project Schedule
    Submittal Compliance Date: Friday, March 26, 2021
    File Name: RO3403_PROJ_SCHD_2021-03-05

Recurring deliverable requirements throughout the implementation of corrective actions at the Site for submittal and ACDEH-approval:

3. **SCHEDULES AND STATUS REPORTS**

    a. **Deliverable:** Updated Project Schedules
    Submittal Compliance Date: Monthly after submittal Baseline Project Schedule
    File Name: RO3403_UPDATED_PROJ_SCHD_2021-04-26 (first update)
    RO3403_UPDATED_PROJ_SCHD_XXXX-XX-XX (subsequent updates)

    b. **Deliverable:** Weekly Status Reports
    Submittal Compliance Date: First report is required to be submitted the first Monday after commencement of foundation/hardscape removal or earthwork activities and each Monday thereafter until installation of final groundcover at the Site is completed.
    File Name: RO3403_STATUS_R_XXXX-XX-XX

4. **GEOTRACKER DATABASE AUDIT**

    a. **Deliverable:** Geotracker Database Compliance Certification Letter
    Submittal Compliance Date: Friday, March 19, 2021 and ongoing as field activities are conducted
    File Name: RO3403_GEOTRK_AUDIT_2021-03-22

Prior to the start of all site demolition and earthwork activities including grading and remedial excavation, submittal and ACDEH-approval of the following deliverables:

5. **REMEDIAL SOIL EXCAVATION PLAN**

    a. **Deliverable:** Remedial Soil Excavation Plan
    Submittal Compliance Date: Sixty (60) days prior to start of foundation and hardscape demolition
    File Name: RO3403_RSEP_XXXX-XX-XX

6. **SOIL & GROUNDWATER MANAGEMENT PLAN**

   a. **Deliverable:** Soil and Groundwater Management Plan (can be included as attachment to *RSEP*)
   Submittal Compliance Date: Sixty (60) days prior to start of foundation and hardscape demolition
   File Name: RO3403_SGMP_XXXX-XX-XX

7. **ONSITE GROUNDWATER MONITORING WELL & SOIL VAPOR PROBE DESTRUCTION (IF APPLICABLE)**

   a. **Deliverable:** On-Site Groundwater Monitoring Well and Soil Vapor Probe Decommissioning Work Plan
   Submittal Compliance Date: Sixty (60) days prior to probe decommissioning
   File Name: RO3403_WELL_SVP_DCM_WP_ XXXX-XX-XX

   b. **Deliverable:** On-Site Groundwater Monitoring Well & Soil Vapor Probe Decommissioning Report
   Submittal Compliance Date: Thirty (30) days after decommissioning of probes
   File Name: RO3403_WELL_SVP_DCM_R_XXXX-XX-XX

8. **DEVELOPER & CONTRACTOR DOCUMENTS**

   a. **Deliverable:** Soil Excavation and Construction Sequencing Plan
   Submittal Compliance Date: Thirty (30) days prior to start of hardscape demolition
   File Name: RO3403_CONSTRC_SEQ_XXXX-XX-XX

   b. **Deliverable:** Lead, Asbestos & PCB Abatement Report *(ACDEH approval not required)*
   Submittal Compliance Date: Thirty (30) days prior to the start of foundation and hardscape demolition
   File Name: RO3369_LEAD_ABS_R_XXXX-XX-XX

   c. **Deliverable:** Signed SGMP Certification Form (*ACDEH approval not required*)
   Submittal Compliance Date: Ten (10) days prior to the start of foundation and hardscape demolition
   File Name: RO3403 _SGMP_CERT_XXXX-XX-XX

9. **PERMITS, PLANS, AND APPROVALS FROM OTHER AGENCIES *(ACDEH APPROVAL NOT REQUIRED)***

   a. **Local Planning Department Entitlement Approvals**

      i. **Deliverable:** California Environmental Quality Act (CEQA) Compliance Documents
      Submittal Compliance Date: Thirty (30) days after City Adoption
      File Name: RO3403_DEV_CEQA_XXXX-XX-XX

b. **Local Building Department Construction & Demolition Permits**

i. **Deliverable:** Building Permit Plan Set
Submittal Compliance Date: Sixty (60) days prior to the start of foundation and hardscape demolition
File Name: RO3403_BLD_PERMIT_ XXXX-XX-XX

ii. **Deliverable:** Demolition & Grading Permits
Submittal Compliance Date: Thirty (30) days prior to the start of foundation and hardscape demolition
File Name: RO3403_DEMO_GRADING_PERMIT_ XXXX-XX-XX

c. **Groundwater Discharge to Sanitary Sewer or Storm Drain Permits**

i. **Deliverable**: East Bay Municipal Utility District (EBMUD) Special Discharge Permit (if discharge to sanitary sewer)
Submittal Compliance Date: Thirty (30) days prior to the start of discharge
File Name: RO3403_EBMUD_DISCH_PERMIT_XXXX-XX-XX

ii. **Deliverable:** Regional Water Quality Control Board's National Pollutant Discharge Elimination System (NPDES) Permit (if discharge to storm drain)
Submittal Compliance Date: Thirty (30) days prior to the start of discharge
File Name: RO3403_NPDES_PERMIT_XXXX-XX-XX

iii. **Deliverable:** City of Oakland Permits (Temporary Dicharge to Sanitary Sewer System, Sewer Connection, Obstruction)
Submittal Compliance Date: Thirty (30) days prior to the start of discharge
File Name: RO3403_OAKL_SS_PERMITS_XXXX-XX-XX

Prior to backfilling remedial excavations and fill import activities, submittal and ACDEH-approval of the following deliverables:

10. **REMEDIAL ACTION COMPLETION & FILL IMPORT DOCUMENTATION**

a. **Deliverable:** Remedial Completion Documentation Submittal Package
Submittal Compliance Date: Fifteen (15) days prior to the start of backfilling
File Name: RO3403_REM_SOIL_EXC_COMP_XXXX-XX-XX

b. **Deliverable:** Application for Determination of Fill Material Suitability
Submittal Compliance Date: Thirty (30) days prior to the start of backfilling
File Name: RO3403_SOIL_IMPORT_XXXX-XX-XX

Prior to the start of foundation construction and utility installation, submittal and ACDEH-approval of the following deliverables:

11. **VAPOR MITIGATION ENGINEERING CONTROLS (VMECS)**

a. **Deliverable:** VMEC Design Documents
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_VMEC_DESIGN_XXXX-XX-XX

b. **Deliverable:** Draft VMEC OMM&R Plan
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_DRAFT_OM_PLAN-VMEC_XXXX-XX-XX

c. **Deliverable:** Draft Trench Dam & Plug OMM&R Plan
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_DRAFT OM_PLAN_TRENCHDAM_XXXX-XX-XX

d. **Deliverable:** EBMUD Clean Utility Corridor Work Plan
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_CUC_XXXX-XX-XX

e. **Deliverable:** Draft Work Plan Template for Tenant Improvements
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_DRAFT_TEN_IMPROV_WP_TEMPLATE_XXXX-XX-XX

f. **Deliverable:** VMEC Construction Quality Assurance Plan
Submittal Compliance Date: Ninety (90) days prior to the start of foundation construction
File Name: RO3403_VMEC_CQA_XXX-XX-XX

g. **Deliverable:** Approved Building Permit Plans with VMEC Incorporated (with Transmittal Letter by VMEC Design Engineer)
Submittal Compliance Date: Thirty (30) days prior to the start of foundation construction
File Name: RO3403_BLDG_PERMIT_VMEC_XXXX-XX-XX

h. **Deliverable:** VMEC Construction Quality Assurance Plan Status Reports
Submittal Compliance Date: After each CQA inspection
File Name: RO3403_VMEC_CQA_STATUS_R_XXX-XX-XX

Prior to building occupancy, submittal and ACDEH-approval of the following deliverables:

12. **REMEDIAL & CORRECTIVE ACTION COMPLETION REPORTS**

a. **Deliverable:** Soil Remedial Action and Consolidation Completion Report
Submittal Compliance Date: Sixty (60) days after completion of remedial actions
File **Name:** RO3403_RACR_XXXX-XX-XX

b. **Deliverable:** Soil Import Summary Report
Submittal Compliance Date: Sixty (60) days after completion of soil import
File Name: RO3403_RACR_XXXX-XX-XX

c. **Deliverable:** EBMUD Clean Utility Corridor Record Report of Construction
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_CUC_RROC_XXXX-XX-XX

d. **Deliverable:** VMEC Record Report of Construction
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_VMEC_RROC_XXXX-XX-XX

e. **Deliverable:** VMS Post Construction Performance Monitoring Report(s)
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_VMS_PERF_MON_R_XXXX-XX-XX

13. **OPERATION, MAINTENANCE, MONITORING AND REPORTING (OMM&R) PLANS**

a. **Deliverable:** Final VMEC OMM&R Plan (with As-built plans)
Submittal Compliance Date: Forty-five (45) days prior to building occupancy
File Name: RO3403_FINAL_OM_PLAN-VMEC_XXXX-XX-XX

b. **Deliverable:** Final Trench Dam & Plug OMM&R Plan (with As-built plans)
Submittal Compliance Date: Forty-five (45) days prior to building occupancy
File Name: RO3403_FINAL OM_PLAN_TRENCHDAM_XXXX-XX-XX

c. **Deliverable:** Final Work Plan Template for Tenant Improvements
Submittal Compliance Date: Forty-five (45) days prior to proposed tenant improvement plans
File Name: RO3403_FINAL_TEN_IMPROV_WP_TEMPLATE_XXXX-XX-XX

d. **Deliverable:** Financial Assurance Cost Estimate
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_FIN_ASSUR_COST_XXXX-XX-XX

14. **INSTITUTIONAL CONTROLS**

a. **Deliverable:** Environmental Risk Management Plan
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_RMP_XXXX-XX-XX

b. **Deliverable:** Financial Assurance Instrument
Submittal Compliance Date: Sixty (60) days prior to building occupancy
File Name: RO3403_FIN_ASSUR_XXXX-XX-XX

Throughout the Post-Closure Period, submittal and ACDEH-approval of the following deliverables:

15. **COMPLIANCE REPORTS**

a. **Deliverable:** Routine Operations, Maintenance, and Monitoring Report / Site Inspection Reports
Submittal Compliance Date: To be determined in accordance with schedule in Environmental Risk Management Plan
File Name: RO3403_R_OMM_R_XXXX-XX-XX

b. **Deliverable:** Non-Routine Operations, Maintenance, and Monitoring Report / Site Inspection Reports
Submittal Compliance Date: To be determined in accordance with schedule in Environmental Risk Management Plan
File Name: RO3403_NR_OMM_R_XXXX-XX-XX

c. **Deliverable:** 5-Year Environmental Review Summary Report
Submittal Compliance Date: To be determined in accordance with schedule in Environmental Risk Management Plan
File Name: RO3403_5YR_RVW_R_XXXX-XX-XX

d. **Deliverable:** Work Plans for Tenant Improvements
Submittal Compliance Date: Sixty (60) days prior to proposed tenant improvement plans Risk Management Plan
File Name: RO3403_TEN_IMPROV_WP_XXXX-XX-XX

e. **Deliverable:** Tenant Improvement Completion Report
Submittal Compliance Date: Sixty (60) days after tenant improvement completion and thirty (30) days prior to tenant occupancy
File Name: RO3403_TENT_IMPROV_COMP_R_XXXX-XX-XX

16. **GEOTRACKER COMPLIANCE**

a. **GeoTracker Database Compliance**
Deliverable: Electronic Deliverable Format (EDF), logs, etc
Submittal Compliance Date: ongoing as investigation and reports are submitted

ATTACHMENT 2

Alameda County Department of Environmental Health Local Oversight Program

Case No.:	**RO0003403**
Global ID:	**T10000013838**
Case Name:	**Ancora Place Redevelopment**
Case Address:	**2227-2257 International Blvd & 2236 East 12th Street, Oakland, CA 94606**
Directive Letter Issue Date:	**March 8, 2021**

Subject: Attachment 2 – Deliverable Requirements

PURPOSE

The purpose of this document is to identify requisite elements for each of the deliverables requested by Alameda County Department of Environmental Health (ACDEH) as conditions of approval for implementation of proposed remedial actions and Site redevelopment presented in the following documents:

- *Draft Corrective Action Plan* (the "*Draft CAP*"), dated March 5, 2021 prepared on your behalf by Ninyo & Moore Geotechnical & Environmental Sciences Consultants (Ninyo);
- *Building Permit Set – Ancora Place – 2227 International Boulevard - Case File B1905536* as depicted in the plans dated December 20, 2019, prepared by Pyatok Architects ("*Building Permit Plan*"); and
- *Planning Permit Set – 2227-2257 International Boulevard – Case File PLN18-381/TPM10921* (the *"Planning Permit Set*"), dated September 15, 2018, prepared by Pyatok Architects and approved by the City of Oakland Department of Planning and Building on December 21, 2018.

The above listed documents present remedial actions and installation of engineering controls to be implemented in conjunction with demolition of the existing infrastructure and the proposed redevelopment of the Site with a 6-story, 100% affordable, 77-unit apartment building with additional residences, commercial spaces and a landscape courtyard on the ground level. The development will also include 23 parking spaces at ground level in a covered garage.

ACDEH requests that you prepare the deliverables listed in ***Attachment 1 - List of Deliverables & Compliance Dates*** in accordance with the corresponding Technical Comments and Deliverable Requirements provided below and submit the deliverables to the State Water Resources Control Board's GeoTracker website in compliance with the requirements identified in ***Attachment 3***.

DELIVERABLE REQUIREMENTS

Subsequent to ACDEH's issuance of this March 5th directive letter for submittal GeoTracker of the following deliverables:

1. **FINAL CORRECTIVE ACTION PLAN**

   a. **Final Corrective Action Plan (*CAP*) –** ACDEH requires the *Draft CAP* be changed to *Final CAP* and upload to GeoTracker in accordance with Attachment 3.

Subsequent to ACDEH's issuance of this March 5th directive letter for submittal and ACDEH-approval of the following deliverables:

2. **BASELINE PROJECT SCHEDULE**

   a. **Baseline Project Schedule** – ACDEH requires submittal of a *Baseline Project Schedule* which outlines the path forward at the Site. The purpose of the *Baseline Project Schedule* is to: (1) identify milestones and important target dates, such as the start and end of phases of construction, and the target occupancy date; and (2) facilitate the allocation of resources to allow for reasonable and timely preparation and review of documents. The *Baseline Project Schedule* must include the permitting and phases of construction, and entries for deliverable submittals in accordance with the requisite compliance dates provided in ***Attachment 1***. The *Baseline Project Schedule* must include a minimum of 30 days for ACDEH review and approval of deliverables.

Recurring deliverable requirements throughout the implementation of corrective actions at the Site for submittal and ACDEH-approval:

3. **SCHEDULES AND STATUS REPORTS**

   a. **Updated Project Schedules** – The *Project Schedule* is a living document that must be updated throughout the lifecycle of the project as a planning and scheduling tool. Updated *Project Schedules* must be submitted to ACDEH on Monday of each week during implementation of the remedial and potential corrective actions and site redevelopment activities to be reflective of the actual project timetables.

   b. **Weekly Status Reports** – *Weekly Status Reports* must be submitted to ACDEH on Monday of each week during implementation of the remedial and corrective actions and site redevelopment activities. The reports must include at a minimum:

      i. A description of approved remedial and corrective actions implemented, and discovery of unknown environmental conditions and contingency measures taken during the previous week;

      ii. A description of approved remedial and corrective actions that are planned to be conducted during the next current week;

      iii. Documentation showing compliance with the requirements of the *Soil and Groundwater Management Plan (SGMP*) included in the *Remedial Soil Excavation Plan* and the results of community protection monitoring, including:

         1) Identification of the number and duration of dust/volatile organic compound (VOC) action level exceedances (collectively, *Action Level Exceedances*);

         2) A summary of corrective actions implemented to address *Action Level Exceedances*;

         3) A figure depicting the inner quartile range of dust/VOC measurements at each monitoring station;

4) A wind-rose diagram;

5) A statement identifying if a potential unacceptable exposure to contaminated dust or volatile organic compounds (VOCs) occurred during the reporting period;

6) Raw data collected from each monitoring station (as an appendix/attachment); and

7) A copy of the Complaint Log and discussion of complaints received, and mitigation measures taken to resolve the complaints

4. **GEOTRACKER AUDIT**

a. Based on a brief compliance audit and review of electronic submittal of information (ESI) the Site is not in compliance with ESI requirements.

ACDEH requests EBALDC conduct a thorough compliance audit and upload all historical environmental documents related to the subject site including but not limited the missing soil and groundwater analytical data, documents and reports, maps, and boring logs to GeoTracker.

Prior to the start of all site demolition and earthwork activities including grading and remedial excavation, submittal and ACDEH-approval of the following deliverables:

5. **REMEDIAL SOIL EXCAVATION PLAN (RSEP)**

a. **Soil Remedial Action Implementation Plan –** A *RSEP* must be prepared under the direction of a Registered Civil Engineer and submitted to ACDEH for review and approval. The *RSEP* must include the results of the soil, soil vapor, and groundwater investigation and present a comprehensive and detailed plan for implementing the soil excavation presented in the *Final CAP* and additional soil, soil vapor and/or groundwater remediation activities, if warranted. The *RSEP* must include at a minimum the following:

i. **Soil Excavation**

1) Detailed figures (plan view and cross sections) delineating the vertical and lateral extent of the selected locations presented in the *Final CAP* where constituents of concern have been reported above screening levels and additional areas of TPH and VOC impacts, if warranted.

2) Excavation phasing and other measures to minimize volatilization of VOCs in soil and potentially groundwater to outdoor air and exposure to receptors (for example phased demolition of pavement, dewatering, direct load of excavated soil into trucks for immediate off-haul, etc.);

3) Shoring and/or other stabilization measures;

4) Proposed confirmation sample locations and density, including in-situ soil samples for pre-characterization for offsite disposal at a permitted facility;

5) Estimated quantities of soil to be excavated and transported offsite for disposal.

6) Protocols for characterizing, segregating, and stockpiling excavated soil based on visual and olfactory observations, PID readings, and analytical results for total petroleum hydrocarbons, VOCs, and other appropriate analytes based on historic land use at the Site including metals associated with historic fill and operations; and

ii. **Consolidation and Capping**

1) The *RSEP* must include sufficient detail for the proposed engineering controls including consolidation and construction of the "capped" areas (hardscape and landscape areas). The *RSEP* must describe mitigation measures for areas of the Site not covered by an impermeable cap (e.g. landscaped areas, utility corridors, etc.) including but not limited to proposed clean fill and demarcation layers. Prior to proposing the details of consolidation and/or capping of impacted soil at the Site, ACDEH will require a meeting with the developer and the environmental consultant to discuss the design requirements for capped areas that must be included in *VMEC Design Documents* submitted to ACDEH for review and approval.

iii. **Additional remediation measures**

1) Detailed plans for additional corrective actions for soil, groundwater, or soil vapor to reduce the risk to on- and off-site receptors from dissolved phase or vapor phase COCs, if warranted based on results of the site investigation activities mentioned above.

6. **SOIL AND GROUNDWATER MANAGEMENT PLAN**

a. **Soil and Groundwater Management Plan (SGMP)** – A *SGMP* must be prepared under the direction of a registered civil engineer or registered geologist and submitted to ACDEH for review and approval. The *SGMP* should describe procedures to be followed by environmental consultants, construction contractors and workers, and other property owner representatives during property improvements, identifying safety and training requirements for construction workers, establishing procedures for assessing and managing contaminated environmental media. The *SGMP* can be included as a attachment to the *RSEP.*

7. **ONSITE GROUNDWATER MONITORING WELL AND SOIL VAPOR PROBES DESTRUCTION (IF APPLICABLE)**

b. **On-Site Groundwater Monitoring Well and Soil Vapor Decommissioning Work Plan** – A *Work Plan* with a scope of work to properly destroy the On-Site vapor monitoring probes. Alameda County Public Works Agency decommissioning permits must be obtained prior to probe decommissioning, if applicable.

c. **On-Site Groundwater Monitoring Well and Soil Vapor Decommissioning Report** – A *Report* documenting the permitted destruction of the existing vapor probes in accordance with an approved *Work Plan*. The *Report* must include appropriate documentation (permits, waste disposal documentation, etc.). Final disposal documentation requires full and complete disposal forms, with a minimum of three accepting signatures. Documentation is not required for disposal of non-contaminated material such as vapor probe boxes.

8. **DEVELOPER & CONTRACTOR DOCUMENTS**

   a. **Soil Excavation and Construction Sequencing Plan** – The *Final CAP* proposes to dispose of impacted soil at a permitted disposal facility and states that excavation activities will be conducted using conventional earthmoving equipment (e.g., track- or tire-mounted excavators) and known or suspected to be impacted soil will be stockpiled covered to minimize exposure to construction workers and the surrounding community, characterized for proper disposal or loaded directly into roll-off bins or transport trucks. ACDEH requests submittal of a *Soil Excavation and Construction Sequencing Plan* prepared by the Environmental Consultant with input from the Developer and excavation contractor that includes a description of the proposed excavation phasing and other measures to minimize dust and exposure to receptors (for example phased demolition of pavement, use of containerized bins for excavated soil, direct load of excavated soil into trucks for immediate off-haul, etc.) The document must also contain figures illustrating the excavation phasing and other proposed staging areas including but not limited to potential stockpile locations and sequence of subsurface soil disturbance. Non-compliance with community protection measures for dust control as outlined in an ACDEH-approved *SGMP,* will result in a requirement to direct-haul (only) impacted soil from the Site.

   b. **Lead, Asbestos, and PCB Abatement Report** – A report documenting abatement of hazardous waste (lead, asbestos and polychlorinated biphenyls) in building materials in on-Site structures prior to building demolition.

   c. **Signed Construction SGMP Certification Form** – A copy of the *SGMP Certification Form* signed by 1510 Webster Street GP LLC and all their environmental professionals and contractors associated with implementation of field investigations at the Site certifying that they agree to comply with the ACDEH approved *SGMP*. Please note, before the start of all subsurface and construction activities are approved at the Site, a copy of the certification form indicated above must be received by this agency.

9. **PERMITS, PLANS, AND APPROVALS FROM OTHER AGENCIES *(ACDEH APPROVAL NOT REQUIRED)***

   a. **Local Building Department Construction & Demolition Permits** – Submittal of the following documents approved by the City of Oakland Building Department. The documents must be accompanied by a transmittal letter prepared by the Environmental Consultant that states that the documents are consistent with the Site development plans and corrective actions presented in the *Final CAP.*

      i. Demolition and Grading Permits

   b. **Groundwater Discharge to Sanitary Sewer or Storm Drain Permits** – Submittal of the following permits for discharge of contaminated groundwater to the sanitary sewer or storm drain system.

      i. East Bay Municipal Utility District (EBMUD) - Special Discharge Permit

      ii. Regional Water Quality Control Board - National Pollutant Discharge Elimination System (NPDES) permit

iii. City of Oakland Permits - Temporary discharge to sanitary sewer, sewer connection, obstruction

Prior to backfilling remedial excavations and fill import activities, submittal and ACDEH-approval of the following deliverables:

10. **REMEDIAL ACTION COMPLETION & FILL IMPORT DOCUMENTATION**

All contaminated soil exported from the site must be disposed of at an off-Site permitted disposal facility unless otherwise approved by ACDEH. ACDEH requires that imported or exported soil to other than a permitted disposal facility be characterized in accordance with the ACDEH's *Soil Import/Export Characterization Requirements* which was last revised on August 9, 2019 (ACDEH's *Fill Guidance*). The *Fill Guidance* provides requirements for the characterization of soil to determine its suitability for use at another site. These requirements have been prepared to ensure that unsuitable soil is not imported to environmental cleanup sites or exported from environmental cleanup sites to properties with sensitive land uses. The *Fill Guidance* is for characterization of soil only and does not address requirements for characterization of other fill material including, but not limited to: crushed rock, pea gravel, recycled concrete, or flowable material.

At this time, ACDEH is exempting virgin concrete or flowable fill materials and virgin aggregates from characterization requirements presented in ACDEH's *Fill Guidance*. Written approval is required from ACDEH prior to the import or on-Site re-use of recycled aggregates (including crushed concrete or asphalt). Please be advised that ACDEH has adopted the New Jersey Department of Environmental Protection Solid and Hazardous Waste Management Program's *Guidance for Characterization of Concrete and Clean Material Certification for Recycling* dated January 12, 2010 and *Recycled Asphalt Pavement and Asphalt Millings Reuse Guidance* dated March 2013 amended with applicable ESLs.

a. **Remedial Action Completion Documentation Submittal Package –** A submittal package with a transmittal letter prepared by the Environmental Consultant documenting that remedial soil excavation has been completed in accordance with the *Final CAP* and *SGMP.* The submittal package must be submitted to ACDEH for review and approval prior to backfilling remedial excavations. ACDEH suggests the submittal package be submitted via email correspondence to facilitate quick review and backfill approval. At a minimum, the report must include scaled figures (plan views and cross-sections) showing confirmation sampling locations and extents of excavation, tabulated volumes of soil excavated disposition (on-Site stockpile, direct haul to off-Site disposal facility, on-Site consolidation), volumes of contaminated groundwater removed and disposition (temporary storage in on-Site tanks, discharged to sanitary sewer or storm drain- if warranted), subsurface infrastructure removed and disposition, tabulated soil and groundwater analytical results compared to cleanup goals, and draft soil and groundwater laboratory analytical reports.

b. **Application for Determination of Fill Material Suitability** – The *Final CAP* does not specify whether soil will be imported at the Site. If soil is imported to the Site for construction or as part of an environmental engineering controls, ACDEH requires the submittal of the *Application for Determination of Fill Material Suitability* to support requirements outlined in ACDEH's *Fill Guidance*. Submittal of the application and requisite supporting documents must be submitted to ACDEH for review and approval prior to import of fill. Requisite documents are outlined in the *Application* and include but are not limited to proposed sources, sampling and profiling protocols,

analytical laboratory reports, and tables with analytical results and applicable environmental screening levels.

Prior to the start of foundation construction and utility installation, submittal and ACDEH-approval of the following deliverables:

11. **VAPOR MITIGATION ENGINEERING CONTROLS (*VMECS*)**

a. ***VMEC* Design Documents** – Description of proposed corrective actions presented in the *Final CAP* include but are not limited to the installation of *VMECs* consisting of the vapor barrier, passive sub-slab venting system beneath buildings, and trench plugs within utility corridors. *VMEC Design Documents* must be prepared by a Registered Civil Engineer and submitted to ACDEH for review and approval. The *VMEC Design Documents* must include a basis of design report (*BOD Report*) that identifies design objectives, assumptions, engineering calculations, and construction quality assurance and quality control measures (*CQA/CQC*); construction plan set and specifications (*Plans & Specs*); and an Operations, Maintenance, Monitoring and Reporting (*OMM&R*) Plan including post-construction/pre-occupancy VMEC system testing procedures, and long-term operation and maintenance. The *BOD Report* and *Plans & Specs* must be prepared with sufficient detail to evaluate the validity, constructability, and design performance of the engineering controls. The *BOD Report*, *Plans & Specs*, and *OMM&R Plan*. The ACDEH approved VMEC *Plans & Specs* must be incorporated into the building and utility construction plans and specifications.

b. **Draft VMEC OMM&R Plan** – A *Draft VMEC OMM&R Plan* for VMECs. The *Draft Plan* must include, at a minimum, VMEC components proposed to be installed with specifications; responsible party information; details of required OMM&R activities; emergency contacts and protocols in case of system failure; and copies of the field forms to be completed during routine and emergency inspections.

c. **Draft Trench Dam OMM&R Plan** – A *Draft Trench Dam OMM&R Plan* for the proposed trench dams installed within utility corridors at the Site. The *Draft Plan* must include, at a minimum, trench dam component proposed to be installed with specifications; responsible party information; and contacts and protocols in case that utility repair requires replacement of the dams.

d. **East Bay Municipal Utility District (EBMUD) Clean Utility Corridor (CUC) Work Plan** – A *Draft EBMUD CUC Work Plan* to install clean utility corridors for the connection of EBMUD service to the Site. The Work Plan must include EBMUD's specifications for the demarcation fabric and pipe bedding and backfill; construction plans (plan view and cross sections) showing locations of environmental samples collected at the site in the vicinity of the alignment and the location and specification of trench dams for vapor migration control; project schedule showing the coordination during the clean corridor installation with proposed dates for inspections of trench dams and submittal of documents to and approval by this agency; a figure showing the location of the temporary trench spoil stockpiling; reporting requirements including clean fill documentation to ACDEH prior to backfill and a record report of construction of the clean corridor for ACDEH review and approval; and reference to an attachment with the site SGMP updated to be reflective of developed conditions.

e. **Draft Work Plan Template for Tenant Improvement –** A template work plan presenting requirements for the implementation of tenant improvement activities identified in burdened activities in the *Environmental RMP*. The template requirements must demonstrate compliance with the Environmental *RMP*, *Final OMM&R Plans*, and the *SGMP* as applicable. Other template requirements include a copy of the City of Oakland approved Building Permit Plan set.

f. ***VMEC* Construction Quality Control/Quality Assurance Plan** – A comprehensive report that identifies the members and responsibilities of the CQA Team and documents procedures and protocols that will be implemented by the CQA team during construction and testing of the *VMEC*s to ensuring compliance with the ACDEH approved *Plans & Specs*. The CQA Plan must include at a minimum:

   i. **Material Quality Control and Quality Assurance** – Identification of measures for ensuring that materials are free from defect prior to installation.

   ii. **Material Storage** – Declaration of materials storage criteria and requirements

   iii. **Installer Qualifications** – Declaration of the minimum qualifications for installers. At a minimum, installers for barrier systems must be certified by the manufacturer. Contractors installing probes installed at a depth greater than 4.9 feet bgs must have a C-57 drillers license.

   iv. I**nspections** – Identification of minimum required inspections and triggers for additional inspections. This identification must include sequencing with other disciplines and must also include copies of forms that will be completed by the CQA inspector at the end of each inspection.

   v. **Inspector Qualifications** – Declaration of the minimum qualifications for inspectors.

   vi. **Protective Measures and Prohibited Work Practices** – Description of protective measures and prohibited work practices intended to limit potential damage to the *VMECs* during construction.

   vii. **Materials and Installation Testing** – Requirements for testing installed system components (e.g., seam tensile test, coupon test, wet mil test, smoke test) and triggers for additional testing requirements. At a minimum, the type, frequency, and passing conditions for each test must be included. Contingencies for how failures will be addressed must be included.

g. **Approved Building Permit Plans with *VMEC* Incorporated** – A copy of the City of Oakland approved *Building Permit Plan Set* for site redevelopment incorporating the *VMECs* must be submitted to ACDEH for review to verify that the *VMECs* have been incorporated into the plans as approved by ACDEH. Submittal of the *Building Permit Plan Set* must be accompanied by a transmittal letter prepared by the VMEC Design Engineer that states that the plans are consistent with the ACDEH approved *BOD Report* and *Plans & Specs* and identifies plan sheets where the *VMEC* design elements are incorporated.

h. ***VMEC* Construction Quality Assurance Plan Status Reports –** Reports documenting the status of the *VMEC* installation and testing. The reports must be signed by the CQA Engineer with Responsible Charge and include at a minimum photo-logs and CQA Inspection Sheets.

Prior to building occupancy, submittal and ACDEH-approval of the following deliverables:

12. **REMEDIAL ACTION COMPLETION REPORTS**

a. **Soil Remedial Action and Consolidation Completion Report (*RACR*)** – A comprehensive report documenting implementation of the remedial and consolidation actions presented in the *Final CAP,* and *RSEP* demonstrating that remedial action objectives have been met or identifying any remedial action objectives that have not yet been met. The *RACR* must include as-built drawings and photo documentation and must include a certification by the remedial action design engineer that the remedial measures were implemented in accordance with the approved *RACP*. The *RACR* must also include copies of all permits and must document at a minimum the following (if applicable):

i. Description of the remedial soil excavation activities including at a minimum the information submitted in the *Remedial Soil Excavation Completion Documentation Submittal Package*, the final disposition of soil (on-Site consolidation and capping, off-Site disposal), a figure depicting the surveyed locations and depths of consolidated lead impacted soil, copies of all manifests or other waste disposal documentation, and final laboratory analytical reports for soil confirmation samples and pre-characterization results of in-situ sampling and/or stockpiling sampling for soil disposed of off-Site.

ii. Description of groundwater removal activities with supporting documentation, including but not limited to tables, figures, laboratory analytical reports, copies of discharge reports, and corrective actions associated with unauthorized releases during construction activities.

iii. Description of removal of subsurface infrastructure in source areas (e.g., oil/water separation and piping, sanitary sewer laterals) and copies of waste manifests.

iv. Description of discovery of unexpected subsurface structures (e.g., tanks, vaults, sumps), contingency measures implemented, and copies of laboratory analytical reports and waste manifests.

v. Certification of compliance with the *SGMP* protocols during implementation of remedial measures including but not limited to agency notification and reporting requirements, pre-field activities (site security and access, traffic control, excavation permits, notification and utility clearance), waste management, soil and groundwater management, storm water management, dust and odor emission control, and contingency measures for discovery of unexpected underground structures.

vi. As-built plans showing the surveyed locations of consolidated impacted soil (plans and cross-sections)

vii. Photo-logs and field notes

b. **Soil Import Summary Report**– If soil is imported to the Site, a *Report* documenting the import/export of soil (if not disposed of at a permitted disposal facility) must be drafted in accordance with the *Fill Guidance*. The *Report* must be uploaded to the GeoTracker information

repositories for both the fill material source area and the destination. At a minimum the *Report* must include the following:

i. A cover letter from the owner of the proposed fill source material that states, at a minimum, the following: "I have read and acknowledge the content, recommendations, and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH." This cover letter must be signed by the owner of the proposed fill source material or a legally authorized representative of the owner of the proposed fill source material.

ii. A statement that fill material characterization was conducted under the responsible charge of a Qualified Professional. This statement must be accompanied by the signed and dated seal of the Qualified Professional with responsible charge.

iii. Summary tables of soil import logs. These logs must include the following information for each delivery of fill material: arrival date, manifest number or truck tag, quantity of fill material delivered, originating facility, and profile number.

iv. A figure depicting the location and depth of imported soil. If fill material from multiple sources has been imported, the location and depth of imported soil from each source must be distinguished.

v. Copies of all manifests or other documentation of soil import as an appendix.

vi. Copies of all fill characterization profiles as an appendix.

i. **Clean Utility Corridor (CUC) Record Report of Constriction (RROC)** – A comprehensive report documenting the installation of clean utility corridors; construction quality assurance (CQA) activities and observation and findings during construction of the *CUCs;* and clean fill documentation. The *RROC* must include as-built drawings, photo documentation, certification by the CQA Manager that the completed *CUC* was installed in accordance with the ACDEH approved *Work Plan.*

c. ***VMEC* Record Report of Construction (RROC)** – A comprehensive report documenting the CQA activities and observation and findings during construction of the *VMECs* including vapor mitigation systems (VMS) beneath buildings and trench dams/plugs in utility corridors. The *RROC* must include as-built drawings, photo documentation, certification by the CQA Manager and VMEC Design Engineer that the completed VMEC and utility trench plugs were installed in accordance with the ACDEH, approved *BOD Report* and *Plans & Specs*.

d. **VMS Post Construction Performance Monitoring Report(s)** – A *Report* documenting the results of the VMS performance monitoring (indoor air, sub-slab soil vapor, and vent riser sampling) and certification by the VMEC Design Engineer that the VMS is functioning as designed.

13. **OPERATION, MAINTENANCE, MONITORING AND REPORTING (*OMM&R*) PLANS**

a. **Final VMEC OMM&R Plan** – A *Final VMEC OMM&R Plan* for the vapor mitigation engineering controls. The *VMEC OMM&R Plan* must include, at a minimum documentation of the installed *VMEC* components, including As-Built drawings and specifications, and photo documentation; responsible party information; details of required OMM&R activities; emergency contacts and protocols in case of system failure; and copies of the field forms to be completed during routine and emergency inspections.

b. **Final Trench Dam & Plug OMM&R Plan** – A *Final OMM&R Plan* for the trench dams and plugs installed within the utility corridors. The *Plan* must include at a minimum documentation of the installed dams and plugs including As-Built construction drawings and specifications, surveyed coordinates, and photo documentation; responsible party information; and contacts and protocols in case that utility repair requires replacement of the dams or plugs.

c. **Final Work Plan Template for Tenant Improvement –** A Final template for *Tenant Improvement Work Plan* presenting requirements for the implementation of tenant improvement activities identified in burdened activities in the *Environmental RMP*. The template requirements must demonstrate compliance with the Environmental *RMP*, *Final OMM&R Plans*, and the *SGMP* as applicable. Other template requirements include a copy of the City of Oakland approved Building Permit Plan set.

d. **Financial Assurance Cost Estimate** – Cost estimates for the continued implementation and maintenance of the *VMECs*. The details of this financial cost estimates must be developed by the project proponent and ACDEH as design plans are finalized and approved. The cost estimates must provide estimates to construct, monitor, and provide regulatory oversight costs for long-term operations and maintenance of the *VMECs*. Estimates of these costs must be based, in part, on the cost estimates for project implementation that are established in the *RSEP* and *OMM&R Plans*.

14. **INSTITUTIONAL CONTROLS**

a. **Environmental Risk Management Plan (RMP)** – A *Environmental RMP* for long-term site management plan written for the property owner to facilitate compliance with the requirements of the *Deed Restriction*. The *Environmental RMP* is a communications document for non-technical audiences identifying the location of residual COCs, potential deleterious health effects from exposure to COCs, and engineering, administrative, and institutional controls that are implemented at the Site to control unacceptable risk due to exposure from COCs. The *Environmental RMP* must include sufficient detail that non-technical staff can identify what work practices are unacceptable and can identify engineering controls if encountered. The *Environmental RMP* must also include communications and reporting requirements so that, in the event the engineering controls are encountered, the appropriate professionals and regulatory agencies can be notified to ensure that the integrity of the engineering controls is maintained.

b. **Financial Assurance Instrument** – Documentation of an appropriate financial instrument to assure ACDEH of implementation and maintenance of the *VMECs*. The details of this financial assurance must be worked out by the project proponent and ACDEH as design, construction, and monitoring plans are finalized and approved. The financial assurance instrument must provide

for sufficient funds to construct, monitor, and provide regulatory oversight costs for long-term operations and maintenance of the *VMECs*. Estimates of these costs must be based, in part, on the cost estimates for project implementation that are established in the *Updated CAIP* and *OMM&R Plans*.

Throughout the Post-Closure Period, submittal and ACDEH-approval of the following deliverables:

15. **COMPLIANCE REPORTS**

a. **Routine Operations, Maintenance, and Monitoring Report / Site Inspection Reports** – A report documenting compliance with the *Environmental RMP* and the *OMM&R Plan*. At a minimum, this report must include the following elements:

i. Narrative description of environmental activities (e.g. site inspections, sampling, maintenance) and/or activities covered by the *Environmental RMP* (e.g. earthwork, utility work, slab modifications or penetrations) that were completed during the reporting period;

ii. Narrative description of the environmental activities or activities covered by the *Environmental RMP* that are planned for implementation during the next reporting period;

iii. Results of the physical condition inspection for accessible elements of the engineering controls, including a photo-log with representative photographs;

iv. Tabulated results of the monitoring of performance metrics;

v. An evaluation of the current condition and performance of engineering controls, including a statement that the engineering controls are or are not achieving design objectives;

vi. Identification of any tenant or ownership changes that occurred during the reporting period;

vii. Signed tenant acknowledgement and compliance statements;

viii. Copies of field inspection forms and/or maintenance logs; and

ix. Updates to the *RROC* as "redline" drawings as necessary.

b. **Non-Routine Operations, Maintenance, and Monitoring Report / Site Inspection Reports** – A report documenting the implementation of non-routine site inspections and/or maintenance and monitoring activities. Submittal of this report is required when trigger conditions identified in the *Environmental RMP* are met (e.g. earthquake, un-planned/emergency utility work within burdened areas, unanticipated damage to engineering controls or slab foundation). At a minimum, this report must include the following elements:

i. Identification of the conditions that triggered the non-routine report;

ii. Description of the Scope of Work implemented;

iii. Documentation of compliance with requirements of the *Environmental RMP* and *OMM&R Plan*;

iv. An evaluation of the condition and performance of engineering controls against design objectives after completion of the scope of work;

v. Identification of any outstanding environmental issues;

vi. Copies of field inspection forms and/or maintenance logs; and

vii. Updates to the *RROC* as "redline" drawings as necessary.

c. **5-Year Environmental Review Summary Report** – A *Report* presenting an evaluation of the performance and adequacy of the engineering and administrative controls that have been implemented at the Site in accordance with the requirements of the *OMM&R Plan* and the *Environmental RMP*. This *Report* may be combined with a *routine Operations, Maintenance, Monitoring, and Reporting Plan* or submitted as a stand-alone document and must, at a minimum have each of the following additional elements:

i. Results of the collection of risk metrics (collection of concentration data from applicable source area, point of control, and point of exposure);

ii. An evaluation on the performance of the engineering and administrative controls;

iii. An evaluation on the adequacy of the current financial assurance mechanisms;

iv. An evaluation on if termination criteria have been met; and

v. Recommendations for modifications or termination of the administrative or engineering controls.

d. **Work Plans for Tenant Improvement –** A *Work Plan* presenting a scope of work for the implementation of tenant improvement activities identified in burdened activities in the *Environmental RMP*. The scope of work must demonstrate compliance with the Environmental *RMP*, *OMM&R Plans*, and the *SGMP* as applicable. The *Work Plan* must include a copy of the City of Oakland approved Building Permit Plan set.

e. **Tenant Improvement Completion Report –** A *Report* documenting the implementation of an ACDEH approved Work Plan for Tenant Improvement and demonstrating compliance with the *Environmental RMP*, *OMM&R Plans*, and the *SGMP* as applicable. The *Report* must include As-built drawings of the tenant improvements.

16. **GEOTRACKER COMPLIANCE**

a. **GeoTracker Database Compliance -** On-going compliance by uploading all environmental documents related to the subject site including but not limited soil, groundwater and soil vapor analytical data, monitoring well depth-to-water measurements, and surveyed location and elevation data for sampling locations, documents and reports, maps, and boring logs to GeoTracker.

ATTACHMENT 3

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	**REVISION DATE:** May 19, 2020
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016, December 14, 2017
SECTION: ACDEH Procedures	**SUBJECT:** Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Title 23, Chapter 30, Division3, Article 2, Section 3892 and Chapter 16, Article 11, Division 3.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values[1] as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_ MAPS	Sample ID	Matrix	GEO _Z	GEO _XY	GEO_ BORE	GEO_WEL L	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	☐	☐	☐	☐	✓
2012 Site Assessment Work Plan	2012	✓	✓			☐	☐	☐	☐	☐
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	☐	☐	☐	✓
				SB-10-6	SO	☐	☐	☐	☐	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

[1] GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	**REVISION DATE:** NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	**SUBJECT:** Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: http://www.bpelsg.ca.gov/laws/index.shtml.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

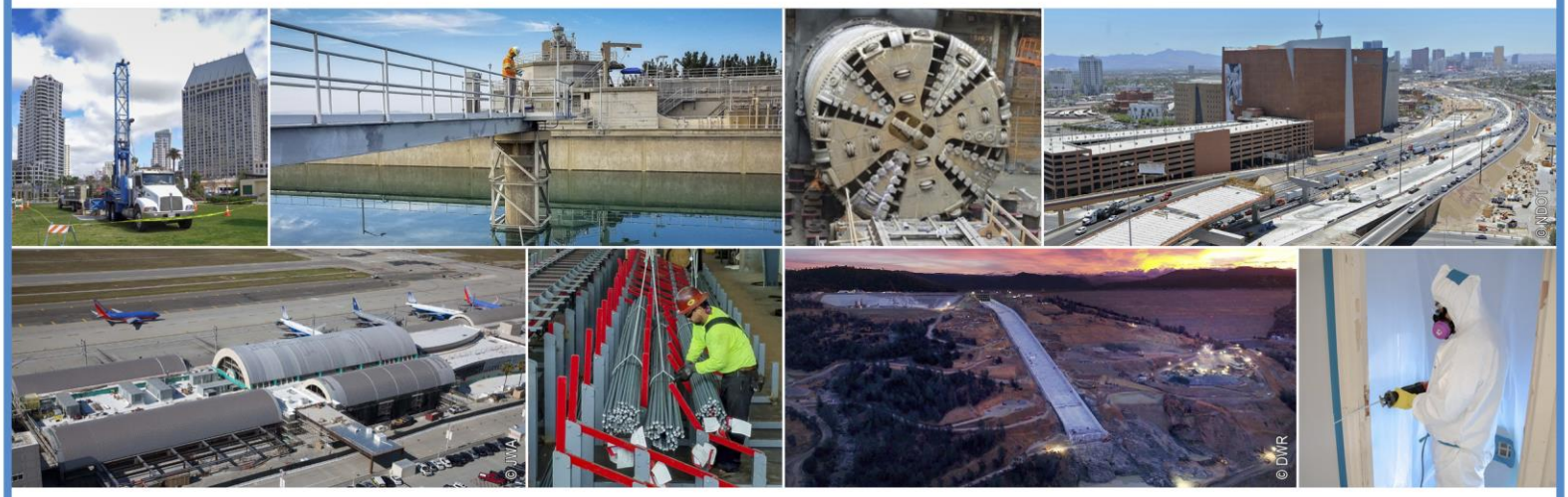
Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

Draft Corrective Action Plan

Ancora Place
2227-2257 International Boulevard
2236 East 12th Street
Oakland, California

Satellite Affordable Housing Associates
1835 Alcatraz Avenue | Berkeley, California 94703

March 5, 2021 | Project No. 403876001



Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

January 27, 2021
Project No. 403876001

Mr. Adam Kuperman
Satellite Affordable Housing Associates
1835 Alcatraz Avenue
Berkeley, California 94703

Subject: Draft Corrective Action Plan
Ancora Place
2227-2257 International Boulevard
2236 East 26th Street
Oakland, California
Site Cleanup Program Case No. RO0003403

Dear Mr. Kuperman:

Ninyo & Moore has prepared this Draft Corrective Action Plan (CAP) for the property located at 2227-2257 International Boulevard and 2236 East 26th Street in Oakland, California (Site). This CAP was prepared at the request of Satellite Affordable Housing Associates (SAHA) to facilitate Site redevelopment into mixed residential and commercial use.

The CAP includes historical sampling data and relevant findings of previous investigations and provides recommendations regarding the mitigation of environmental conditions at the Site.

We appreciate the opportunity to be of service to you on this project.

Sincerely,
NINYO & MOORE

Aubrey K. Cool, PG 7659
Senior Environmental Geologist

Kris M. Larson, PG 8059
Principal Environmental Geologist

AKC/KML/gvr

cc: Drew York, Alameda County Department of Environmental Health

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APPENDICES

1 INTRODUCTION

On behalf of Satellite Affordable Housing Associates (SAHA), Ninyo & Moore presents this Draft Corrective Action Plan (CAP) for the property located at 2227-2257 International Boulevard and 2236 East 12th Street in Oakland, California (Site).

Redevelopment is planned to include 77 units of affordable housing, with residences, retail and a courtyard on the ground level. The previously proposed car stacking system has been replaced by 23 parking spaces in a ground-level covered podium garage. Based on this planned redevelopment, SAHA entered into a Voluntary Remedial Action Agreement (VRAA) with Alameda County Department of Environmental Health (ACDEH), and a Cleanup Program Case was opened.

The purpose of this CAP is to propose remedial and mitigation measures appropriate for the Site to address environmental conditions and facilitate redevelopment in conjunction with the VRAA. A description of Site background including previous investigations, remediation objectives including proposed cleanup goals, and possible remedial options are presented below. Historical data are summarized herein.

2 SITE BACKGROUND

2.1 Site Description

The Site is a rectangular 0.88-acre property, located on the southwestern side of International Boulevard, between 22nd and 23rd Avenues, in a primarily commercial area of Oakland with some residential use (Figure 1). It is comprised of five contiguous parcels, with Alameda County Assessor's Parcel Numbers (APNs) 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-003-01 and 020-0106-005, and is currently developed with two vacant one-story commercial buildings, one occupied two-story mixed commercial and residential building, and parking areas.

2.2 Historical Site Uses

The operational history of the Site, provided in ACC Environmental Consultants' (ACC's) August 14, 2019 Phase I Environmental Site Assessment (ESA), is discussed below. Based on historical topographical maps, the Site was developed some time prior to 1897, and by 1903 there were several commercial properties operating on Site.

2227 International Blvd.: This parcel was vacant in 1897 and 1903. By 1911, there was a one-story commercial building at this address, which was occupied by a cleaning and dyeing facility

(1911), Elgin W G Sheet Metal Works (1920-1925), Otto Gall Furniture Maker (1933), Dalton S House Wrecking (1938) and Water Heater Sales & Service (1945). By 1950 the building was redeveloped into the current one-story commercial building and its uses included several plumbing supplies facilities (1950s, 1960s and 1980), a retail store (1957-1969), an auto painting facility (1957-1969), Bay Star Roofing (2006-2010), a church, Sam Jin Roofing, and storage for Sam Jin Roofing.

2236 East 12th Street: By 1903, this parcel was developed with one-story commercial buildings, which were used as a Carriage Painting Facility with a Paint Mill until 1911. In 1950, Bill Ott Auto Supply was listed at this address. By 1950, the commercial buildings were demolished and this portion of the Site became a paved storage yard, used by Sam Jin Roofing since 2016.

2245 International Blvd.: By 1903, this parcel, with 2236 East 12th Street, was developed with one-story commercial buildings, which were used as a Carriage Painting Facility with a Paint Mill until 1911. Subsequent uses include sheet metal works with tin shop and paint shed (1911-1915), saw repair, and glass dealers (1943-1950). By 1950 the building was redeveloped into the current one-story commercial building, which contained storefronts, a furniture warehouse, refurnishing facilities, and Sam Jin Roofing.

2247-2253 International Blvd.: By 1903, this parcel was developed with one-story commercial buildings, containing a machine shop and laundry. By 1911, a one-story residential dwelling was added. Other commercial uses included dry cleaners and dying (1920s), sheet metal and gas appliances, paints and wallpaper, storefronts and a carpet warehouse. The residential building was demolished in 1950 and the two commercial buildings were demolished by 1964. Since then the parcel has been paved and used as a storage yard (for California Motor Rental Systems and Sam Jin Roofing) and a parking lot.

2257 International Blvd.: This parcel was vacant in 1897 and 1903. By 1911, it was occupied by a two-story residential dwelling, and by 1950 it was redeveloped into the current two-story commercial and residential building. Commercial occupants have included Tanner Express, billiards, plumbing & heating service, poultry shop, radio & TV service center, carpet warehouse, and Sam Jin Roofing.

2.3 Geology and Hydrogeology

Observed subsurface soil types consisted of shallow sand, gravel, and/or silt, typically to 1 to 2 feet below ground surface (bgs) underlain predominantly by silts and clays with some gravelly lenses to the total explored depth of 30 feet bgs (ACC, 2017 and Appendix A).

During 2017, groundwater was first encountered at depths ranging from 12 to 13 feet bgs and may be under confined conditions (ACC, 2017). During 2020, groundwater was first encountered at depths ranging from 16 to 20 feet bgs (Appendix A). Regional groundwater flow direction is presumed to be westerly (ACC, 2019).

3 PREVIOUS WORK

ACC prepared a Phase I ESA Report dated November 15, 2016 for the Site. They identified historical Site use as well as adjacent property uses as a recognized environmental condition (REC). They noted that the Site's occupants from 1903 to 1969, including dry cleaners, dyeing facilities, metal and machine shops, and painting facilities, may have generated, used or stored hazardous materials. Historical uses of adjacent properties included equipment rental, auto body and repairs, and gasoline stations. Based on this REC, ACC recommended a soil and groundwater investigation.

During January 2017, ACC conducted a Phase II ESA, advancing 10 soil borings (Figure 2) and collecting soil and grab groundwater samples. Soil samples were collected at depths of 2 and 8 feet bgs from all borings and at 12 feet bgs in four of the borings. Total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs) and metals were detected in soil samples. Of these, only lead exceeded San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for Direct Exposure Human Health Risk Levels for Residential Shallow Soil Exposure (Residential ESLs) in three of the 2-foot-bgs samples (B-1, B-3 and B-10). Nickel exceeded Construction Worker Any Land Use/Any Depth Soil Exposure ESLs (Construction Worker ESLs) in nine samples, collected from depths of 2 and 8 feet bgs. Grab groundwater samples were collected from seven of the borings, and VOCs acetone, chloroform, methyl ethyl ketone (MEK), and tertiary-butyl alcohol (TBA) were detected. Of these, only chloroform exceeded Tier 1 ESLs. Based on these results, ACC recommended that shallow soils with elevated lead concentrations be hauled off Site or capped under hardscape during redevelopment. They also recommended preparation of a Soil Management Plan (SMP).

During August 2019, ACC updated their Phase I ESA. As a Phase II ESA had already been completed, they no longer listed historical Site use as a REC, and they did not identify any new

RECs. ACC noted that the elevated lead concentrations detected in shallow soil constituted a business environmental risk and recommended compliance with the SMP.

4 DATA GAP INVESTIGATION

Following a meeting with SAHA and ACC, ACDEH requested that additional investigation be completed as documented in their December 20, 2019 e-mail. Ninyo & Moore was retained, initially by the Association of Bay Area Governments in conjunction with their United States Environmental Protection Agency (US EPA) Brownfields grant, to prepare a work plan. Ninyo & Moore submitted a Work Plan for Supplemental Phase II Environmental Site Assessment on May 14, 2020, which proposed soil vapor sampling. ACDEH, SAHA and Ninyo & Moore staff discussed the proposed scope of work during a June 8, 2020 meeting. In their June 9, 2020 e-mail, ACDEH requested that additional soil, groundwater, and soil vapor samples be collected in a grid across the Site and that a brief, preliminary work plan be submitted for an expedited review. Ninyo & Moore submitted a Brief Work Plan for Supplemental Phase II Environmental Site Assessment on June 17, 2020. The scope of work was further refined and clarified through e-mail correspondence during June and July 2020, and Ninyo & Moore submitted a Final Work Plan for Supplemental Phase II Environmental Site Assessment (Final Work Plan) on September 28, 2020 as requested in ACDEH's September 11, 2020 e-mail.

The US EPA Brownfields grant sunset on September 30, 2020, and Ninyo & Moore was then retained directly by SAHA to complete the approved investigation, advancing 15 borings to collect soil and/or groundwater samples and installing 13 soil vapor probes, as described below.

4.1 Pre-Field Activities

4.1.1 Permitting

Ninyo & Moore obtained drilling permits W2020-0745 and W2020-0746 from the Alameda County Public Works Agency for the soil vapor probes and groundwater borings (Appendix B). A permit was not required for the remaining shallow borings.

4.1.2 Health and Safety Plan

Ninyo & Moore prepared a Site-specific health and safety plan (HASP) prior to mobilization. Ninyo & Moore reviewed the HASP with field personnel prior to the start of each day of field work, and field personnel signed the acknowledgement form attached to the HASP indicating they understood and would abide by its provisions.

4.1.3 Utility Location

As required by California law, Ninyo & Moore marked out the vicinity of the boring and soil vapor probe locations in white paint and notified USA North 811 (USA). USA field personnel marked locations surrounding the Site.

Ninyo & Moore retained Pacific Coast Locators, Inc. (PCL) of La Crescenta, California to scan the vicinity of the boring and probe locations for the presence of subsurface utilities. On October 29, 2020, PCL provided utility location services to verify the underground utility markings made by USA and to identify the locations of unmarked utilities. As a result of underground utility locations and access issues, some boring locations were adjusted in the field. Final boring and probe locations are shown on Figure 2.

4.2 Field Activities

VTS Drilling, LLC (VTS) of Hayward, California (C-57 License No. 916085) advanced 17 borings (B-11 through B-27) from October 29 to November 2, 2020 under the direction of a Ninyo & Moore California Professional Geologist. All borings were advanced with a 2.75-inch hand auger to at least 5 feet bgs, and deeper borings were completed with a direct push drill rig to total depths ranging from 20 to 30 feet bgs. The soil conditions encountered were recorded following the Unified Soil Classification System. Boring logs are provided in Appendix A.

4.2.1 Soil Sampling

Soil samples were collected from 15 of the borings (B11 through B20 and B22 through B26) as detailed in Table 2 of the Final Work Plan using laboratory-provided containers, placed on ice, and transported under chain-of-custody (COC) documentation to Eurofins Environment Testing America (Eurofins). Samples designated for VOC analysis were collected in accordance with US EPA Method 5035.

Typically, samples collected at the surface and at 1 foot bgs were analyzed for TPH as motor oil (TPHmo), TPH as diesel (TPHd) and TPH as gasoline (TPHg) using US EPA Method 8015B; semi-VOCs (SVOCs) using US EPA Method 8270C; polychlorinated biphenyls (PCBs) using US EPA Method 8082; asbestos using California Air Resources Board (CARB) 435 method; and California Title 22 metals using US EPA Method 6010B and 7471A. Samples collected at depths between 2 and 5 feet bgs were typically analyzed for TPHs, SVOCs and metals, and deeper samples were analyzed for TPHs and VOCs using US EPA Method 8260B.

4.2.2 Groundwater Sampling

Groundwater was encountered at depths ranging from 16 to 20 feet bgs in borings B19, B20, B25 and B26. Grab groundwater samples were collected from these four borings using a peristaltic pump after temporary polyvinyl chloride casing was lowered into each borehole. They were collected in laboratory-provided containers, placed on ice, transported under COC documentation to Eurofins, and analyzed for TPHmo, TPHd, and TPHg using US EPA Method 8015B and VOCs using US EPA Method 8260B.

4.2.3 Soil Vapor Probe Installation and Sampling

VTS converted 13 of the borings described above into soil vapor probes on October 29 and 30, 2020. The vapor well tips attached to ¼-inch Teflon™ tubing were installed at 5 feet bgs within the center of a 1-foot sand pack using a tremie pipe. The total depth of the soil vapor wells is 5.5 feet bgs. The sand packs extend 0.5 foot above and 0.5 foot below the vapor well tips and one-half foot of dry bentonite was installed above the sand packs. The soil vapor wells were completed to surface grade with neat cement grout and finished at grade with traffic-rated well boxes. The soil vapor well construction diagram is included in Appendix A.

Soil vapor sampling was performed on November 2 and 3, 2020 in accordance with the Final Work Plan and the California Department of Toxic Substances (DTSC) Advisory – Active Soil Gas Investigations (Advisory; DTSC, 2015). The soil vapor well sampling was not conducted during, or within 5 days of a significant rain event (0.5 inches or greater within a 24-hour period).

The vapor samples were collected using 1-liter Summa® vacuum canisters. Each sample train was comprised of a 1-liter Summa® sample canister, a 6-liter stainless steel Summa® vacuum canister and stainless steel manifolds and valves connected to the vapor probe using Teflon™ tubing and Swagelok® fittings. Pre-sample purging was performed using the 6-liter vacuum canister. The manifolds, filters, gauges, flow controllers and Summa® canisters were supplied by McCampbell Analytical, Inc. of Pittsburg, California (McCampbell), a California-certified laboratory. The flow controllers were pre-set by the laboratory to allow approximately 150 milliliters per minute (mL/min) flow rate.

Prior to sampling, the manifold was connected to each vapor sampling probe with the Teflon™ tubing, and a shut-in test was performed by opening the purge canister with the sample valve in the closed position. At the onset of the shut-in test, the initial vacuum and time were

recorded on field notes. The shut-in test continued for approximately 2 minutes. If the vacuum pressure remained constant, the shut-in test was considered successful (leak free).

Prior to collecting samples, a purge volume of the collection manifold and Teflon™ tubing was calculated and 3 volumes were purged. A combined tubing and manifold length of 8 feet was assumed for the purge volume calculation of the 5 feet bgs vapor monitoring probes. The purge volumes were monitored by the change in pressure, not time. The purge beginning time, initial purge canister vacuum, end time and final vacuum for each sample were recorded on vapor sampling data sheets included as Appendix C.

Subsequent to purging, the purge canister valves were closed and the sample canister valves were opened to begin sample collection. A shroud was placed over each sample train and helium gas was pumped into the shroud for the duration of sample collection in order to test for leaks in the sample train and the probe head integrity. The leak detection agent helium was continually monitored and a concentration of at least 20 percent (%) helium was maintained in the shroud. Leak detection agent concentrations in the shroud were documented on the field datasheets (Appendix C) allowing for calculation of the magnitude of atmospheric leakage should a concentration of helium be detected in sample analytical results. The Advisory allows for a maximum 5% leakage of ambient air into a sample container before the results are considered to be compromised. With a minimum of 20% helium maintained within the shroud, any helium detection over 1% in the sample would be considered compromised.

Sample collection was monitored by change in pressure in the sample canister. The sampling start time, initial sample canister vacuum, end time and final vacuum for each sample were recorded on vapor sampling data sheets (Appendix C). Sample canister valves were closed when the remaining vacuum was approximately -4 inches of mercury (in Hg). Sample canisters were not allowed to reach 0.0 in Hg, which would indicate that no vacuum remained in the vacuum canister. Following sample collection, the Summa® canister sample valves were closed, and canisters were capped.

The samples were transported under COC documentation to McCampbell to be analyzed for TPHg and VOCs using US EPA Method TO-15 and for helium, oxygen, carbon dioxide and methane using ASTM Method D-1946.

4.2.4 Investigation-Derived Waste

Investigation-derived waste (IDW) generated from the boring advancement consisted of soil cuttings. The IDW was stored in two 55-gallon drums, which were labelled and placed in a secure location pending waste profiling and proper off-Site disposal. The IDW was characterized as non-hazardous waste. The laboratory report used to characterize the waste is included in Appendix D. On December 1, 2020 the drums were removed from the Site and transported to Soil Safe's facility in Adelanto, California. The non-hazardous soil manifest is presented as Appendix E.

4.3 Analytical Results

4.3.1 Soil

Contaminant of potential concern (COPC) concentrations in soil, except arsenic, were compared to Tier 1, Residential and Construction Worker ESLs. Arsenic results were compared to the background concentration of arsenic in urbanized Bay Area soils (Duvergé, 2011). Soil analytical results, including historical data from the Phase II ESA (ACC, 2017), and ESLs are summarized on Tables 1 and 2. Select results are shown on Figure 3 and the laboratory analytical reports are provided in Appendix D. No VOCs or asbestos were detected in soil samples collected during this investigation. All detections are discussed below:

- TPHmo was detected in 34 samples collected from borings B11 through B14, B16 through B20, and B22 through B26 at concentrations ranging from 5.9 to 3,400 milligrams per kilogram (mg/kg). Two detections (in samples B13-0 and B23-0) exceeded the Tier 1 ESL of 1,600 mg/kg, which is based on terrestrial habitat, but neither exceeds Residential or Construction Worker ESLs.

- TPHd was detected in 27 samples from borings B11 through B14, B16 through B20, and B22 through B26 at concentrations ranging from 6.4 to 1,200 mg/kg. Six of these detections (in samples B12-0, B13-0, B19-0, B23-0, B23-1 and B25-0) exceed the Tier 1 and Residential ESL of 260 mg/kg, but none exceed the Construction Worker ESL.

- TPHg was detected in three samples collected from boring B23 at concentrations ranging from 0.18 to 190 mg/kg. The detection in sample B23-1 exceeds the Tier 1 ESL of 100 mg/kg, which is based on odor nuisance, but it does not exceed Residential or Construction Worker ESLs.

- The only SVOC detected was butyl benzyl phthalate, which was detected in a single sample (B15-0) at 5.3 mg/kg. There are no ESLs established for butyl benzyl phthalate, and no other SVOCs were detected in soil samples during this investigation.

- PCB-1260 was detected in two samples (B22-0 and B23-0) at concentrations of 0.041 and 0.13 mg/kg, respectively. These detections are below Tier 1 ESLs, and no other PCBs were detected in soil samples during this investigation.

- Concentrations of 14 metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, nickel, silver, vanadium and zinc) were detected in samples from borings B11 through B20 and B22 through B26. The antimony, beryllium, cadmium, chromium, mercury, and silver detections were below Tier 1 ESLs. All exceedances are discussed further below:

    - Arsenic was detected in all the samples at concentrations ranging from 2.8 to 73 mg/kg. Ten detections, from borings B12, B13, B17, B19, B23 and B25 are equal to or exceed the background concentration of arsenic in Bay Area soils of 11 mg/kg (Duvergé, 2011).

    - Barium was detected in all the samples at concentrations ranging from 65 to 1,600 mg/kg. Eight detections (in borings B12, B13, B16, B17 and B26) are equal to or exceed the Tier 1 ESL of 390 mg/kg, which is based on terrestrial habitat, but none exceeds Residential or Construction Worker ESLs.

    - Cobalt was detected in all the samples at concentrations ranging from 5.2 to 29 mg/kg. Seven of these detections (in samples B13-3, B14-3, B17-3, B19-2, B24-4.5, B26-1 and B26-2) exceed the Tier 1 and Residential ESL of 23 mg/kg, but none exceed the Construction Worker ESL.

    - Copper was detected in all the samples at concentrations ranging from 12 to 1,400 mg/kg. Two detections (in B13-0 and B25-1) exceeded the Tier 1 ESL of 180 mg/kg, which is based on terrestrial habitat, but neither exceeds Residential or Construction Worker ESLs.

    - Lead was detected in all samples at concentrations ranging from 3.6 to 870 mg/kg. Twenty-nine detections from borings B11, B12, B13, B16 through B20 and B22 through B26 are equal to or exceed the Tier 1 ESL of 32 mg/kg, which is based on terrestrial habitat. Twenty-two of these concentrations also exceed the Residential ESL of 80 mg/kg and fifteen exceed the Construction Worker ESL of 160 mg/kg.

    - Nickel was detected in all the samples at concentrations ranging from 10 to 490 mg/kg. Thirty-nine of these detections (from borings B11 through B20 and B22 through B26) exceed the Tier 1 and Construction Worker ESL of 86 mg/kg, but none exceed the Residential ESL.

    - Vanadium was detected in all samples at concentrations ranging from 29 to 82 mg/kg, which exceed the Tier 1 ESL of 18 mg/kg, based on terrestrial habitat. These concentrations do not exceed the Residential ESL of 390 mg/kg or Construction Worker ESL of 470 mg/kg.

    - Zinc was detected in all the samples at concentrations ranging from 30 to 1,200 mg/kg. Nine detections (from borings B11, B12, B13, B16, B17, B23 and B26) exceeded the Tier 1 ESL of 340 mg/kg, which is based on terrestrial habitat, but none exceeds Residential or Construction Worker ESLs.

4.3.2 Groundwater

Groundwater analytical results are summarized on Table 3 and compared to Tier 1 ESLs. Select results are shown on Figure 4, and the analytical data are provided in Appendix D.

No TPHs were detected in the grab groundwater samples. The only VOC detected was chloroform, which was detected in a single sample (B19-GW) at 1.3 micrograms per liter (µg/L). This detection exceeds the Tier 1 ESL of 0.81 µg/L, which is based on vapor intrusion, and no other VOCs were detected in groundwater during this investigation.

4.3.3 Vapor

Vapor analytical results are summarized on Table 4 and compared to Tier 1 and Residential ESLs. Select results are shown on Figure 5, and laboratory analytical reports are provided in Appendix D. All detections are discussed below:

- Helium was detected in one sample (B17-SV) at 0.11%. This detection is below 1%, and helium was not detected in any other sample; therefore, all results from this sampling event are considered valid.
- Oxygen concentrations ranged from 0.83% to 16%.
- Carbon dioxide concentrations ranged from 1.0% to 30%.
- Methane was detected in four samples (B12-SV, B17-SV, B22-SV and B23-SV) at concentrations ranging from 0.0022% to 0.75%.
- TPHg was detected in four samples (B12-SV, B16-SV, B22-SV and B23-SV) at concentrations ranging from 750 to 110,000 micrograms per cubic meter (µg/m³). The detection in B23-SV exceeds the Tier 1 ESL of 3,300 µg/m³, which is based on odor nuisance, and the Residential ESL of 20,000 µg/m³.
- VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 4-ethyltoluene, carbon disulfide, dichlorodifluoromethane and tetrahydrofuran were detected in vapor samples, but no ESLs are established for these chemicals.
- VOCs MEK, methyl isobutyl ketone (MIBK), acetone, methylene chloride, tetrachloroethene (PCE), toluene and total xylenes were detected in vapor samples at concentrations below Tier 1 ESLs.
- Benzene was detected in four samples (B12-SV, B16-SV, B17-SV and B22-SV) at concentrations ranging from 1.9 to 4.6 µg/m³. The detections in B12-SV and B22-SV exceed the Tier 1 and Residential ESL of 3.2 µg/m³.
- Chloroform was detected in eight samples (B11-SV, B12-SV, B16-SV, B17-SV, B21-SV, B22-SV, B24-SV and B27-SV) at concentrations ranging from 2.7 to 29 µg/m³. The detections in B11-SV, B12-SV, B16-SV, B17-SV, B21-SV and B22-SV exceed the Tier 1 and Residential ESL of 4.1 µg/m³.
- Ethylbenzene was detected in ten samples (B11-SV, B12-SV, B16-SV, B17-SV, B18-SV, B21-SV through B24-SV and B27-SV) at concentrations ranging from 2.2 to 54 µg/m³. The detection in B23-SV exceeds the Tier 1 and Residential ESL of 37 µg/m³.

4.3.4 Quality Assurance/Quality Control

Ninyo & Moore reviewed Eurofins and McCampbell analytical laboratory reports. All samples were submitted in accordance with US EPA analytical procedures without significant analytical testing issues. The laboratories prepared and analyzed method blanks, laboratory control spike/laboratory control spike duplicate samples and matrix spike/matrix spike duplicate (MS/MSD) samples in accordance with their internal quality control (QC) procedures. No significant issues were identified by Eurofins or McCampbell on their internal QC samples. Several samples were diluted due to either target compounds or matrix interference, so some elevated reporting limits have been provided.

Several surrogate recoveries were outside of range in the soil samples. Because these exceedances were due to dilution caused by either matrix interference or target analyte concentrations, no qualifiers were applied.

5 DATA EVALUATION

5.1 Contaminant Distribution in Soil

5.1.1 TPHs

Two detections of TPHmo (in B13-0 and B23-0) and one detection of TPHg (B23-0) exceed Tier 1 ESLs. None of these detections exceed Residential or Construction Worker ESLs.

Six detections of TPHd exceeded the Residential ESL. Most of these (B12-0, B13-0, B19-0 and B25-0) were detected in surface samples, are coincident with TPHmo detections, and display chromatographic responses that do not resemble a typical fuel pattern. This suggests they may be attributable to asphalt which covers the Site or small surface spills. The soil and soil vapor data from B23 suggest that there may have been a petroleum spill or leak in this area.

5.1.2 Metals

Of the California Title 22 metals analyzed, molybdenum, selenium and thallium were not detected in Site soil. Antimony, beryllium, cadmium, chromium, mercury and silver were detected at concentrations that do not exceed Tier 1 ESLs. Barium, copper, vanadium and zinc were detected at concentrations that exceeded Tier 1 ESLs but were below Residential and Construction Worker ESLs.

Arsenic was detected in six borings (B12, B13, B17, B19, B23 and B-25) at concentrations equaling or exceeding the background level of 11 mg/kg established for urbanized soil in the Bay Area (Duvergé, 2011). Most of these detections are in the top foot (B12-0, B12-1, B17-0, B19-1, B23-0 and B25-1) and at or near the background concentration, ranging from 11 to 14 mg/kg. Soil from B13 showed arsenic at all depths sampled (0, 1, 2 and 3 feet bgs) at concentrations ranging from 14 to 73 mg/kg, indicating a localized impact in that location.

Cobalt was detected in five borings (B13, B17, B19, B24 and B26) at depths ranging from 1 to 4.5 feet bgs at concentrations exceeding the Tier 1 and Residential ESLs. The distribution and depth of these exceedances suggest that they may be due undocumented fill imported to the Site.

Elevated lead concentrations, exceeding Residential and/or Construction Worker ESLs, were detected in shallow soil in various locations (borings B1, B3, B10 through B13, B16, B17, B18, B20, B22, B23, B25 and B26) across the Site. We note that all of these exceedances occurred at depths between the surface and 2 feet bgs, suggesting surface source(s) or possibly a second undocumented imported fill event. We note elevated concentrations extended to 2 feet bgs in the northern and western portions of the Site, while elevated concentrations in the central and southern portions of the Site extended to only 1 foot bgs, and concentrations in the eastern part of the Site did not exceed Residential or Construction Worker ESLs.

Nickel was detected at concentrations exceeding Construction Worker ESLs in all borings except for B3. While these elevated detections were observed in samples from the surface to 8 feet bgs, they were typically found between depths of 2 and 5 feet bgs. The distribution across the entire Site and depth of these exceedances suggest that they may be due undocumented fill imported to the Site or be naturally occurring.

5.1.3 VOCs, SVOCs, PCBs and Asbestos

No VOCs, SVOCs or PCBs were detected at concentrations exceeding Tier 1 ESLs, and asbestos has not been detected in Site soil.

5.2 Contaminant Distribution in Groundwater

TPHs have not been detected in Site groundwater. VOCs acetone, MEK and TBA were detected in the grab groundwater sample from boring B8, but concentrations did not exceed Tier 1 ESLs.

Chloroform has been detected in groundwater from borings B3, B4 and B19. Two of these detections, in B3 and B19, exceed Tier 1 ESLs.

5.3 Contaminant Distribution in Soil Vapor

5.3.1 TPHg

One detection of TPHg (B23-SV) exceeded Tier 1 ESLs and Residential ESLs. The soil and soil vapor data from B23 suggest that there may have been a petroleum spill or leak in this area.

5.3.2 VOCs

VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, MEK, 4-ethyltoluene, MIBK, acetone, carbon disulfide, dichlorodifluoromethane, methylene chloride, PCE, tetrahydrofuran, toluene and total xylenes were detected in soil vapor samples, but concentrations were either below Tier 1 ESLs or the chemicals do not have established ESLs.

Benzene was detected in soil vapor probes B12, B16, B17 and B22, which are located in the northwestern portion of the Site. The detections in B12 and B22 exceeded Tier 1 and Residential ESLs.

Ethylbenzene was detected in borings B11, B12, B16, B17, B18, B21 through B24 and B27, but only the detection in B23 exceeded Tier 1 and Residential ESL. B23 is located in the southwestern part of the Site and TPH detections in soil and soil vapor were noted at this location.

Chloroform was detected in borings B11, B12, B16, B17, B21, B22, B24 and B27, similar to the distribution for ethylbenzene. The detections in borings B11, B12, B16, B17, B21 and B22 exceeded Tier 1 and Residential ESLs. With the exception of B21, these are all located in the northwestern portion of the Site.

6 CORRECTIVE ACTION OBJECTIVES

The primary corrective action objectives are to remove and/or cap impacted soils and to mitigate vapor intrusion concerns at the Site to allow for residential redevelopment. COPCs and proposed cleanup goals are provided below.

6.1 Contaminants of Potential Concern

The following (see table below) are considered COPCs for the Site because they exceed applicable ESLs or background concentrations, as discussed above in Sections 5.1, 5.2 and 5.3:

COPC	Affected Medium	Applicable Exceedance
TPHd	Soil	Residential ESL
Arsenic	Soil	Background Concentration
Cobalt	Soil	Residential ESL
Lead	Soil	Residential and/or Construction Worker ESL
Nickel	Soil	Construction Worker ESL
Chloroform	Groundwater	Tier 1 ESL
Chloroform	Vapor	Residential ESL
Benzene	Vapor	Residential ESL
Ethylbenzene	Vapor	Residential ESL

6.2 Proposed Cleanup Goals

For soil remediation via removal, we propose to use the Residential ESLs as the remediation cleanup goals, with the exception of arsenic and nickel. Arsenic was reported above the ESL in every sample analyzed. Arsenic naturally occurs in soil throughout the region at concentrations which typically exceed the ESL of 0.067 mg/kg. Therefore, for the arsenic cleanup goal, we propose to use the established background level of 11 mg/kg in Bay Area soils (Duvergé, 2011). For nickel, we propose to use the Construction Worker ESL, which is also the Tier 1 ESL.

Proposed cleanup goals for soil are shown in the table below.

COPC	Proposed Cleanup Goal
TPHd	260 mg/kg
Arsenic	11 mg/kg
Cobalt	23 mg/kg
Lead	80 mg/kg
Nickel	86 mg/kg

The only COPC in groundwater is chloroform. Two detections exceed the Tier 1 ESL, which is based on vapor intrusion concerns, and vapor intrusion to indoor air will be mitigated as discussed below. The detected concentrations are well below the maximum contaminant level (MCL) Priority of 80 μg/L listed in the ESL Summary Tables (RWQCB, 2019), and there is no complete exposure pathway as Site groundwater will not be used for drinking or irrigation. Therefore, no corrective action for groundwater is proposed.

To address the COPC concentrations in soil vapor, mitigation strategies will be implemented in accordance with ACDEH's Decision Matrix for Vapor Intrusion Mitigation and Migration Controls (ACDEH Decision Matrix, Appendix F). As such, no remediation or cleanup goals are proposed herein.

7 CORRECTIVE ACTIONS

Excavation is proposed to remove COPC-impacted soil that exceeds the proposed soil cleanup goals as described below. If post-excavation soil concentrations exceed the soil cleanup goals, a cap in the form of building slab, hardscaping, and/or a clean-fill barrier may be implemented as necessary. As discussed above, no groundwater corrective action is warranted. Soil vapor mitigation is planned per the ACDEH Decision Matrix and may include a vapor barrier, vapor intrusion mitigation system (VIMS) and/or trench dams.

Once building design plans are finalized, a Remedial Action Plan will be prepared to detail the remedial options selected to address the COPC impacts to soil, and a Basis of Design Report will be prepared to document the selected vapor mitigation strategies.

7.1 Soil Excavation

7.1.1 Shallow Soil Removal

Soil excavation will be performed to remove areas impacted with COPCs at concentrations exceeding cleanup goals. The plan is to remove at least 2 feet of soil across the Site. Some areas may be deeper, such as elevator shafts, utility trenches and landscaped areas. This is designed to remove the TPHd, lead, arsenic, cobalt and nickel in shallow soils that will be encountered by construction crews across the Site.

Excavation, soil stockpiling, and truck loading will be performed using heavy equipment which may include a rubber-tire backhoe, track excavator, and loader. Excavation will continue horizontally and vertically until reaching the limits described above.

Soils will either be stockpiled following excavation or they may be pre-characterized for disposal and directly loaded and transported to an appropriate facility. On-Site soil reuse is not anticipated. All soil stockpiles will be stored on Site on a plastic liner. Stockpile construction, management, and sampling procedures are discussed further in Section 7.1.3 below.

7.1.2 Excavation Confirmation Soil Sampling

Based on the extensive soil data collected during October and November 2020, no additional confirmation sampling is proposed as shallow soil is thoroughly characterized across the Site and measures described below will be undertaken to ensure Site workers do not encounter COPC-impacted soils at concentrations above Construction Worker ESLs.

7.1.3 Stockpile Construction, Management, and Sampling

Excavated soil will be stockpiled on 10-mil thick plastic liners in designated areas on Site. The stockpiles will be covered with 6-mil thick plastic liners secured with sandbags at all times when the stockpiles are not being added to or off-hauled. A berm will be constructed around the base of the stockpiles to impede water from draining out of the excavated soil and onto the surrounding soil surface. The berm will be constructed by placing straw waddles beneath the 10-mil plastic liner around the perimeter of the stockpile areas.

The soil stockpiles will be sampled at a frequency acceptable to the disposal facilities and may be composited by the laboratory. Stockpile samples will be analyzed for TPHs using EPA Method 8015M, VOCs by EPA Method 8260B, and Title 22 metals using EPA Method 6010B/7471A. Analytical results will be used for waste profiling purposes. Additional analysis may be required for disposal profiling as determined by the receiving facility. The soil will be transported to an appropriate disposal facility upon receipt and review of the disposal-profile analysis.

7.1.4 Backfilling Excavations

After the proposed excavation extents have been reached, marker bed of consisting of a geosynthetic liner will be placed at the base of the excavation, and the excavation will be backfilled using 6 inches of imported clean fill. Imported clean fill material will be sampled and analyzed in accordance with ACDEH's *Soil Import/Export Characterization Requirement*, dated August 1, 2018 and revised August 9, 2019, to ensure it is suitable for use as backfill material on Site. Analytical results and background information for the proposed imported fill material source(s) will be submitted to ACDEH for review and approval prior to use as backfill material and will also be presented in a Remedial Action Completion Report.

7.2 Durable Cover

Durable cover may be used if residual soil concentrations following excavation exceed the proposed cleanup goals presented in Section 6.2. Durable cover may consist of building

foundations, hardscaping, or clean fill. In areas where durable cover is used, a geosynthetic liner may be placed at the base of the excavation denoting areas where impacted soil remains at concentrations exceeding the cleanup goals.

7.2.1 Land Use Covenant

If residual concentrations in shallow soils exceed Residential ESLs or the cleanup goal for arsenic and a durable cover is installed, a Land Use Covenant (LUC) will be put in place as an administrative control. The LUC will require the approval of the ACDEH prior to altering the hardscape, excavating, or disturbing earth on Site.

7.2.2 Building Foundations and Hardscape

In areas where buildings or hardscape in the form of pavement or concrete are proposed, they will operate as a physical barrier to prevent residents and commercial visitors from physically contacting impacted soil.

7.2.3 Clean Fill

In areas proposed for landscaping or other uses without hardscape where soil concentrations exceed cleanup goals, a minimum of 3 feet of clean fill, above a geosynthetic liner will be used as durable cover.

7.3 Vapor Intrusion Mitigation

Based on the ACDEH Decision Matrix (Appendix F), this Site is considered a Low Vapor Intrusion Risk, and measures to mitigate soil vapor impacted by VOCs such as a VIMS may be installed. A VIMS typically includes a vapor barrier integrated into the building slab and foundation and vapor vent piping to redirect soil vapors and discharge from vents above the building's roof. Permitting with the Bay Area Air Quality Management District (BAAQMD) and routine vapor sampling and reporting may be required.

Utility-trench dams may also be installed to inhibit soil-vapor migration through relatively permeable trench backfill. Trench dams are commonly constructed of a bentonite-soil mixture or a sand-cement slurry. The dams should extend at least 3 feet from the building perimeter and at least six inches above the bottom of the perimeter footing to the base of the trench.

8 COMMUNITY PROTECTION

The following section discusses the measures that will be undertaken to protect the neighboring community during building demolition, remedial activities, and Site redevelopment. These measures will be detailed in a Soil and Groundwater Management Plan (SGMP), which will be submitted under separate cover.

8.1 Soil and Groundwater Management Plan Applicability

As discussed above, a SGMP will be prepared that provides the protocol for the following construction activities that may encounter Site residual COPC concentrations:

- Building demolitions
- Trenching, excavation and grading
- Subsurface utility installation
- Building foundation construction
- Hardscapes

8.2 General Risk Management Construction Protocols

During construction, the contractor will minimize dust generation, storm-water runoff and tracking of soil off Site. The general risk management construction protocols are described below.

8.2.1 Pre-Construction Planning and Notification

Before beginning construction activities that involve subsurface intrusion (for example, grading, foundation construction, excavating or utility trenching), information about the Site risk management procedures, including a copy of the SGMP, will be provided to the contractors for their review, and each contractor will provide such information to its subcontractors.

8.2.2 Site-Specific Health and Safety Worker Requirement

A HASP will be prepared to establish health and safety procedures for personnel working on Site. The HASP will be in accordance with Federal and State of California Occupational Safety and Health Administration (OSHA) standards.

The contractor will prepare their own HASP and will maintain the responsibility for the health and safety of their employees and subcontractors. The contractor's HASP will contain

provisions for minimizing chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures and standard safety protocols. Contractors working at the Site will determine the requirements for worker training based on the level of expected soil contact associated with the workers' activities.

8.2.3 Site Control

The Site will be secured with a fence and a locked gate. Access to the Site will be limited by the contactor to authorized personnel. Site control procedures will be employed by the contractor to control the flow of personnel, vehicles and materials in and out of the Site. Signs will be posted at all Site entrances by the contractor instructing visitors to sign in at the project support areas.

8.2.4 Traffic Control

The contractor will employ traffic management measures at the Site to provide for the safety of on-Site personnel, to help facilitate concurrent construction activities with any remediation activities, so that they do not adversely affect or compromise safe traffic flow at the Site, and to limit the disruption of existing traffic flow on local motorways.

8.2.5 Dust Control and Air Monitoring

The contractor will use effective means of dust and erosion control to minimize the generation of dust and erosion associated with excavation, truck and vehicle traffic onto and off of the Site and the effects of ambient wind dispersing exposed soil. Work such as clearing, demolition, excavation and grading operations, construction vehicle traffic on unpaved ground and wind blowing over disturbed soil surfaces may generate dust and particulate matter whenever exposed soil surfaces are dry. The contractor will minimize dust emissions to the maximum extent possible. The contractor will implement dust control measures in accordance with BAAQMD rules and regulations.

Dust control measures to be used as necessary at the Site will include several of the following:

- Providing equipment and staffing during normal working hours for watering of all exposed or disturbed soil surfaces sufficient to suppress dust plumes
- Covering or wetting of stockpiles of debris, soil, sand or other materials that can be blown by the wind
- Misting or spraying water while excavating soil and loading transportation vehicles

- Minimizing drop heights while loading or unloading excavated soil
- Wetting inactive portions of the Site that have exposed soil surfaces or treating these areas with an approved dust suppressant

Air monitoring will be performed during all Site activities in which impacted or potentially impacted materials are being disturbed or handled. Prior to mobilization, action levels will be developed for particulates and/or COPCs in accordance with OSHA and BAAQMD regulations. During soil excavation and grading activities, real-time air monitoring will be conducted within the exclusion zone and at work area boundaries.

An air monitoring/health and safety professional will be present, whose responsibilities will include:

- Monitoring total dust levels in the exclusion zone and at property boundaries, in the up- and down-wind directions.
- The Site air monitoring professional will have the authority to stop work in the event that on-Site activities generate dust levels that exceed Site or community action levels. The air monitoring professional will also monitor on-Site wind direction and speed to identify conditions that require cessation of work, such as wind speeds that result in visible dust emissions, despite the application of dust mitigation measures.
- Assuring that all real-time aerosol monitors and air samplers are properly calibrated and in good working condition. The air-monitoring professional will check the equipment approximately every 30 minutes during active soil excavation or grading.

8.2.6 General Protective Measures

The following protocols will be followed during Site work:

- All excavating, trenching and grading will be conducted according to OSHA regulations.
- Trenches and excavations 5 feet or deeper will be sloped, shored or benched.
- Open trenches and excavations will be inspected daily for readily observable indications of possible cave-ins, hazardous atmosphere or other hazardous conditions.
- If readily observable conditions are noted that could result in cave-in, hazardous atmosphere or other hazardous condition, potentially exposed workers shall be removed from the area until the necessary precautions have been taken to address the concern.
- Trenches and excavations will be protected with adequate barriers or physical protection.
- Soil stockpiles will not be stored within 2 feet of a trench or excavation.

- Where oxygen deficiency (atmospheres containing less than 19.5% oxygen) or a hazardous atmosphere exists or could reasonably be expected to exist, the atmosphere will be tested before workers enter the work area.
- Workers shall not work in excavations or trenches where there is standing or accumulating water, unless adequate precautions are implemented to mitigate the hazards posed by the accumulation.
- Workers will wash hands thoroughly after handling Site soil or groundwater even if they were wearing protective gloves.

9 LIMITATIONS

The environmental services described in this CAP have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this CAP. Variations in Site conditions may exist and conditions not observed or described in this CAP may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this CAP, are based on limited subsurface assessment and chemical analysis. Further assessment of potential adverse environmental impacts from past on-Site and/or nearby use of hazardous materials may be accomplished by a more comprehensive assessment. The samples collected and used for testing, and the observations made, are believed to be representative of the area(s) evaluated; however, conditions can vary significantly between sampling locations. Variations in soil and/or groundwater conditions will exist beyond the points explored in this evaluation.

The environmental interpretations and opinions contained in this CAP are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the subject Site. The testing and analyses have been conducted by an independent laboratory which is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed Site conditions. It should be understood that the conditions of a site could change with time as a result

of natural processes or the activities of man at the subject Site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this CAP may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

This CAP may be relied upon by, and is intended exclusively for the client. Any use or reuse of the findings, opinions, and/or conclusions of this CAP by parties other than those listed above is undertaken at said parties' sole risk.

Accordance with generally accepted principles and practices. This warranty is in lieu of all other warranties either expressed or implied. Test findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. Opinions provided herein apply to the currently available data, and existing and reasonably foreseeable conditions at the time of this investigation. They cannot apply to changes in Site conditions of which this office is unaware or has not had the opportunity to evaluate. Soil samples are collected from a small “representative area of soil”, these samples are assumed to represent the chemical makeup of the general area, and as such there may be variations in adjacent soils. To further reduce the clients’ liabilities, additional samples may be collected and analyzed to lower the possibility of generalizing the conditions and/or not locating an area of impacted soils at the Site. Changes in conditions at the property may occur with time due to natural processes or works of man on the property or adjacent properties. Specifically, the property is still under active use and chemicals may be applied to the property between the date of this CAP and property redevelopment.

Changes in applicable standards may also occur as a result of legislation or broadening of knowledge. Accordingly, findings of this CAP may be invalidated, wholly or in part, by changes beyond our control.

10 REFERENCES

ACC Environmental Consultants (ACC), 2016. *Phase I Environmental Site Assessment Report, 2227-2257 International Boulevard & 2236 East 12th Street, Oakland, California, 94606*. November 15.

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DTSC, 2015. *Advisory – Active Soil Gas Investigations*. July.

Duvergé, 2011. *Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region*. December.

Ninyo & Moore, 2020a. *Work Plan for Supplemental Phase II Environmental Site Assessment, Ancora Place, 2227-2257 International Boulevard and 2236 East 12th Street, Oakland, California, Site Cleanup Program Case No. RO0003403.* May 14.

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Ninyo & Moore, 2020c. *Final Work Plan for Supplemental Phase II Environmental Site Assessment, Ancora Place, 2227-2257 International Boulevard and 2236 East 12th Street, Oakland, California, Site Cleanup Program Case No. RO0003403.* September 28.

San Francisco Bay Regional Water Quality Control Board (RWQCB), 2019. ESL Summary Tables, San Francisco Bay Regional Water Quality Control Board (Rev.2).

TABLES

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APPENDIX A

Boring Logs and Soil Vapor Well Construction Diagram

APPENDIX B

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Soil Vapor Sampling Data Sheets

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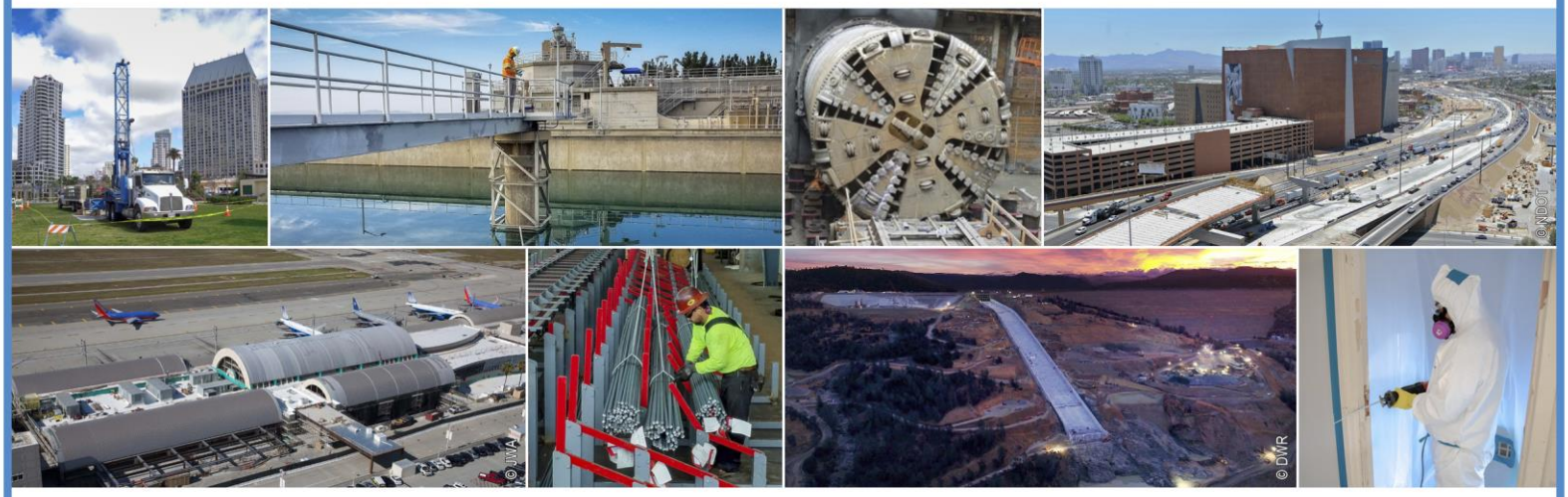
Laboratory Analytical Reports

APPENDIX E

Waste Disposal Manifest

APPENDIX F

ACDEH Decision Matrix for Vapor Intrusion Mitigation and Migration Controls



2020 Challenger Drive, Suite 103 | Alameda, California 94501 | p. 510.343.3000

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ENVIRONMENTAL
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An Employee Owned Company

November 15, 2016

Mr. Adam Kuperman
Satellite Affordable Housing Associates ("SAHA")
Alcatraz Avenue
Berkeley, CA 940

RE: Phase I Environmental Site Assessment Report
2227-2257 International Boulevard & 2236 East 12th Street
Oakland, California, 94606
Project Number: 9910-004.00

Dear Mr. Kuperman,

ACC has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the property identified as 2227-2257 International Boulevard & 2236 East 12th Street, Oakland, California (Subject Property). This Phase I ESA was requested by Satellite Affordable Housing Associates (SAHA) (Client). This purpose of this Phase I ESA was to assess the Subject Property for Recognized Environmental Conditions as defined by ASTM standard E 1527-13.

This Phase I ESA has identified evidence of Recognized Environmental Conditions, as discussed in the Executive Summary and the report narrative.

Thank you for choosing ACC to perform this Phase I ESA. If you have any questions regarding this report please contact (510)-638-8400 x 118 or kbunting@accenv.com.

Sincerely,

Kimberly Bunting
Staff Geologist

A·C·C
ENVIRONMENTAL
CONSULTANTS
An Employee Owned Company

Phase I Environmental Site Assessment

November 15, 2016

Subject Property:

2227-2257 International Boulevard & 2236 East 12th Street
Oakland, California 94606

Prepared For:

Satellite Affordable Housing Associates
Mr. Adam Kuperman
Alcatraz Avenue
Berkeley, California, 94015

ACC Project Number: 9910-004.00

Northern California: 7977 Capwell Drive, Suite 100 • Oakland, CA 94621 • (510) 638-8400 • Fax (510) 638-8404
Southern California: 1055 Wilshire Blvd., Suite 1450, Los Angeles, CA 90017 • (213) 353-1240 • Fax (213) 353-1244

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EXECUTIVE SUMMARY

ACC has performed a Phase I ESA in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the property identified as 2227-2257 International Boulevard & 2236 East 12th Street in Oakland, California (Subject Property). Exceptions to, or deletions from, this practice are described in Section 1.4.

The earliest record reviewed during this assessment was an 1897 historical topographical map depicting the Subject Property as developed with multiple structures. In 1903, the Subject Property was developed with four one-story commercial buildings (2236 East 12th Street & 2245 to 2253 International Boulevard) and two vacant parcels of land (2227 & 2257 International Boulevard).

By 1911, the Subject Property was redeveloped with six one-story commercial buildings (2227 and 2245-2253 International Boulevard and 2236 East 12th Street), a one-story residential dwelling (2247-2253 International Boulevard), and a two-unit residential dwelling (2257 International Boulevard).

By 1950, the one-story commercial building (2227 International Boulevard) was redeveloped with the current one-story commercial building. The two commercial buildings (2236 East 12th Street) were demolished and redeveloped into the current paved storage yard. The one-story commercial building (2245 International Boulevard) was redeveloped with the current one-story commercial building. The residential dwelling (2247-2253 International Boulevard) was demolished. The two-unit residential dwelling was redeveloped with the current two-story commercial building (2257 International Boulevard).

Two commercial buildings (2247-2253 International Boulevard) were demolished by 1964 and redeveloped into the current paved storage yard.

Historical Subject Property occupants include:

Address	Years	Occupant
2227 International Boulevard (APN: 020-0107-005-01)	1897	Vacant Parcel
	1911	Cleaning and dyeing facility
	1920 to 1925	Elgin W G Sheet Metal Works
	1928	Myrtle V D Co
	1933	Otto Gall Furniture Maker
	1938	Dalton S House Wrecking
	1945	Water Heater Sales & Service
Current Structure	1950 to 1952	Wes Kahl Plumber Supplies
	1953	Non-descript storefront and plumbing facility
	1955 to 1986	House of a Thousand Bargains
	1957 to 1969	Plumbing Facility
	1957 to 1969	Auto Painting Facility
	1980	Acorn Plumbing Inc.
	2006	Bay Star Roofing

	Present	Iglesia Mision Evangelica del Principe de Paz & Sam Jin Roofing
2236 East 12th Street & 2245 International Boulevard (APN: 020-0106-001)	1903 to 1911	Carriage Painting Facility with Paint Mill
2236 East 12th Street Current Storage Yard	1950	Bill Ott Auto Supply
	1955 to 2013	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2245 International Boulevard (APN: 020-0106-002)	1911 to 1915	Sheet metal works with tin shop and paint shed
	1925 to 1938	Drewes E C Saw Repair
	1943	Edna Rhoades glass dealer
	1945 to 1950	Faye's Glass Co
Current Structure	1950 to 1952	Non-descript storefront
	1953	Furniture warehouse
	1955	Republic Flooring Co
	1957 to 1969	Furniture & Piano Refurnishing Facility
	1962 to 2000	Chas & Louis Angeja refurnishing
	1970 to 1980	Viking Furniture Finishing
	1986	Ron Bepler Furniture Service Co
	2013	Oscar Olivares Office
	Present	Pac Man Beat Shop & Sam Jin Roofing Sales
2247-2249 International Boulevard (APN: 020-0106-003-01)	1903 to 1911	Machine shop
	1920 to 1925	New French Dry Cleaners & Dyers
	1925 to 1928	Chas Christophe Cleaning & Dying
	1943 to 1955	Emerick Sheet Metal & Gas Appliances Co
	1953	Sheet metal works
Current Storage Yard	1964 to 1980	California Motor Rental Systems
	Present	Sam Jin Roofing Material Storage Yard
2253 International Boulevard (APN: 020-0106-003-01)	1903	Laundry
	1925	Chris Nelson Paints & Wallpaper
	1950	Quinn Gadget Shop
	1950 to 1952	Non-descript storefronts
	1953 to 1962	Carpet warehouse/sewing facility: Carpet Specialists
Current Storage Yard	1964	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2257 International Boulevard (APN: 020-0106-005)	1897	Vacant
	1911 to 1943	Private Residences
Current Structure	1925	Tanner Express
	1943	Antonio Moreno billiards
	1945	Hanson Plumbing & Heating Service
	1945 to 1950	MacArthur Poultry Shop
	1950	Harry's Real Texas Chili
	1950 to 1955	UPC Society
	1950 to 1962	Duffer Radio & TV Service Center
	1952	Carpet warehouse/sewing facility
	1952 to 1986	Leo's Bonbonniere Chocolates & Candy Kitchen

	1953 to 1969	Non-descript storefronts
	1955	Dee's TV Service
	1955	Attorney's & Accountant Offices
	1962	Modern Service Co
	1962 to 1970	Max Taylor Insurance Agent
	1980	Western College of Electronics
	1980	Western Trucking Co
	1982	DTR Rentals
	Present	Sam Jin Roofing & Private Residences

This assessment has revealed evidence of Recognized Environmental Conditions (RECs) at the Subject Property.

REC: On-Site/Off-site Historic Site Use: The Subject Property has been occupied by various facilities indicative of hazardous materials storage, use and generation from at least 1903 to 1969. These facilities included dry cleaning and dyeing facilities, metal and machine shops, and painting facilities. In addition, historic site use of adjacent properties includes equipment rental companies, auto body and repair shops, and gasoline stations.

ACC's opinion is that based on available data, and proposed redevelopment, a potential vapor intrusion condition at the Subject Property cannot be ruled out at this time, and that subsurface sampling is warranted to assess soil and groundwater conditions at the Subject Property.

Non-Scope Considerations: Based on the age of the buildings, ACC recommends an asbestos-containing building materials (ACBM) survey and a lead-based paint (LBP) survey if building materials are to be demolished or disturbed.

Common ACBMs include flooring and associated adhesive; baseboard and baseboard adhesive; carpet adhesive; leveling compound; drywall, joint and/or texturing compounds; ceiling tiles; roofing felts; roof patching compounds; and mechanical/boiler system insulation. Federal regulations require that potential ACBMs be sampled and analyzed for the presence of asbestos prior to any renovation or demolition activities that disturb such materials (40 CFR Part 61).

The Subject Property building was constructed prior to 1978 and should be assumed to contain lead-based paint (LBP) based on current regulations. A lead-based paint survey performed by a state-certified Lead Inspector is recommended if painted surfaces are to be disturbed.

1.0 INTRODUCTION

On behalf of Satellite Affordable Housing Associates (SAHA) (Client), ACC Environmental Consultants, Inc. (ACC) performed a Phase I Environmental Site Assessment (ESA) of the property identified as 2227-2257 International Boulevard & 2236 East 12th Street in Oakland, California (Subject Property).

1.1 Purpose

This purpose of this Phase I ESA was to assess the Subject Property for recognized environmental conditions (RECs), which are defined by ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

1.2 Scope of Services

ACC conducted the following:

- A search of regulatory records and files for the Subject Property, neighboring properties, and nearby sites of environmental concern to assess whether any adverse environmental conditions have impacted, or has the potential to impact the Subject Property.
- A review of historical sources including historical aerial photographs, historical topographic maps, historic city directories and historical fire insurance maps.
- A review of physical setting sources including the USGS 7.5 minute topographic maps, as well as geology, hydrogeology, and soil maps of the Subject Site and vicinity, as deemed appropriate.
- A review of the current title report for the Subject Property (if provided by the Client), and copies of all previous environmental site investigations performed at the property (if applicable and available).
- A site reconnaissance to visually assess the potential for RECs in connection with the Subject Property.
- Interviews of regulatory agencies and available persons familiar with the Subject Property.

1.3 Limitations

A Phase I ESA cannot wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this Phase I ESA is intended to reduce uncertainty regarding the potential for RECs in connection with the Subject Property within reasonable limitations of time and cost. There is a point at which the cost of information obtained or the time frame required to

gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of real estate transactions.

Conducting a Phase I ESA alone does not provide a landowner with CERCLA liability protection. Landowners who want to qualify as bona fide prospective purchasers or contiguous property owner must comply with all of the statutory requirements identified in CERCLA Section 107(r) and 107(q). Continuing obligations must be satisfied to maintain liability protection under CERCLA for innocent landowners, bona fide prospective purchasers, and contiguous property owners. Continuing obligations start on the date that a landowner acquires title to a property. The landowner must: 1) comply with land use restrictions and institutional controls; 2) take "reasonable" steps with respect to hazardous substances releases; 3) provide full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; 4) comply with information requests and administrative subpoenas; and 5) provide all legally required notices.

The site reconnaissance was limited to a visual observation of the Subject Property. ACC shall not be responsible for areas covered by parked vehicles, overgrown vegetation, and/or other obstacles (heavy furniture, trash bins, miscellaneous stored items, etc.) preventing access or visual observation at the time of the site reconnaissance. Per ASTM Standard Practice E1527-13 it is not necessary to look under floors, above ceilings or behind walls.

As is the case with any investigation of limited scope, site conditions may vary from those observed and witnessed on the date of the site reconnaissance. The possibility of the discovery of the presence of hazardous substances that are not anticipated and/or were neither witnessed nor identified on the date of the site reconnaissance cannot be completely eliminated. ACC cannot offer any form of warranty and/or guarantee that the Subject Property does not contain hazardous substances and/or conditions per the results of performing this Phase I ESA. Because regulatory criteria change over time, potential concentrations of contaminants presently considered not significant may in the future fall under more stringent regulatory standards that require remediation.

Based on ASTM standard E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the minimum search distance for potential vapor intrusion by a release of petroleum products is 528 feet (1/10 mile) and the minimum search distance for potential vapor intrusion by other chemicals is 1,760 feet (1/3 mile).

1.4 Project-Specific Limitations and/or Deviations

This assessment did not include any testing or sampling of materials, including soil, water, soil vapor, air or building materials. ACC did not evaluate the purchase price for the Subject Property.

1.5 Significant Assumptions

No significant assumptions were made during this Phase I ESA.

1.6 User Reliance

Reliance upon this report by any parties other than the Client is unauthorized unless expressed written consent is obtained from the Client and ACC.

2.0 SITE DESCRIPTION

The Subject Property is located along the southern portion of International Boulevard in Oakland, California (APNs: 020-0107-005-01, 020-0106-001, 020-0106-002, 020-106-003-01, & 020-106-005). The Subject Property is accessible from International Boulevard to the north.

The Subject Property consists of five adjacent parcels of land totaling approximately 38,475-square feet and developed with three one-story commercial buildings and paved areas.

Utilities including electricity and gas are provided by Pacific Gas & Electric. Water and sewer service is provided by East Bay Municipal District (EBMUD).

3.0 USER PROVIDED INFORMATION

ACC contacted the client via a user questionnaire with regard to environmental liens, activity and use limitations, specialized knowledge of environmental conditions, and commonly known or reasonably ascertainable information. A completed user questionnaire was returned to ACC on October 17, 2016. A copy of the user questionnaire is included in Appendix A.

3.1 Title Report

A Title Report was not provided to ACC for review.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

The User provided no information with regard to environmental liens or AULs in connection with the Subject Property.

3.3 Specialized Knowledge

The client plans to redevelop the Subject Property as affordable housing.

3.4 Commonly Known or Reasonably Ascertainable Information

Any commonly known or reasonably ascertainable information available to ACC has been incorporated into this report.

3.5 Valuation Reduction for Environmental Issues

ACC did not evaluate the purchase price for the Subject Property.

3.6 Owner, Property Manager, and Occupant Information

The current owners of the Subject Property are Mr. Hong Rae Cho and Mrs. Won Ae Cho.

3.7 Previous Environmental Reports

Ms. Diane Crowe, a representative for Sam Jin Roofing, provided a previous Phase I Environmental Site Assessment performed for the Subject Property and adjacent property by Basics Environmental, Inc. and dated 2003.

According to the previous report, a citizen's complaint was issued on September 5, 1986, regarding the use of diesel fuel to kill weeds along the front of a retail storefront utilized as a chocolate bakery (2259 International Boulevard) and located on the Subject Property. Alameda County Environmental Health Services (ACEHS) confirmed diesel fuel had been spilled onto the soils in front of the building. Subsequently, the soil was required to be excavated and disposed at that time. Based on a follow up complaint, only a portion of the impacted soil had been removed and replaced with sand. No other information regarding this incident was available.

In addition, small amounts of hazardous materials including paint lacquer, sealer, and lacquer thinners were stored and used at the former Charles Angeja's Refinishing facility (2245 International Boulevard), formerly located at the Subject Property from 1985 to 1991.

No significant storage or use of hazardous materials was noted at the Subject Property during the site reconnaissance in 2003.

The previous report also stated one 10,000-gallon gasoline UST and 550-gallon waste oil UST were removed from the adjacent property to the south (2250 East 12th Street) in 1989 and one 15,000-gallon split diesel and gasoline UST was removed in May 1996.

Two soil samples and one groundwater sample were analyzed for TPH-g and BTEX to investigate the 10,000-gallon gasoline UST. No detectable amounts of TPH-g and BTEX were detected within the soil and grab water samples collected. Two soil samples were collected within the bottom of the waste tank pit and analyzed for TPH-mo, BTEX, and VOCs. TPH-mo was detected at 20 mg/kg. No other detectable amounts or significant amounts of TPH-mo, BTEX, or VOCs were detected within the samples.

Six soil samples and one grab water sample were collected within the bottom of the 15,000-gallon tank pit, dispenser, and stockpiled soil in 1996. No detectable amounts of TPH-g, BTEX, or MTBE were detected within soil and grab water samples. TPH-d was detected in shallow soil below the dispenser at 813 mg/kg.

Three additional soil borings were advanced around the tank pit and dispenser to further evaluate impacts to the subsurface in July 1996. One soil sample collected at 8 ft bgs below the dispenser detected TPH-d at 320 mg/kg. The groundwater sample collected under the former dispenser detected MTBE at 13 ug/L. No other constituents were detected above laboratory detection limits. No further action was given for the UST in September 1996.

4.0 RECORDS REVIEW

ACC contracted Environmental Data Resources, Inc. (EDR) to research available environmental records and historical data for the Subject Property based on ASTM Standard Practice E1527-13. A complete list of searched records and databases, as well as search distances, is attached as Appendix B. The search distances provided by EDR are in accordance with ASTM Standard Practice E1527-13 and AAI guidelines.

The database search by EDR revealed 60 mapped sites within a one-eighth mile radius of the Subject Property. The Subject Property and nearby properties of potential concern are discussed below.

4.1 Summary of EDR Records for Subject Property

Site Name: New French Cleaners & Dyers
Site Address: 2247 East 14th Street, Oakland

Discussion: This site is listed on the EDR Hist Cleaner database and formerly located at the Subject Property. The site is listed as being occupied by New French Cleaners & Dyers and used as a cleaners, dyers and pressers in at least 1925.

4.2 Adjacent and Nearby Properties of Potential Concern

Site Name: Contractor Equipment Rental
Site Address: 2250 East 12th Street, Oakland
Gradient Direction: Down/Cross Gradient

Discussion: This site is listed on the LUST database and located nearby to the south. The site is listed as generating off-specification, aged, or surplus organics, unspecified oil-containing waste, and aqueous solution with total organic residues less than 10 percent from at least 1994 to 1996.

For more information see Section 3.7. No currently available information indicates that this site has impacted the Subject Property.

Site Name: DTR Truck Rentals
Site Address: 2250 East 12th Street, Oakland
Gradient Direction: Down/Cross Gradient

Discussion: This site is listed on the Alameda County CS, FINDS, ECHO, RCRA-SQG, and HAZNET databases and located nearby to the south. The site is listed as generating off-specification, aged, or surplus organics, unspecified oil-containing waste, and aqueous solution with total organic residues less than 10 percent from at least 1994 to 1996. No currently available information indicates that this site has impacted the Subject Property.

Site Name: Action Rentals
Site Address: 2250 East 12th Street, Oakland
Gradient Direction: Down/Cross Gradient

Discussion: This site is listed on the SWEEPS UST and CA FID UST databases and located nearby to the south. The site is listed as having one 15,000-gallon underground storage tank (UST) with two 7,500-gallon compartments. One compartment was filled with gasoline and the other diesel. No currently available information indicates that this site has impacted the Subject Property.

Site Name: 2221 International Boulevard
Site Address: 2221 International Boulevard, Oakland
Gradient Direction: Up/Cross Gradient

Discussion: This site is listed on the EDR Hist Auto database and located nearby to the west. The site is listed as being occupied by Dollar Transmissions from at least 1999 to 2009. No currently available information indicates that this site has impacted the Subject Property.

Site Name: 2230 International Boulevard
Site Address: 2230 International Boulevard, Oakland
Gradient Direction: Up/Cross Gradient

Discussion: This site is listed on the EDR Hist Auto database and located nearby to the north. The site is listed as being occupied by Experience Auto Body from at least 2000 to 2012. No currently available information indicates that this site has impacted the Subject Property.

Site Name: 2264 E 12th Street
Site Address: 2264 East 12th Street, Oakland
Gradient Direction: Down/Cross Gradient

Discussion: This site is listed on the EDR Hist Auto database and located nearby to the southeast. The site is listed as being occupied by Light Truck Repair in at least 1999, LTR Auto Center from at least 2000 to 2005, and BT Auto Repair from at least 2006 to 2012. No currently available information indicates that this site has impacted the Subject Property.

Site Name: Exxon Mobil Oil Corporation #70238
Site Address: 2200 East 12th Street, Oakland

Gradient Direction: Down/Cross Gradient

Discussion: This site is listed on the EDR Hist Auto, Alameda County CS, FINDS, Notify 65, ECHO, UST, SWEEPS UST, EMI, RCRA-SQG, HIST CORTESE, and LUST databases and located nearby to the southwest. This site is listed as being occupied by Wong's Exxon from at least 1999 to 2002, Valero Exxon from at least 2005 to 2009, Valero in at least 2010, and Wong's Valero from at least 2011 to 2012. The site is listed having two 10,000-gallon and one 7,500-gallon gasoline USTs. In addition, one 550-gallon waste oil and three 12,000-gallon gasoline USTs were installed in 1993. This site is also listed as having an air permit from at least 2003 to 2010.

According to Geotracker, in June 1988 groundwater monitoring wells MW9A and MW9C were installed and quarterly monitoring was initiated. In September 1988, thirteen soil-gas probes were advanced. Additional soil borings were advanced in October and November 1988. USTs were replaced in 1991. The waste oil UST was removed in 1997 and no VOCs or SVOCs were detected in the soil beneath the UST except for benzene detected at 0.024 mg/kg. The closest groundwater monitoring well to the Subject Property is MW9, which was non-detect for all contaminants of concern except for MTBE, which was detected at 0.92 ug/L in 2010. The issue was case closed as of October 1, 2012. No currently available information indicates that this site has impacted the Subject Property.

4.3 California Division of Oil & Gas Records

Based on the department of Conservation, Division of Oil, Gas & Geothermal Resources online database, the Subject Property is not situated within 0.25 miles of an active oil, gas and/or geothermal well(s).

4.4 Additional Environmental Record Sources

In addition, ACC submitted file review request letters, emails and/or phone calls to the following agencies for the Subject Property:

4.4.1. California EPA – Department of Toxic Substance Control (DTSC)

ACC received a response from the DTSC on October 21, 2016. No files were available for the subject property.

4.4.2. Regional Water Quality Control Board (RWQCB)

ACC received a response from the RWQCB on October 25, 2016. No files were available for the subject property.

4.4.4. Alameda County Department of Environmental Health (ACDEH)

ACC received a response from the ACDEH on October 19, 2016. No files were available for the subject property.

According to ACDEH records, one 10,000-gallon gasoline UST and one 550-gallon waste oil UST were removed from 2250 East 12th Street, adjacent to the south of the Subject Property. Two soil and one grab water samples were collected within the bottom of the gasoline tank pit. TPH-g and BTEX were not detected within the soil and grab water samples under the gasoline tank pit. In addition, two soil samples were collected from the bottom of the waste oil tank pit. No detectable concentrations of TPH-mo, BTEX, or VOCs were detected in the soil samples. For more information see Section 3.7.

4.4.5. Bay Area Air Quality Control District (BAAQCD)

ACC received a response from the BAAQCD on October 19, 2016. No files were available for the subject property.

4.4.6. Oakland Fire Prevention (OFP)

ACC received a response from the OFP on October 20, 2016.

Files from the OFP revealed the building at 2227 International Boulevard was closed on December 14, 2011 due to a fire.

4.4.7. Oakland Building Division (OBD)

ACC reviewed files from the OBD on November 2 & 8, 2016.

2227 International Boulevard

Files from OBD included a permit to construct a warehouse addition to the main building was issued in 1930.

Permits to repair fire damage and code upgrades in 2012 and 2013.

2243 International Boulevard

A permit to wreck a building was issued 1948.

Sign permits were issued to Cal Motor Rentals in 1959 and 1964.

2245 International Boulevard

Permit to store paint and a glass shop were issued in 1951.

A permit was issued to remove a mezzanine in a furniture store storage building.

2249-2251 International Boulevard

A permit to repair a store building was issued in 1950.

A permit to wreck a store building was issued in 1964.

2255-2261 International Boulevard

A permit to repair fire damage to a store and office building was issued in 1973.

A permit for DTR Rentals to make improvements to building was issued in 1982.

4.5 Historical Use Information on the Property

Information pertaining to historical uses of the Subject Property and adjoining properties was obtained from the following sources: aerial photographs, historical topographic maps, historical Sanborn Maps and city directories. These resources were obtained from Environmental Data Resources (EDR).

ACC reviewed historical aerial photographs dated 1939, 1946, 1958, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2010, and 2012. A copy of the Historical Aerial Photographs is provided in Appendix C.

ACC reviewed historical topographic maps dated 1897, 1915, 1947, 1949, 1959, 1968, 1973, 1980, 1997, and 2012. A copy of the Historical Topographic Maps is provided in Appendix D.

Historical Sanborn Maps (fire insurance maps) are detailed scaled drawings that show the location and use of building structures that have occupied a given area from as early as the late 1800s. These maps can provide information that is unavailable from other sources regarding the development and use of a given property. ACC reviewed historical Sanborn maps dated 1903, 1911, 1950, 1952, 1953, 1957, 1959, 1960, 1964, 1965, 1967, and 1969. Historical Sanborn Maps are provided in Appendix E.

Historical city directories were provided by Cole Information Systems and Haines Company, Inc. Directories were reviewed for available data from the years 1920 to 2013. The Subject Property address reviewed included 2227 to 2257 International Boulevard and 2236 East 12th Street. A copy of the Historical City Directories is provided in Appendix F.

4.5.1 Historical Use Information on the Subject Property and Adjacent Properties

Pertinent observations from the historical resources in relation to the Subject Property and the immediately adjacent properties is as follows:

Subject Property

Circa 1897 to 1903	According to historical references reviewed, the Subject Property consists of two vacant parcels (2227 & 2257 International Boulevard) and multiple structures.

	A one-story commercial building with associated sheds (2236 East 12th & 2245 International Boulevard). Occupants during this time include a carriage painting facility (1903). A one-story commercial building with associated shed (2247 International Boulevard). Occupants during this time include a machine shop (1903). A one-story commercial building with associated sheds (2253 International Boulevard). Occupants during this time include Laundry (1903).
Circa 1911 to 1915	According to historical references reviewed, the Subject Property is developed with multiple structures. The current one-story commercial building with associated sheds (2227 International Boulevard). Occupants during this time include cleaning and dyeing facility (1911). Two one-story commercial buildings with associated shed (2236 East 12th Street). Occupants during this time include a carriage painting facility with associated storage building and paint mill (1911). The current one-story commercial building with associated paint shed (2245 International Boulevard). Occupants during this time include sheet metal works with tin shop and paint shed (1911). A one-story commercial building and one-story residential dwelling (2247 International Boulevard). Occupants during this time include a machine shop (1911). A one-story vacant commercial building with drying platform (2253 International Boulevard) (1911). A two-unit residential dwelling (2257 International Boulevard). Occupants during this time include private residences (2253-2257).
Circa 1920 to 1952	According to historical references reviewed, the Subject Property is redeveloped with multiple structures. The current one-story commercial building (2227 International Boulevard). Occupants during this time include Elgin W G Sheet

Metal Works (1920 to 1925), Myrtle V D Co (1928), Otto Gall Furniture Maker (1933), Dalton S House Wrecking (1938), Water Heater Sales & Service (1945), and Wes Kahl Plumber Supplies (1950 to 1952).

A vacant lot (2236 East 12th Street). Occupants during this time include Bill Ott Auto Supply (1950).

The current one-story commercial building (2245 International Boulevard). Occupants during this time include Drewes E C Saw Repair (1925 to 1938), Edna Rhoades glass dealer (1943), Fayes Glass Co (1945 to 1950), and non-descript storefront (1950 to 1952).

A one-story commercial building with associated sheds (2247 International Boulevard). Occupants during this time include New French Dry Cleaners & Dyers (1920 to 1925), Chas Christophe Cleaning & Dying (1925 to 1928), and Emerick Sheet Metal & Gas Appliances Co (1943 to 1955).

A one-story commercial building (2253 International Boulevard). Occupants during this time include Chris Nelson Paints & Wallpaper (1925), Quinn Gadget Shop (1950), and non-descript storefronts (1950 to 1952).

The current two-story multi-tenant commercial building (2255-2267 International Boulevard). Occupants during this time include Private Residences (1920 to 1925), Tanner Express (1925), private residences (1928 to 1943), Antonio Moreno billiards (1943), Hanson Plumbing & Heating Service (1945), MacArthur Poultry Shop (1945 to 1950), Duffer Radio & TV Service Center (1950), Harry's Real Texas Chili (1950), UPC Society (1950), non-descript storefronts and restaurant (1950 to 1952), carpet warehouse/sewing facility (1952), and candy kitchen (1952).

Circa 1953

According to historical references reviewed, the Subject Property is redeveloped with multiples structures.

The current one-story commercial building with associated vacant unfinished building (2227 International Boulevard). Occupants during this time include a non-descript storefront and plumbing facility (1953).

A vacant lot (2236 East 12th Street).

The current one-story commercial building (2245 International Boulevard). Occupants during this time include a furniture warehouse (1953).

A one-story commercial building with associated sheds (2247 International Boulevard). Occupants during this time include sheet metal works (1953).

A one-story commercial building (2253 International Boulevard). Occupants during this time include a carpet warehouse/sewing facility (1953).

The current two-story multi-tenant commercial building (2257 International Boulevard). Occupants during this time include non-descript storefronts (1953) and candy kitchen (1953).

Circa 1955 to 1963

According to historical references reviewed, the Subject Property is redeveloped with multiple structures.

The current two one-story commercial buildings (2227 International Boulevard). Occupants during this time include House of a Thousand Bargains (1955 to 1960), plumbing facility (1957 to 1960), and auto painting facility (1957 to 1960).

A storage yard (2236 East 12th Street).

The current one-story commercial building (2245 International Boulevard). Occupants during this time include Republic Flooring CO (1955), a piano refurnishing facility (1957 to 1960), and Chas & Louis Angeja refurnishing (1962).

A one-story commercial building with associated sheds (2247 International Boulevard). Occupants during this time include sheet metal works (1957 to 1960).

A one-story commercial building (2253 International Boulevard). Occupants during this time include Carpet Specialists (1955 to 1962).

The current two-story multi-tenant commercial building (2255-2267 International Boulevard). Occupants during this time include Dee's TV Service (1955), UPC Society (1955),

	Attorney's & Accountant Offices (1955), Duffey Radio & TV Service Center (1955 to 1962), Leo's Bonbonniere Chocolates (1955 to 1962), non-descript storefronts (1957 to 1960), candy kitchen (1957 to 1960), Modern Service Co (1962), and Max Taylor Insurance Agent (1962).
Circa 1964 to 1993	According to historical references reviewed, the Subject Property is redeveloped with multiple structures. The current two one-story commercial buildings (2227 International Boulevard). Occupants during this time include House of a Thousand Bargains (1964 to 1986), plumbing facility (1964 to 1969), auto painting facility (1964 to 1969), and Acorn Plumbing Inc. (1980). A storage yard (2236 East 12th Street). The current one-story commercial building (2245 International Boulevard). Occupants during this time include a furniture and piano refurnishing facility (1964 to 1969), Viking Furniture Finishing (1970 to 1980), Chas Angeja refurnishing (1970 to 1986), and Ron Bepler Furniture Service Co (1986). A storage yard (2247-2253 International Boulevard). Occupants during this time include California Motor Rental Systems (1980). The current two-story multi-tenant commercial building (2255-2267 International Boulevard). Occupants during this time include non-descript storefronts (1964 to 1969), Max Taylor Insurance Agent (1970), Leo's Bonbonniere Chocolates & Candy Kitchen (1970 to 1980), Western College of Electronics (1980), and Western Trucking Co (1980).
Circa 1998 to 2013	According to historical references reviewed, the Subject Property is developed with multiple structures. The current two one-story commercial buildings (2227 International Boulevard). Occupants during this time include Bay Star Roofing (2006). A storage yard (2236 East 12th Street), The current one-story commercial building (2245 International Boulevard). Occupants during this time include Chas Angeja

(2000) and Oscar Olivares Office (2013).

A storage yard (2247-2253 International Boulevard).

The current two-story multi-tenant commercial building with associated sheds (2257 International Boulevard).

2230-2272 International Boulevard, Adjacent Properties to the North

Circa 1897 to 1903

According to historical references reviewed, the area to the north of the Subject Property is developed with East 14th Street followed by multiple structures.

Three residential dwellings. Occupants during this time include private residences (1903).

A one-story commercial building with associated corral and wood, coal, and hay sheds. Occupants during this time include an office (1903).

A one-story commercial building. Occupants during this time include a black smith (1903).

Circa 1911 to 1925

According to historical references reviewed, the area to the north of the Subject Property is redeveloped with East 14th Street followed by multiple structures.

Four residential dwellings. Occupants during this time include private residences (1911 to 1925).

Three one-story commercial buildings with associated sheds and stables. Occupants during this time include an office (1911), plumbing facility (1911), non-descript storefront (1911), Koenig & Son (1920), Spanggord & Co Wood & Coal (1920 to 1925), and 23rd Avenue Grill (1925).

Circa 1928 to 1950

According to historical references reviewed, the area to the north of the Subject Property is redeveloped with East 14th Street followed by multiple structures.

A used car lot (1950).

Two one-story commercial buildings with associated auto garages and painting warehouse. Occupants during this time include

	Christen Johansen Restaurant (1928), Reynolds Kloske Barbershop (1928 to 1933), Chris Nelson Paints San Leandro (1933), Knud Jorgensen Soft Drinks (1933), Hollenbeck Paint Co (1938), Emerick Sheet Metal & Gas Appliances (1938), Pac Music Studios (1938 to 1945), Morris Daniels Barbershop (1933), Jos Crusoe Shoe Shiner (1943), and Walter Boysen Co Manufacture Paints & Varnishes (1945 to 1950). Four residential dwellings. Occupants during this time include private residences (1928 to 1950).
Circa 1952 to 1953	According to historical references reviewed, the area to the north of the Subject Property is redeveloped with East 14th Street followed by multiple structures. A used car lot (1952 to 1953). Two one-story commercial buildings with associated auto garage and warehouse. Occupants during this time include non-descript storefront with some paint (1952 to 1953) and furniture facility and warehouse (1952 to 1953). Three residential dwellings. Occupants during this time include private residences (1952 to 1953). Auto parking lot.
Circa 1955 to 1959	According to historical references reviewed, the area to the north of the Subject Property is redeveloped with East 14th Street followed by multiple structures. A used car lot (1957 to 1959). Two one-story commercial buildings. Occupants during this time include Real Bargain Cleaners (1955), a non-descript storefront with some paint (1957 to 1959) and Sols Furniture Co (1955 to 1959). A two-story residential dwelling. Occupants during this time include a private residence (1957 to 1959). Auto parking lot.
Circa 1960 to 1965	According to historical references reviewed, the area to the north

	of the Subject Property is redeveloped with East 14th Street followed by multiple structures. Three one-story commercial buildings. Occupants during this time include office (1960 to 1965), non-descript storefront with some paint (1960 to 1965), Sols Furniture Co (1960 to 1965), C&E Klub (1962), and Associated Coin Amusement Co (1962 to 1965). A two-story residential dwelling. Occupants during this time include a private residence (1960 to 1965). Auto parking lot.
Circa 1967 to 2013	According to historical references reviewed, the area to the north of the Subject Property is redeveloped with East 14th Street followed by multiple structures. The current four one-story commercial buildings. Occupants during this time include office (1960 to 1969), non-descript storefront with some paint (1960 to 1969), furniture facility (1960 to 1969), Associated Coin Amusement Co (1964 to 1991), Sols Furniture Co (1967 to 1970), San Leandro Vacuum Cleaner Specialists (1970), Air Way Vacuum Service & Supplies (1970), ACA Sales & Service Co (1970 to 1991), Audiovisual Custom Advertising Co (1970), Dan Green Insurance (1970), State Farm Insurance (1970), East Oakland Furniture Co (1970), Reave's Barber Shop (1970), C&E Klub (1970), Alameda County Association for the Mentally Retarded (1975), Jackson's Baber shop (1975 to 1980), Freeway Recording Studios (1975 to 1991), Oakland Workshop (1980), El Rio Grande Club (1980), Private Residences (1980 to 1991), Associated Concrete Cutting Inc. (1986), Brotherly Love Band (1986), San Leandro Vacuum Center (1986), Bob Barber Shop (1986), Amusement Corp of CA (1991), AMW Products (1991), Freewheel Cycles (1991), Grupo AA (2000), Private Residences (2000 to 2006), Rockhorse Recording (2000 to 2008), Revalex Productions and Music (2000 to 2008), Experience Auto Body (2000 to 2013), Advance Day Care Center (2000 to 2013), Micki's Towing (2006 to 2008), Lupe's Beauty Salon (2206 to 2008), and Berkeley Tow (2006 to 2013).

2222 & 2250 East 12th Street, Adjacent Properties to the South

Circa 1897 to 1915	According to historical references reviewed, the area to the south of the Subject Property is developed with three residential dwellings with associated sheds and storage shed. Occupants during this time include private residences (1903 to 1911).
Circa 1939	According to historical references reviewed, the area to the south of the Subject Property is redeveloped with a one-story commercial building, vacant parcel, and a portion of a one-story factory building.
Circa 1946 to 1964	According to historical references reviewed, the area to the south of the Subject Property is redeveloped with multiple structures. Two one-story commercial buildings. Occupants during this time include venetian blind factory and painting (1950) cabinet shop (1950), upholstery facility (1952 to 1953), auto supplies and services (1952 to 1957), floor tile warehouse (1957 to 1964), and office (1959 to 1964), A one-story auto garage and repair center. Occupants during this time include a used car lot with auto repair and truck rental (1950 to 1964), CA Motor Rental System (1955 to 1962), and CA Motor Transport Co (1962). A portion of a one-story factory building. Occupants during this time include a metal refrigeration cabinet factory (1950 to 1953), salvage warehouse house (1957), and rug cleaning facility (1959 to 1964).
Circa 1965 to 1979	According to historical references reviewed, the area to the south of the Subject Property is redeveloped with multiple structures. A two-story commercial building. Occupants during this time include a floor tile warehouse (1965 to 1969). Two one-story commercial buildings. Occupants during this time include an office (1965 to 1969), used cars with auto service and truck rental (1965 to 1969), Ryder Truck Rental One-Way Inc (1970), Air Way Vacuum Service & Supplies (1970 to 1973), and CA Motor Rental System (1970 to 1979). An auto parking lot.
Circa 1980 to 1993	According to historical references reviewed, the area to the south

of the Subject Property is redeveloped with a two-story commercial building, and three one-story commercial buildings. Occupants during this time include Senna Automotive/Senna Auto Parts/Senna Brake of Oakland (1980), CA Motor Rental System (1980 to 1982), and Mark Lamb (1992).

Circa 1996 to 2013 — According to historical references reviewed, the area to the south of the Subject Property is developed with a two-story commercial building, and three one-story commercial buildings with associated covered shed areas. Occupants during this time include D & D Auto Repair (1996), D & D Sheet Metal (2000), Auto Passion (2000 to 2008), Sam Jin General Supply (2000 to 2008), and V Auto (2006 to 2013), Sam Jin Roofing Co (2008), Hot Roofing Company (2013).

2277-2289 International Boulevard, Adjacent Property to the East

Circa 1897 to 1903 — According to an historical references reviewed, the area to the east of the Subject Property is developed with a two-story commercial building with associated storage sheds and residential dwelling. Occupants during this time include an office (1903) and private residence (1903).

Circa 1911 to 1925 — According to an historical references reviewed, the area to the east of the Subject Property is redeveloped with a one-story commercial building. Occupants during this time include a non-descript storefront (1911), billiard hall (1911), private residences (1911), Gorman Confectionery (1920), Del Carle & Co Groceries (1920), Senda Florists (1920 to 1925), Chatterton Systems Bakeries (1920 to 1925), New Grant Sanitary Meat Market (1920 to 1925), The Dibert Drug Co (1920 to 1925), and Del Carle Co Groceries (1925).

Circa 1928 to 2013 — According to historical references reviewed, the area to the east of the Subject Property is redeveloped with the current three-story commercial building (2277-2289 International Boulevard). Occupants during this time include Larsen Window Shade Co (1928), Chas Gussie Restaurant (1928), Rudolph Kronenberg Hardware (1928 to 1933), Private Residences (1928 to 1991), Senda Florists (1933 to 1943), New 23rd Avenue Restaurant (1933 to 1945), Pac Coast Condenser Co (1938), Dutch Maid Bakery (1938 to 1950), Isaac Fertig Women's Clothing (1943), Fertig Department Store (1945 to 1955), Hanson Plumbing & Heating Service (1950), grocery store (1950), restaurant (1950 to

1969), non-descript storefronts (1950 to 1969), Hollywood Café (1950 to 1970), bakery (1952 to 1965), paints (1953), Anthony Realty (1955), Luzitania Travel Agency (1955 to 1962), Acme Bargain Store (1962), furniture facility (1965), Oakland Economic Development Council Inc (1970), Norman & Puckett Tropical Fish Hatchery & Sales (1970), World of Ceramics (1980), Mice's Arcade (1986), American Piano Co (1986), Amy's Antiques (1986), King Boxing Gym (1986 to 1991), Priscilla's Thrift Shop (1991), Private Residences (2006), Monomo Video (2008), Tumi's Copies & Deisgn (2008), East Side Arts Alliance (2013), and The Bikery (2013).

2221 International Boulevard, Adjacent Property to the West

Circa 1897 to 1952	According to historical references reviewed, the area to the west of the Subject Property is undeveloped. Occupants during this time include building material yard (1946 to 1952).
Circa 1953 to 2013	According to historical references reviewed, the area to the west of the Subject Property is developed with the current one-story commercial building (2221 International Boulevard). Occupants during this time include auto repairing (1953 to 1965), Busy Bee Garage (1955 to 1962), auto body shop (1967 to 1969), Sal's Body & Fender Shop (1970), Leon's Automotive Refinishing (1980 to 1991), The Crash House (1991), Dollar Transmissions (2000 to 2008), and Sound Source (2013).

4.6 Historical Summary for Subject Property

The earliest record reviewed during this assessment was an 1897 historical topographical map depicting the Subject Property as developed with multiple structures. In 1903, the Subject Property was developed with four one-story commercial buildings (2236 East 12th Street & 2245 to 2253 International Boulevard) and two vacant parcels of land (2227 & 2257 International Boulevard).

By 1911, the Subject Property redeveloped with six one-story commercial buildings (2227 and 2245-2253 International Boulevard and 2236 East 12th Street), a one-story residential dwelling (2247-2253 International Boulevard), and a two-unit residential dwelling (2257 International Boulevard).

By 1950, the one-story commercial building (2227 International Boulevard) was redeveloped with the current one-story commercial building. The two commercial buildings (2236 East 12th Street) were demolished and redeveloped into the current paved storage yard. The one-story commercial building (2245 International Boulevard) was redeveloped with the current one-story

commercial building. The residential dwelling (2247-2253 International Boulevard) was demolished. The two-unit residential dwelling was redeveloped with the current two-story commercial building (2257 International Boulevard).

Two commercial buildings (2247-2253 International Boulevard) were demolished by 1964 and redeveloped into the current paved storage yard.

Former/current site occupants include:

Address	Years	Occupant
2227 International Boulevard (APN: 020-0107-005-01)	1897	Vacant Parcel
	1911	Cleaning and dyeing facility
	1920 to 1925	Elgin W G Sheet Metal Works
	1928	Myrtle V D Co
	1933	Otto Gall Furniture Maker
	1938	Dalton S House Wrecking
	1945	Water Heater Sales & Service
Current Structure	1950 to 1952	Wes Kahl Plumber Supplies
	1953	Non-descript storefront and plumbing facility
	1955 to 1986	House of a Thousand Bargains
	1957 to 1969	Plumbing Facility
	1957 to 1969	Auto Painting Facility
	1980	Acorn Plumbing Inc.
	2006	Bay Star Roofing
	Present	Iglesia Mision Evangelica del Principe de Paz & Sam Jin Roofing
2236 East 12th Street & 2245 International Boulevard (APN: 020-0106-001)	1903 to 1911	Carriage Painting Facility with Paint Mill
2236 East 12th Street Current Storage Yard	1950	Bill Ott Auto Supply
	1955 to 2013	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2245 International Boulevard (APN: 020-0106-002)	1911 to 1915	Sheet metal works with tin shop and paint shed
	1925 to 1938	Drewes E C Saw Repair
	1943	Edna Rhoades glass dealer
	1945 to 1950	Faye's Glass Co
Current Structure	1950 to 1952	Non-descript storefront
	1953	Furniture warehouse
	1955	Republic Flooring Co
	1957 to 1969	Furniture & Piano Refurnishing Facility
	1962 to 2000	Chas & Louis Angeja refurnishing
	1970 to 1980	Viking Furniture Finishing
	1986	Ron Bepler Furniture Service Co
	2013	Oscar Olivares Office
	Present	Pac Man Beat Shop & Sam Jin Roofing Sales

2247-2249 International Boulevard (APN: 020-0106-003-01)	1903 to 1911	Machine shop
	1920 to 1925	New French Dry Cleaners & Dyers
	1925 to 1928	Chas Christophe Cleaning & Dying
	1943 to 1955	Emerick Sheet Metal & Gas Appliances Co
	1953	Sheet metal works
Current Storage Yard	1964 to 1980	California Motor Rental Systems
	Present	Sam Jin Roofing Material Storage Yard
2253 International Boulevard (APN: 020-0106-003-01)	1903	Laundry
	1925	Chris Nelson Paints & Wallpaper
	1950	Quinn Gadget Shop
	1950 to 1952	Non-descript storefronts
	1953 to 1962	Carpet warehouse/sewing facility: Carpet Specialists
Current Storage Yard	1964	Non-descript Storage Yard
	Present	Sam Jin Roofing Material Storage Yard
2257 International Boulevard (APN: 020-0106-005)	1897	Vacant
	1911 to 1943	Private Residences
Current Structure	1925	Tanner Express
	1943	Antonio Moreno billiards
	1945	Hanson Plumbing & Heating Service
	1945 to 1950	MacArthur Poultry Shop
	1950	Harry's Real Texas Chili
	1950 to 1955	UPC Society
	1950 to 1962	Duffer Radio & TV Service Center
	1952	Carpet warehouse/sewing facility
	1952 to 1986	Leo's Bonbonniere Chocolates & Candy Kitchen
	1953 to 1969	Non-descript storefronts
	1955	Dee's TV Service
	1955	Attorney's & Accountant Offices
	1962	Modern Service Co
	1962 to 1970	Max Taylor Insurance Agent
	1980	Western College of Electronics
	1980	Western Trucking Co
	1982	DTR Rentals
	Present	Sam Jin Roofing & Private Residences

4.7 Vapor Intrusion

In accordance with ASTM E 2600, ACC assessed the Subject Property for a potential vapor intrusion condition (pVIC). A vapor intrusion condition is defined by ASTM E 2600 as "the presence or likely presence of any chemicals of concern in the indoor air environment of existing or planned structures on a property cased by the release of vapor from contaminated soil or groundwater on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants."

There is documented evidence of subsurface impacts in the Subject Property vicinity that could present a pVIC at the Subject Property. It is ACC's opinion that a potential vapor intrusion condition at the Subject Property cannot be ruled out at this time.

5.0 PHYSICAL SETTINGS

The Subject Property is approximately 20 feet above mean sea level according to the U.S. Geological Survey (USGS) East Oakland 7.5 Minute Quadrangle topographic maps (1980). The Subject Property is relatively flat.

Based on the *UST Closure Report* prepared by Bradley Environmental Services for the site located adjacent to the south (2250 East 12th Street) and dated 20 August 1996, the site lies in the California Coast Range Geomorphic Providence. Sediments encountered beneath the site have primarily consisted of very fine-grained sands, silt, and clay in varying aggregations.

Depth to groundwater has fluctuated from approximately 8 to 11 feet bgs due to seasonal variations. The groundwater gradient is calculated to flow to the west. Subsurface conditions are anticipated to be similar at the Subject Property but may vary.

6.0 SITE RECONNAISSANCE

On October 25, 2016 ACC representative Ms. Kimberly Bunting conducted a site reconnaissance at the Subject Property. Mr. Adam Kuperman, project manager for SAHA, provided site access.

6.1 Methodology

The Subject Property was viewed from all adjacent public thoroughfares and was observed to the extent not obstructed by bodies of water, adjacent buildings, and/or other obstacles such as overgrown vegetation. Accessible interior and exterior common areas were viewed. Special attention was given to hazardous materials storage/use areas and potential conduits to the subsurface such as drains and sumps.

6.2 General Site Setting

The Subject Property is developed with multiple structures, including a one-story commercial building constructed of wood framing with concrete brick exterior walls (2227 International Boulevard), a one-story commercial building with mezzanine constructed of wood framing with concrete brick exterior walls (2245 International Boulevard), and a two-story commercial building constructed of wood framing with concrete brick exterior walls (2257 International Boulevard) and associated shed structures. The main entrances to the buildings are located along the northern portions of the buildings. Additional entrances are located along the southern and eastern portions. The Subject Property buildings are currently occupied by Iglesia Mision Evangelica del Principe de Paz, Sam Jin Roofing, Pac Man Beat Shop, and private residences.

6.3 General description of Vicinity, Adjacent Properties and Observed Current/Past Usage

The vicinity of the Subject Property consists of commercial and residential properties. The adjacent properties as viewed during the site reconnaissance are as follows:

North - International Boulevard followed by Commercial Buildings (2230-2272 International Boulevard)

South - V Auto Body Shop (2222 East 12th Street) and Sam Jin Roofing (2250 East 12th Street)

East - Multi-Tenant Three-Story Commercial Building (2283 International Boulevard) and Parking Lot

West - One-Story Commercial Building – Soundsource (2221 International Boulevard)

6.4 Summary of Site Visit Observations

The Subject Property consists of five parcels of land developed with commercial buildings, material storage yards, and associated sheds. The Subject Property is currently occupied by Iglesia Mision Evangelica del Principe de Paz, Sam Jin Roofing, Pac Man Beat Shop, and private residences and used as a church, roofing material storage, auto audio installation facility, and residential apartments.

2227 International Boulevard: The one-story commercial building is split into two commercial units. The northern portion is occupied by Iglesia Mision Evangelica del Principe de Paz and consists of an open church area. Sam Jin Roofing uses the southern portion for roofing material storage (fiberboard, etc.). Interior observations of the church area could not be made at the time of the site reconnaissance. Visual observations of the floors within the storage area revealed evidence of minor staining associated with years of use.

A shed building is located to the south of the one-story commercial building and is also used by Sam Jin Roofing as roofing material storage (vinyl, etc.). Visual observations of the floors in these areas revealed evidence of minor staining associated with years of use.

2236 East 12th Street: Sam Jin Roofing uses this parcel as a roofing material storage area. One rusted 55-gallon drum was located within this area. The contents of the drum are unknown. ACC recommends characterizing the contents of the drum and properly disposing of it off-site. In addition parking is located along the northern portion of the parcel. Visual observations of the asphalt concrete in these areas revealed evidence of minor staining associated with years of use.

2245 International Boulevard: The one-story building with mezzanine is split into two commercial units. The northern portion is occupied by Pac Man Beat Shop and consists of an auto audio installation facility. Sam Jin Roofing uses the southern portion as their sales

department. Visual observations of the floors in these areas revealed evidence of minor staining associated with years of use.

2253 International Boulevard: Sam Jin Roofing uses this parcel as a roofing material storage area (shingles, etc.). Visual observations of the asphalt concrete slab in these areas revealed evidence of minor staining associated with years of use.

2257 International Boulevard: Sam Jin Roofing occupies the first story of the two-story commercial building as roofing material storage (sheet metal, concrete, etc.). The second floor consists of five residential apartment units and occupied by privates residences. Visual observations of the floors in these areas did not reveal evidence of stains or spills.

Shed buildings are located to the south of the two-story building and are also used by Sam Jin Roofing as roofing material storage (steel beams, wood, etc.). Visual observations of the concrete slab in these areas revealed evidence of minor staining associated with years of use.

Storm water drains are located throughout the paved storage areas of the Subject Property. Visual observations of drains in these areas did not reveal evidence of stains or spills.

No underground or aboveground storage tanks/records, violations or other indications of storage and/or use of hazardous materials associated with the Subject Property were observed during the site reconnaissance.

7.0 INTERVIEWS

7.1 Interview with Owner/Site Manager or Representative

Ms. Debra Crowe, Sam Jin Roofing associate, stated subsurface investigations have been performed within the vicinity of the Subject Property, but could not confirm if investigations included the northern parcels (Subject Property).

7.2 Interviews with Occupants

See Section 7.1.

7.3 Interviews with Local Government Officials

See Section 4.2.

7.4 Interviews with Others

Mr. Adam Kuperman, project manager for SAHA, revealed plans to redevelop the Subject Property into affordable housing residential apartments. Mr. Kuperman stated official designs for redevelopment have not yet been completed.

8.0 FINDINGS & OPINIONS

ACC has performed a Phase I ESA in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the property identified as 2227-2257 International Boulevard & 2236 East 12th Street in Oakland, California (Subject Property). Exceptions to, or deletions from, this practice are described in Section 1.4. No significant data gaps were identified while conducting this Phase I ESA.

This assessment has revealed evidence of Recognized Environmental Conditions (RECs) at the Subject Property.

REC: On-Site/Off-site Historic Site Use: The Subject Property has been occupied by various facilities indicative of hazardous materials storage, use and generation from at least 1903 to 1969. These facilities included dry cleaning and dyeing facilities, metal and machine shops, and painting facilities. In addition, historic site use of adjacent properties includes equipment rental companies, auto body and repair shops, and gasoline stations.

ACC's opinion is that based on available data, and proposed redevelopment, a potential vapor intrusion condition at the Subject Property cannot be ruled out at this time, and that subsurface sampling is warranted to assess soil and groundwater conditions at the Subject Property.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The site reconnaissance and interviews were conducted by Ms. Kimberly Bunting, who was also responsible for obtaining and reviewing historical use documentation, interpreting data, identifying RECs, HRECs, CRECs, BERs, and preparation of this Phase I ESA Report. All of the activities were performed in conjunction with and under the supervision or responsible charge of, Mr. Ian Sutherland, the environmental professional assigned to this project.

I certify that I possess sufficient education, training, and relevant experience necessary to conduct the investigative and interpretive activities presented in the paragraph above in accordance with the ASTM E1527-13 standard and possess the ability to identify issues relevant to RECs in connection with the Subject Property.

Prepared by: _____

ACC Environmental Consultants, Inc.
Kimberly Bunting, Staff Geologist

I declare that to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.21 of 40 CFR Part 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed by: _____

ACC Environmental Consultants, Inc.
Ian Sutherland
Project Manager

10.0 REFERENCES

ASTM Standard E1527, 2013, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM International, West Conshohocken, PA, 2013, DOI: 10.1520/E1527-13

ASTM E2600 - 10, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions," ASTM International, West Conshohocken, PA, 2005, DOI: 10.1520/E2600-10, <www.astm.org>

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PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
2227-2257 INTERNATIONAL BOULEVARD & 2236 EAST 12TH STREET
OAKLAND, CALIFORNIA

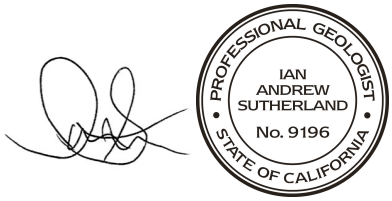
PREPARED ON BEHALF OF:

SATELLITE AFFORDABLE HOUSING ASSOCIATES
1835 ALCATRAZ AVENUE
BERKELEY, CALIFORNIA 94703

JANUARY 31, 2017

PREPARED BY:

ACC ENVIRONMENTAL CONSULTANTS, INC



IAN SUTHERLAND, PG
PROJECT MANAGER

ACC PROJECT NUMBER: 9910-004.01

Northern California: 7977 Capwell Drive, Suite 100 • Oakland, CA 94621 • (510) 638-8400 • Fax (510) 638-8404
Southern California: 1541 Wilshire Blvd., Suite 516 • Los Angeles, CA 90016 • (213) 353-1240 • Fax (213) 353-1244

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ATTACHMENTS

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APPENDICES

1.0 INTRODUCTION

ACC Environmental Consultants, Inc. (ACC) has prepared this Phase II Environmental Site Assessment Report for the properties identified as 2227-2257 International Boulevard and 2236 East 12th Street in Oakland, California (Site) at the request of Satellite Affordable Housing Association (Client).

2.0 BACKGROUND

2.1 Site Location

The Site is situated along the southwestern portion of International Boulevard between 22nd and 23rd Avenues in Oakland. The Subject Property is currently developed with three commercial buildings and associated asphalt/concrete-paved areas. The Site is currently occupied by Iglesia Mision Evangelica del Principe de Paz, Sam Jin Roofing, Pac Man Beat Shop and private residences. The site topography is relatively flat.

2.2 Site History

ACC prepared a Phase I Environmental Site Assessment (ESA) report dated November 15, 2016. As early as 1897, the Subject Property was developed with multiple structures. The Site was redeveloped multiple times between 1903 and 1964 with new residential and commercial buildings. The Site buildings and storage yards have remained the same since approximately 1964. Historical occupants of the Site included dry cleaning and dyeing facilities, metal and machine shops, painting facilities, material storage yards, plumbing facilities, furniture finishing companies, restaurant and professional offices.

The ACC Phase I ESA concluded that subsurface sampling was warranted to assess soil and groundwater conditions at the Site based on historical occupants; adjacent/nearby property use indicative of hazardous materials storage, use and generation; and proposed redevelopment of the Site as residential.

2.2 Site Redevelopment

Proposed redevelopment at this time includes construction of a multi-family affordable housing structure. Building plans for proposed redevelopment are not available at this time, however discussions with the Client indicate that the building will be constructed at grade and that soils will not remain exposed.

3.0 SAMPLING METHODOLOGY

3.1 Soil Sampling

On January 5 and 6, 2017 ACC advanced ten exploratory soil borings to depths of up to approximately 30 feet below ground surface (ft bgs). Soil borings were advanced using a direct-push hydraulic rig equipped with two-inch diameter hollow drill rods. The approximate soil boring locations are shown on the attached Figure 1.

Prior to drilling ACC marked the proposed soil boring locations and subsequently contacted Underground Services Alert (USA) to mark the locations of underground public utilities. Soil boring locations advanced by ACC were additionally cleared by a private underground utility locator prior to drilling.

Soil samples were collected in acetate liners capped with Teflon sheeting and tight-fitting plastic caps, labeled, logged on a chain-of-custody form and stored immediately on ice in a cooler pending transport to the laboratory following standard chain-of-custody protocol. Soil sample identification numbers include the soil boring ID and approximate depth from which the sample was collected.

3.2 Groundwater Sampling

Temporary one-inch slotted PVC piping was installed in the soil borings to facilitate groundwater sampling. Measurable quantities of groundwater were encountered in soil borings B1, B2, B3, B4, B5, B8, and B10. Groundwater samples were collected into laboratory-supplied bottles and volatile organic analysis (VOA) containers using a peristaltic pump and dedicated tubing, and subsequently stored on ice.

4.0 PHOTOIONIZATION DETECTOR READINGS

Photoionization detector (PID) readings were collected at a minimum of four-foot intervals during drilling in order to investigate the potential presence of volatile organic compounds (VOCs). PID readings are included in the soil boring logs attached as Appendix A. The highest PID reading collected during this event was 0.1 (soil boring B5), indicating that significant concentrations of VOCs were not encountered.

5.0 SUBSURFACE CONDITIONS

Soils encountered during this investigation consisted of yellowish-brown silty-clay, which is underlain by stiffer, moist yellowish brown silty-clay with gravelly sand lenses. Groundwater

was encountered between approximately 12 and 13 ft bgs and rose as shallow as approximately 5 ft bgs, indicating confined groundwater conditions.

6.0 SOIL ANALYTICAL RESULTS

Soil samples were delivered to McCampbell Analytical in Pittsburg, California following chain-of-custody protocol. Soil analytical results are summarized in the attached Table 1. The complete laboratory reports and chain-of-custody are attached as Appendix B. Soil analytical results were compared to Human Health Risk Screening Levels (HHRSLs) published by the San Francisco Regional Water Quality Control Board (RWQCB) for direct exposure at residential properties and for direct exposure construction worker HHRSLs, as well as California hazardous waste criteria. Soil samples were analyzed for the following constituents:

- Total Petroleum Hydrocarbons specified as gasoline-range (TPH-g), diesel-range (TPH-d), and motor oil-range (TPH-mo) by method 8015B;
- Volatile Organic Compounds (VOCs) by method 8260B; and
- LUFT 5 Metals (cadmium, chromium, nickel, lead and zinc) by method 6020.

TPH-g, TPH-d and TPH-mo: TPH-g, TPH-d and TPH-mo were detected up to respective concentrations of 1.8, 23 and 300 mg/kg (sample B1-2'). The detected concentrations do not exceed HHRSLs for direct exposure at residential properties. No hazardous waste criteria are published for this chemical compound.

VOCs: Acetone and Methyl ethyl ketone (MEK) were detected up to respective concentrations of 0.10 and 0.022 mg/kg. The detected concentrations do not exceed HHRSLs for direct exposure at residential properties or corresponding hazardous waste criteria.

LUFT 5 Metals: Metals concentrations do not appear elevated above background concentrations with the exception of lead, which was detected up to 190 mg/kg. The detected concentrations of lead exceed direct exposure residential and construction worker HHRSLs for soil (80 and 160 mg/kg, respectively). Nickel was detected up to 170 mg/kg, which exceeds the construction worker HHRSL of 86 mg/kg but is within naturally occurring background concentrations based on ACC's experience.

7.0 GROUNDWATER ANALYTICAL RESULTS

Groundwater samples were delivered to McCampbell Analytical in Pittsburg, California following chain-of-custody protocol. Groundwater analytical results are summarized in the attached Table 2. The complete laboratory reports and chain-of-custody are attached as Appendix B. Groundwater analytical results were compared to Human Health Risk Screening

Levels (HHRSLs) published by the San Francisco Regional Water Quality Control Board for vapor intrusion concerns. Groundwater samples were analyzed for the following constituents:

- TPH-g, TPH-d and TPH-mo by method 8015B; and
- VOCs by method 8260B.

VOCs: Acetone, Chloroform, Methyl ethyl ketone (MEK), and tert-Butyl alcohol (TBA) were detected up to respective concentrations of 19, 8.9, 4.9, and 2.1 micrograms per liter (ug/L). The detected concentrations do not exceed HHRSLs for vapor intrusion risk.

TPH-g, TPH-d, and TPH-mo were not detected in groundwater during this sampling event.

8.0 QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

QA/QC procedures followed in the field were as follows:

- Drilling equipment and sampling equipment were decontaminated prior to advancement at each soil boring location using an Alconox solution and double rinsed with potable water;
- Nitrile gloves were worn and changed frequently (at a minimum of once between each sampling location) when handling samples in order to prevent cross-contamination of samples;
- Dedicated, new slotted PVC piping and sample tubing were used at each location for potential groundwater sampling;
- Samples were labeled in the field and immediately stored on ice during transport to the laboratory in order to prevent off-gassing of potentially existing VOCs. Every effort was made to cool the samples to 4.0 degrees Celsius and chain-of-custody procedures were followed during the sample collection and analysis;
- ACC made every attempt to limit headspace during soil sampling;
- VOA containers containing airspace were not submitted for laboratory analyses;
- Pre-cleaned sample containers and preservatives were provided by the laboratory.

Laboratory QA/QC data area included in the attached Appendix B.

9.0 CONCLUSIONS & RECOMMENDATIONS

Petroleum hydrocarbons (TPH-g, TPH-d and TPH-mo) and volatile organic compounds (VOCs) detected in soil and groundwater during this sampling event do not pose a human health risk with regard to proposed site redevelopment based on applicable RWQCB HHRSLs, and do not appear indicative of a larger release or impact warranting additional assessment.

Metals concentrations do not appear elevated above background concentrations with the exception of lead, which was detected up to 190 mg/kg and exceeds direct exposure residential and construction worker HHRSLs for soil (80 and 160 mg/kg, respectively). ACC's opinion is that elevated lead concentrations are limited to shallow soils just beneath the asphalt as a result of historic site use prior to construction of the asphalt/concrete pavement. Lead impacts do not appear continuous across the Site and are limited to the areas of soil borings B1, B3 and B10 (see Figure 1). ACC recommends that soils with lead concentrations exceeding 80 mg/kg be hauled off-site or capped with concrete building slabs (or other hardscape) as part of redevelopment.

Soils hauled off-site during Site redevelopment will require waste characterization based on sampling criteria of the proposed soil acceptance facility. With regard to soil waste characterization, lead and chromium concentrations equal to or exceeding 50 mg/kg must be analyzed by the California Solubility Threshold Limit Concentration (STLC) method and samples with detected lead concentrations equal to or exceeding 100 mg/kg should be analyzed by Federal Toxicity Characteristic Leaching Procedure (TCLP) method to assess the potential for hazardous waste. Some lead and chromium concentrations detected during this investigation exceeded 100 mg/kg. ACC's opinion is that chromium concentrations are consistent with naturally occurring background concentrations.

ACC recommends the preparation of a Soil Management Plan (SMP) describing how lead-impacted soils will be handled and disposed (as needed) during soil excavation, as well as soil waste characterization procedures, dust control measures and contingency measures for unexpected conditions such as previously unidentified subsurface contamination. ACC additionally recommends preparation of an Environmental Health & Safety Plan (EHASP) addressing worker safety during soil excavation.

10.0 LIMITATIONS

The service performed by ACC has been conducted in a manner consistent with the levels of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the area. No other warranty, expressed or implied, is made.

The conclusions presented in this report are professional opinions based on the indicated data described in this report and applicable regulations and guidelines currently in place. They are

intended only for the purpose, site, and project indicated. All volume calculations are estimates based on data available at this time and cannot be guaranteed by ACC. Opinions and recommendations presented herein apply to site conditions existing at the time of our study. Site conditions could change over time due to unforeseen circumstances.

ACC has included analytical results from a state-certified laboratory, which performs analyses according to procedures suggested by the U.S. Environmental Protection Agency and/or the State of California. ACC shall not be responsible for laboratory errors.

We appreciate the opportunity to assist you with this project. If you have any questions regarding this report please contact (510) 638-8400 x110 or isutherland@accenv.com.

Sincerely,
ACC ENVIRONMENTAL CONSULTANTS, INC.

Ian Sutherland, PG
Project Manager

Appendix F – Historic Preservation

- Polanco, Julianne. *Letter to Betty Marvin, City of Oakland in re: Ancora Place Mixed-Use Affordable Housing Development Project Located at 2227-2257 International Boulevard, Oakland, CA.* Sacramento, CA : State of California, Department of Parks and Recreation, Office of Historic Preservation, May 8, 2019. Refer to HUD_2019_00402_005.
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- AEM Consulting. *Historic & Cultural Resources Evaluation, Historic Resources Evaluation for Section 106 Review: Ancora Place, 2227-2257 International Boulevard, Oakland, Alameda County, California 94606.* March 2019.
- Guldenbrein, Jullian. *Record search results for the proposed Ancora Place, 2227-2257 International Blvd., Oakland, Alameda County, California 94606.* Rohnert Park, CA : Northwest Information Center, Sonoma State University, March 19, 2019. NWIC File No. 18-1739.
- Totton, Gayle. *Letter to Cinnamon Crake, AEM Consulting in re: Ancora Place Project, City of Oakland; Oakland East USGS Quadrangle, Alameda County, California.* West Sacramento, CA : Native American Heritage Commission, March 15, 2019.
- Crake, Cinnamon. *Letter to Native American Heritage Commission.* Santa Rosa, CA : AEM Consulting, March 13, 2019.
- Marvin, Betty. *Letter to Silvia Burley, California Miwok Tribe in re: Ancora Place, 2227-2257 International Blvd., Oakland, Alameda County, California 94606.* s.l. : City of Oakland, Department of Planning and Building, March 14, 2019.
- U.S. Department of Housing and Urban Development. *Tribal Directory Assessment Information; Contact information for tribes with interests in Alameda County, California.* Accessed on March 13, 2019.

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Lisa Ann L. Mangat, *Director*

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

May 8, 2019

Refer to HUD_2019_00402_005

Ms. Betty Marvin
Historic Preservation Planner
Department of Planning & Building
Bureau of Planning, Historic Preservation Division
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612-2032

Re: Ancora Place Mixed-Use Affordable Housing Development Project Located at 2227- 2257 International Boulevard, Oakland, CA

Dear Ms. Marvin:

The California State Historic Preservation Officer received your submittal for the above referenced undertaking for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Undertaking
You have informed us that the City of Oakland proposes to use Project-Based Section 8 Voucher Program funds from the U.S. Department of Housing and Urban Development (HUD) for the Ancora Place Mixed-Use affordable housing development project. The undertaking consists of the merging of five existing parcels, the demolition of two existing buildings, and the construction of a mixed-use, 77-unit affordable housing development on the 38,922 square foot site located at 2227- 2257 International Boulevard in Oakland.

Area of Potential Effects (APE)
The City has defined the APE as the subject parcels and all adjacent parcels. We agree with this definition of the APE based on the work associated with the undertaking.

Identification of Historic Properties
In an effort to identify potential historic properties within the APE the City obtained a records search for the project area from the Northwest Information Center (NWIC) of the CHRIS located at Sonoma State, obtained a Sacred Lands File search with the Native American Heritage Commission (NAHC), contacted recommended tribes, and analyzed City records. No

historic properties were identified within the APE. Our office believes that the City made reasonable and good faith effort to identify historic properties.

Finding of Effects
The City has "determined" that the undertaking will have "no effect to historic properties." Pursuant to 36 CFR §800.4(d) the California Office of Historic Preservation does not object to a finding that no historic properties will be affected by the undertaking. However, the City may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800 in the event that historic properties are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

We appreciate the City of Oakland's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.lauchner@parks.ca.gov .

Sincerely,

Julianne Polanco
State Historic Preservation Officer

CITY OF OAKLAND

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

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

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

April 17, 2017

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

Subject: **Request For Section 106 Review: Ancora Place Mixed-Use Project, Oakland CA**

Dear Ms. Polanco:

Satellite Affordable Housing Associates intends to use funding from the U.S. Department of Housing and Urban Development (HUD) as administered by the City of Oakland to construct an affordable housing project with ground floor commercial/retail space with affordable apartments known as Ancora Place in Oakland, California, on five parcels that total 0.89 acres with address 2227-2257 International Blvd.

Enclosed are materials to identify and evaluate historic properties within the Area of Potential Effects of this undertaking under Section 106 of the Historic Preservation Act and its implementing regulations at 36 CFR Part 800. On behalf of William Gilchrist, Agency Official for this project, I request your views regarding the effect of the project upon historic properties.

AEM Consulting has been engaged to prepare the federal environmental review under NEPA and 24 CFR Part 58, HUD Environmental Review Regulations, prior to use of federal funds. AEM will be pursuing other related federal consultations necessary for the project on behalf the City of Oakland.

Upon reviewing the attached Historic and Cultural Resources Evaluation, I concur with the description of the undertaking and its Area of Potential Effects. I also concur with the determination recommended, which is no adverse effect to historic properties as defined for Section 106, i.e., eligible for the National Register of Historic Places. Please contact me if you have any questions or need additional information. I can be reached at (510) 238-6879 or bmarvin@oaklandnet.com.

Thank you.

Betty Marvin
Historic Preservation Planner

for
William Gilchrist
Agency Official

Enclosure: Historic and Cultural Resources Evaluation, Ancora Place

HISTORIC & CULTURAL RESOURCES EVALUATION
HISTORIC RESOURCES EVALUATION FOR SECTION 106 REVIEW:
ANCORA PLACE

2227-2257 International Boulevard, Oakland, Alameda County, California 94606

March 2019

AEM Consulting
422 Larkfield Center #104
Santa Rosa, California 95403
(707) 523-3710

Table of Contents

Figures:

Maps:

Background

This report will summarize the information necessary for Section 106 Review of the proposed Ancora Place project in Oakland, California. The project qualifies as a federal undertaking in that federal funds will be expended for its construction from the U.S. Department of Housing and Urban Development (HUD0 Project-Based Section 8 Voucher Program. A federal environmental review is required and is being prepared pursuant to 24 CFR Part 58 HUD environmental regulations.

To achieve a Finding of No Significant Impact or FONSI, HUD requires that the Environmental Assessment demonstrate that the project complies with all applicable federal laws and regulations, including Section 106 of the National Historic Preservation Act. Regulations pertaining to Section 106 Review are found in 36 CFR Part 800.

Regulatory Context for Evaluation of Historical and Architectural Significance

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. The section 106 process seeks to accommodate historic preservation concerns with the needs of federal undertakings through consultation among the agency official and other interested parties, beginning at the early stages of project planning. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess its effects and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. To evaluate the significance of an historical resource and its integrity, the ability of a property to convey that significance, a building is evaluated according to the National Register Criteria for Evaluation. According to the guidelines of the National Register Criteria for Evaluation, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Section 106 compliance requires the City of Oakland to obtain the views of the State Historic Preservation Officer (SHPO) as to whether any of the project activities could have an “adverse effect” to the setting or character-defining features of any historically significant property in the Area of Potential Effects (APE). A historically significant property is one that would be eligible for listing on the National Register of Historic Places, whether it is currently listed or not.

Project Description/Undertaking

Ancora Place, 2227-2257 International Boulevard, Oakland, Alameda County, California 94606 (APNs 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-03-01 and 020-0106-005):

Satellite Affordable Housing Associates (SAHA) proposes to develop Ancora Place affordable housing project on a 0.89 acre site comprised of five parcels (APNs 020-0107-005-01, 020-0106-001, 020-0106-002, 020-0106-03-01 and 020-0106-005) with address 2227-2257 International Boulevard, Oakland, Alameda County, California 94606. The project will merge the five parcels into one for a total of 38,922 square feet and demolish an existing one-story commercial building and two-story mixed use structures. A new, five-story mixed-used building will be constructed with 2,590 square feet of ground floor commercial/retain and 2,247 square feet of amenities and office space and 77 affordable apartment units. The unit mix is six studios, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. The project includes 43 parking spaces, 40 of which are automated parking stackers as well as surface parking for two accessible parking spaces and bike parking spaces.

The project is located on International Boulevard, in the middle of the block, between 22nd and 23rd Avenue in the lower San Antonio neighborhood of Oakland. The project is located within the CN-3 Neighborhood Commercial Zone - 3.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

The project will be 100% affordable.

Table 1 Subject Property Information

Address	Assessor Parcel Number	Size in Acres
2227 International Blvd., Oakland, CA 94606	020-0107-005-01	0.13
2236 East 12th Street, Oakland, CA 94606	020-0106-001	0.28
2245 International Blvd., Oakland, CA 94606	020-0106-002	0.10
2249 International Blvd., Oakland, CA 94606	020-0106-003-01	0.21
2257 International Blvd., Oakland, CA 94606	020-0106-005	0.17
Total:	5 Contiguous Parcels	0.89

Source: (1) (2)

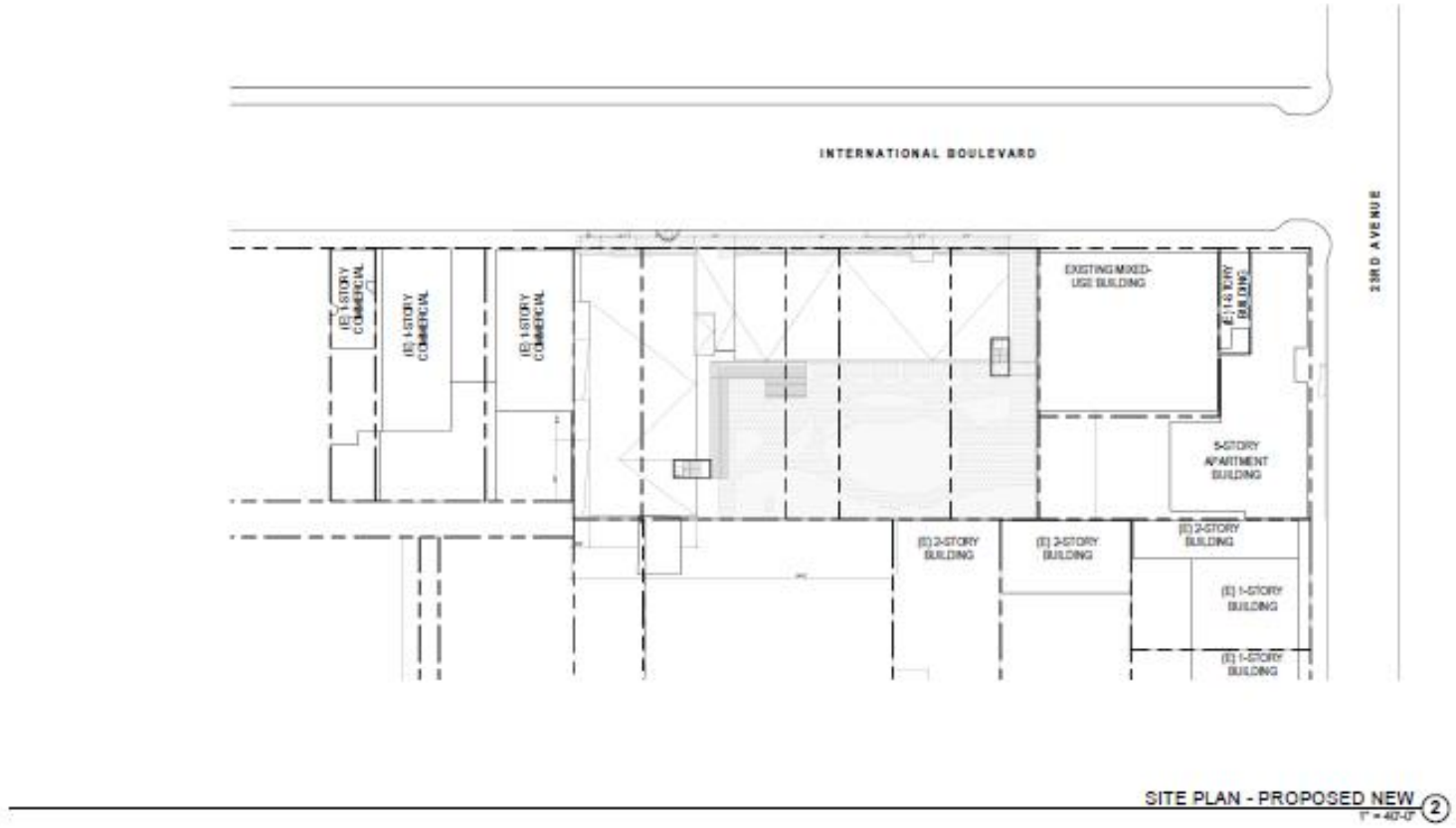


Figure 1 Site Plan

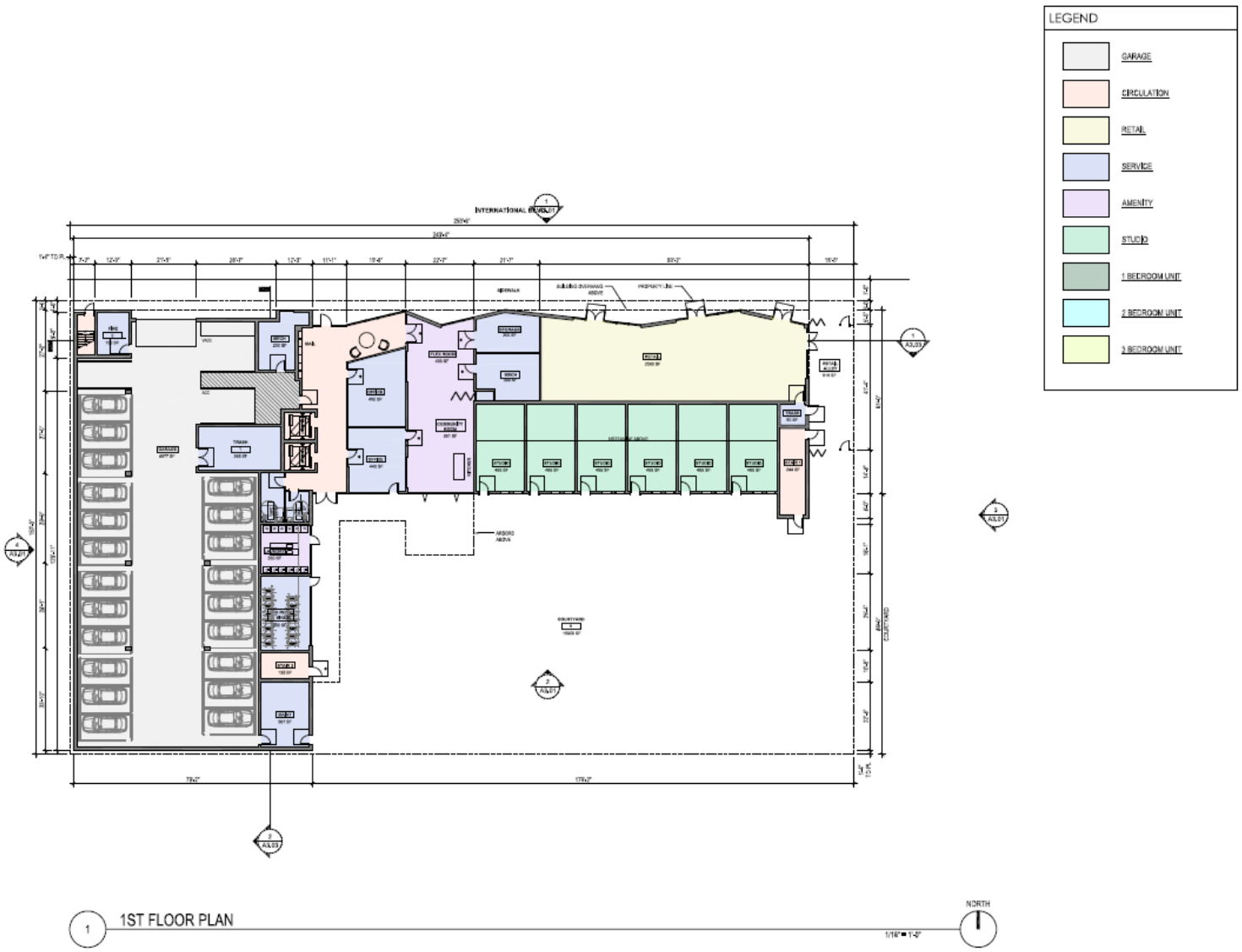


Figure 2 First Floor Plan

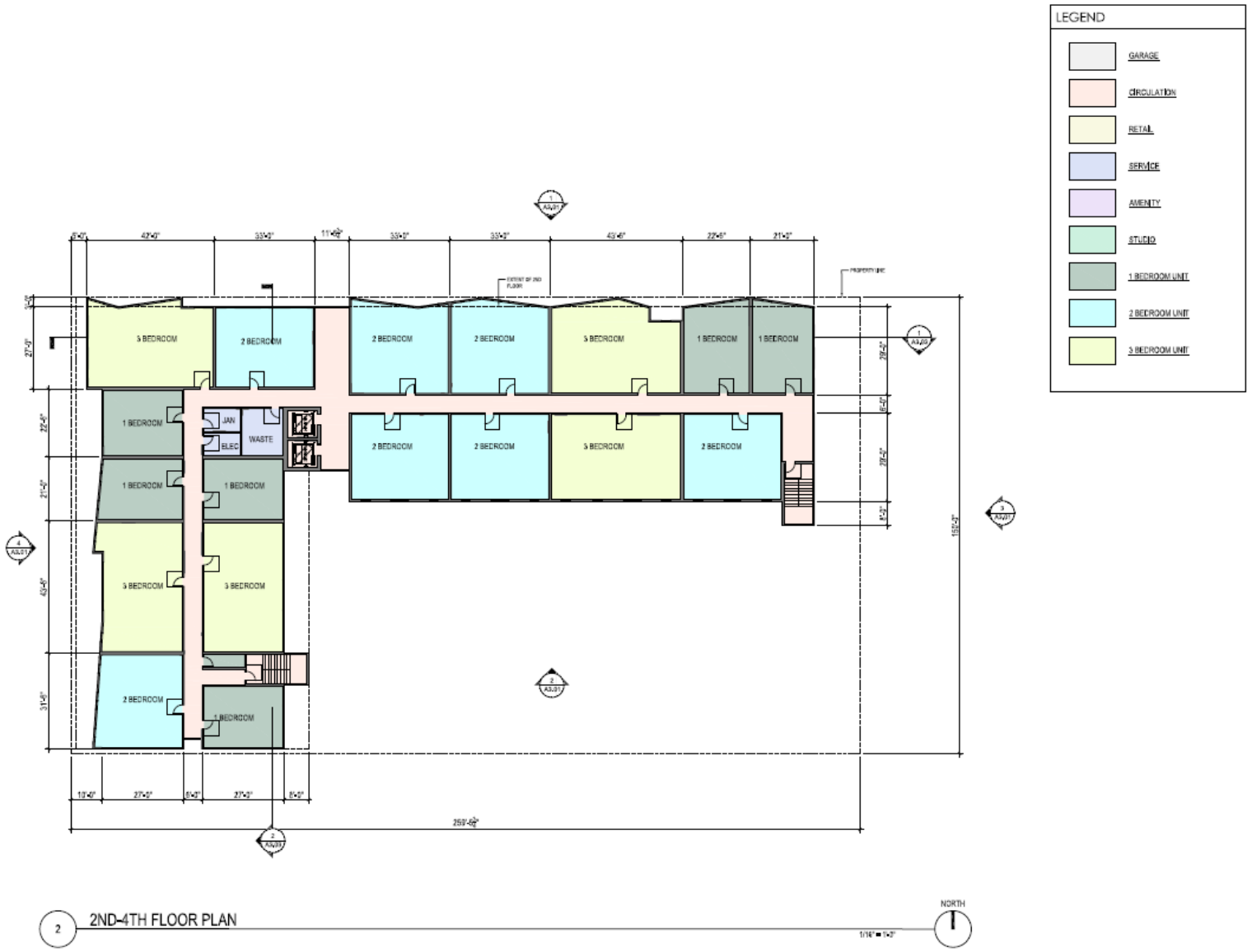


Figure 3 Second through Fourth Floor Plan

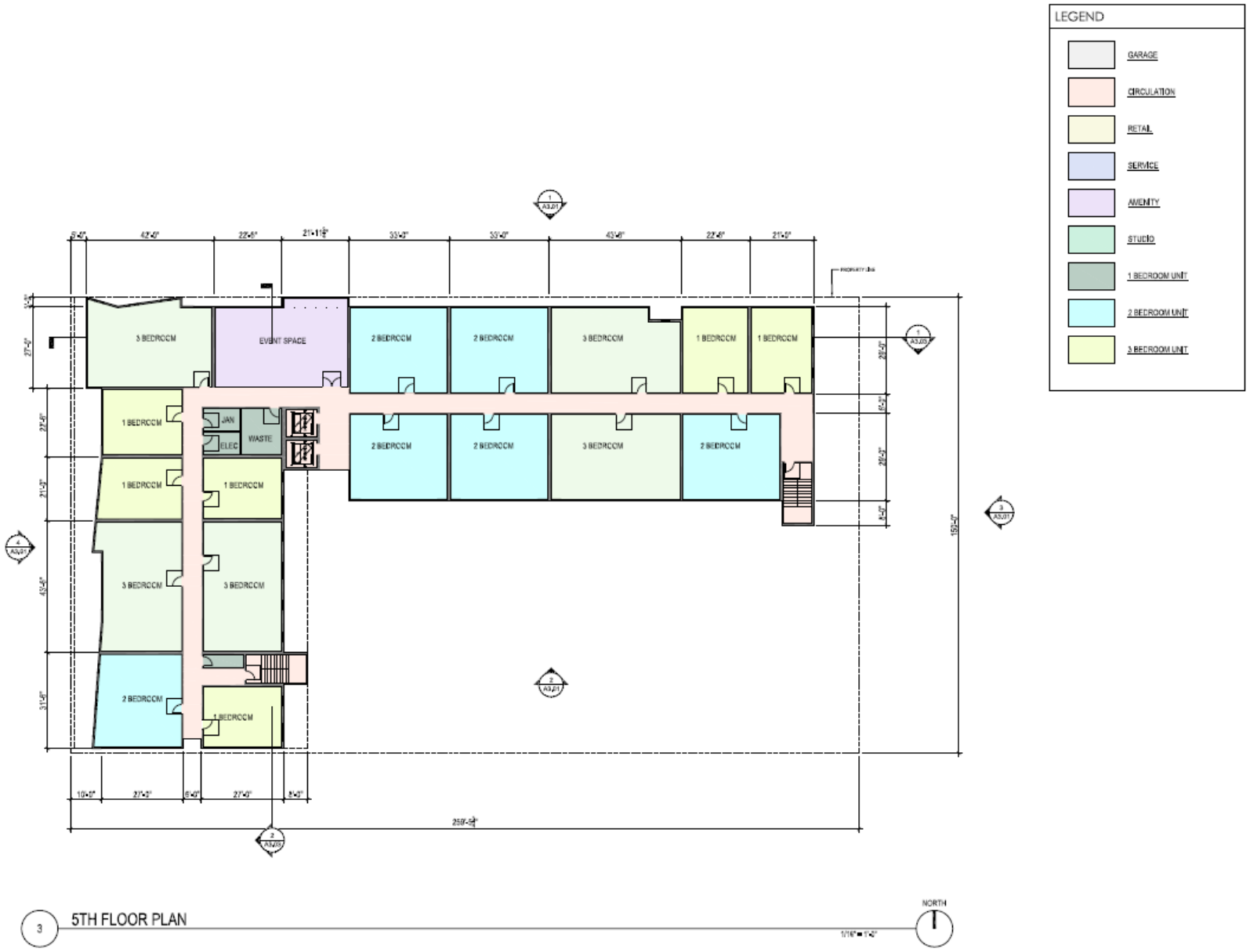


Figure 4 Fifth Floor Plan

2 SOUTH ELEVATION

1 NORTH ELEVATION

Figure 5 Elevations

Figure 6 Elevations

4 BIRD'S EYE VIEW

2 STREET VIEW

3 RETAIL ALLEY

1 STREET VIEW

Figure 7 3D Views

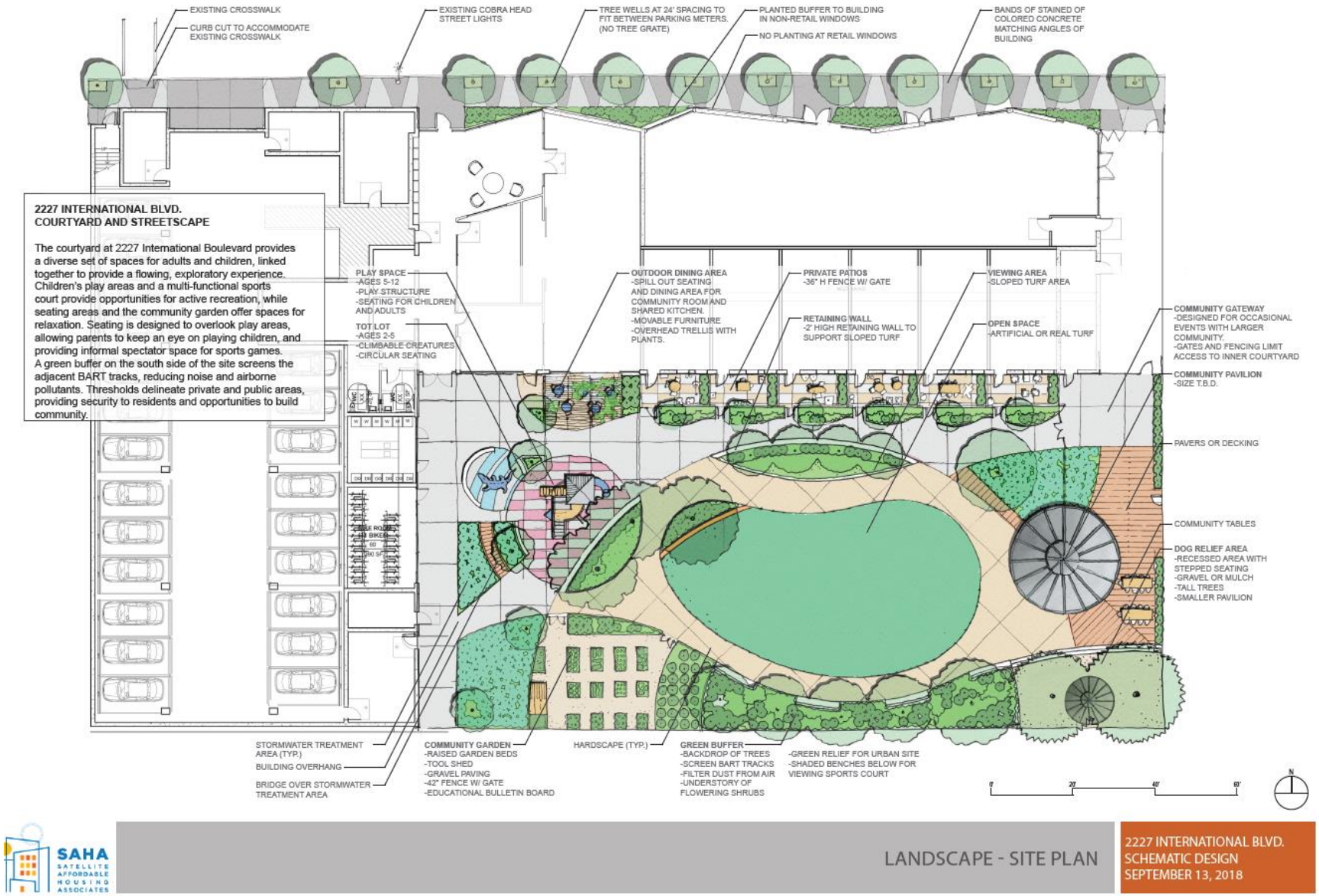


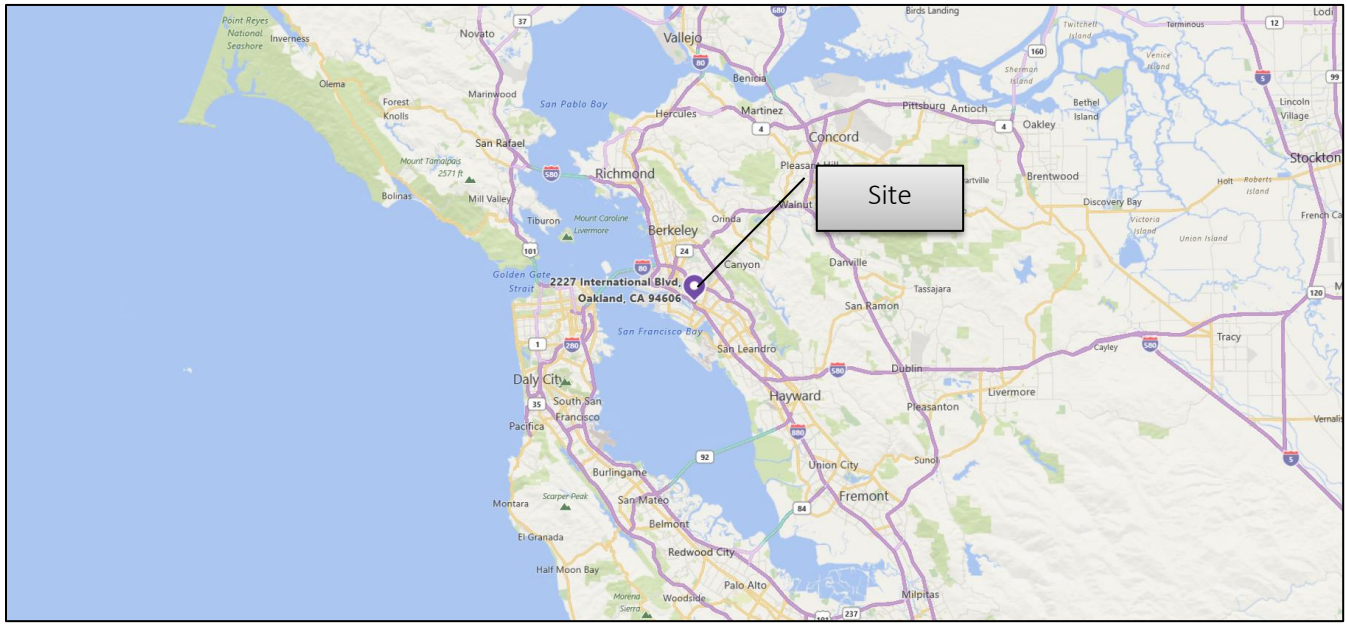
Figure 8 Landscape Plan

2 COURTYARD

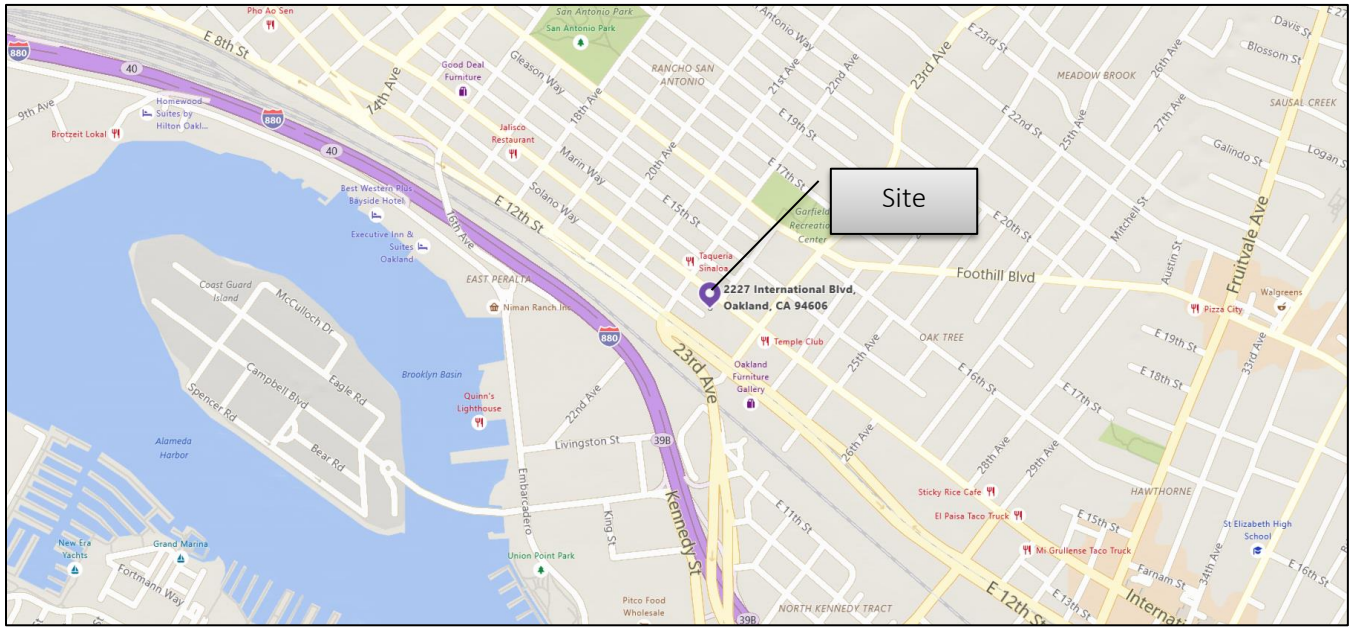
1 COURTYARD BIRD'S EYE VIEW

Figure 9 3D Views of Courtyard

Project Location



Map 1 Region



Map 2 Detail

Location is the OAKLAND EAST 7.5' Quad; Township 2 S; Range 3 W; Section 6.

Figure 10 Aerial View/Existing Conditions

Site Conditions/Context

The project site is within the City of Oakland in Alameda County. As of the 2010 census, the population of Oakland was 397,011. Oakland is a major West Coast port city in the U.S. state of California. The Port of Oakland is the busiest port for San Francisco Bay and all of Northern California. Oakland is the third largest city in the San Francisco Bay Area, the eighth-largest city in California, and the 45th – largest city in the United States. Incorporated in 1852, Oakland is the county seat of Alameda County. It serves as a major transportation hub and trade center for the entire region and is also the principal city in the East Bay. The city is situated directly across the bay, six miles east of San Francisco.

A steady influx of immigrants during the 20th century, along with thousands of African-American war-industry workers who relocated from the Deep South during the 1940s, have made Oakland one of the most ethnically diverse major cities in the country. Oakland is known for its history of political activism, as well as its professional sports franchises and major corporations, which include health care, dot-com companies and manufacturers of

household products. The city is a transportation hub for the greater Bay Area, and its shipping port is the fifth busiest in the United States.

Oakland has a Mediterranean like climate with an average of 260 sunny days per year. Lake Merritt, a large estuary centrally located east of Downtown, was designated the United States' first official wildlife refuge. Jack London Square, named for the author and former resident, is a tourist destination on the Oakland waterfront.

The United States Census Bureau says the City's total area is 78.0 square miles, including 55.8 square miles of land and 22.2 square miles of water. Oakland's highest point is near Grizzly Peak Blvd, east of Berkeley, just over 1,760 feet above sea level.

Oakland residents refer to their city's terrain as "the flatlands" and "the hills", which until recent waves of gentrification have also been a reference to Oakland's deep economic divide, with "the hills" being more affluent communities. About two-thirds of Oakland lies in the flat plain of the East Bay, with one-third rising into the foothills and hills of the East Bay range.

Ancora Place will be located along the 2200 block of International Boulevard in the San Antonio neighborhood of East Oakland. The San Antonio district is situated between two active commercial zones: Eastlake and Fruitvale. As a result, there are significant neighborhood amenities within walking distance or a short bus ride of the project site. Small businesses, retail shops, restaurants and small grocery stores mix with light industrial and warehouse storage uses on International Boulevard while mainly single family residential uses are more prevalent in side streets. The five parcels that comprise the 0.089 acre project site are in various states of inactivity or blight.

Figure 11 Project Site looking West; 2257 International Blvd. to be demolished

Area of Potential Effects

The Area of Potential Effects (APE) includes five subject parcels and 13 of the surrounding properties, or 18 properties in all. The APE Map shows all in greater detail. Results of an eligibility evaluation of the APE Properties are summarized on Table 1, which follows.

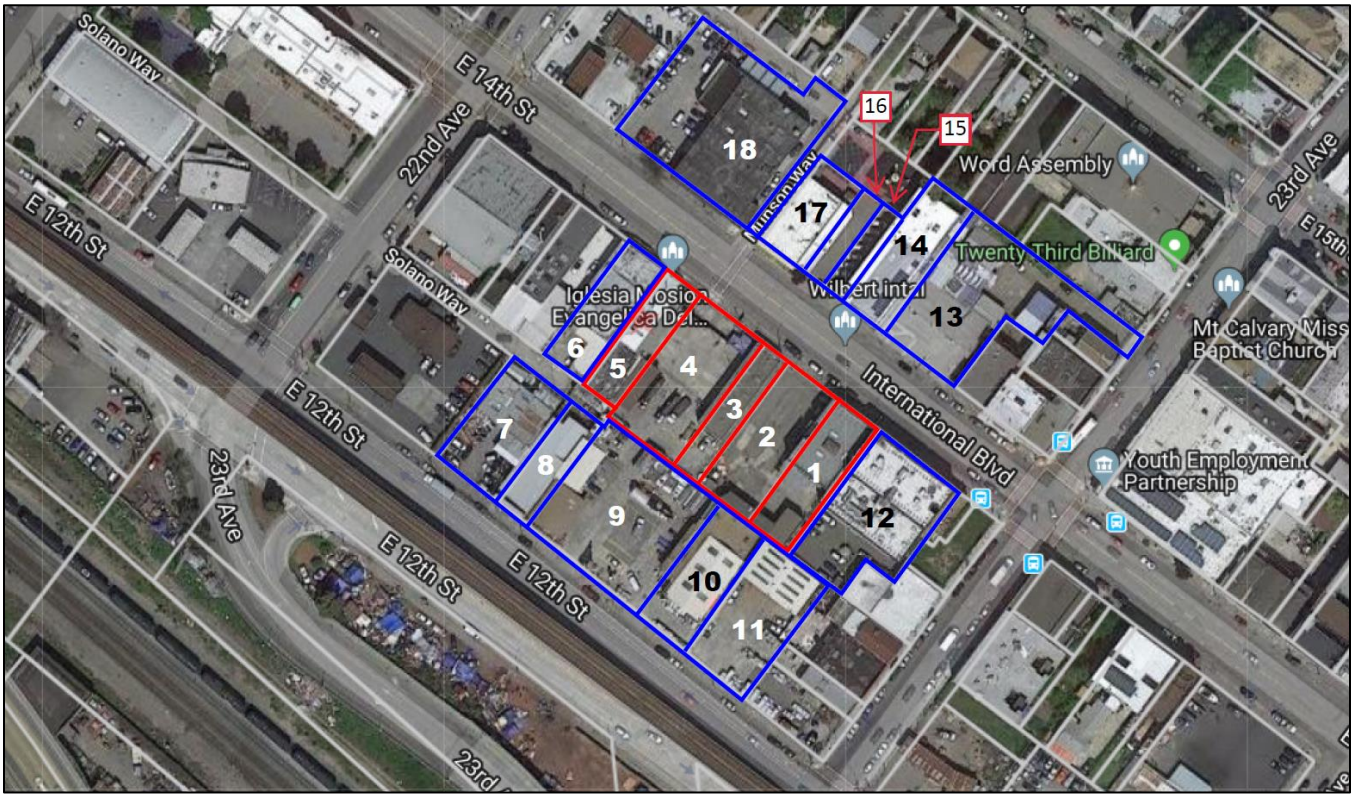


Figure 12 Area of Potential Effects

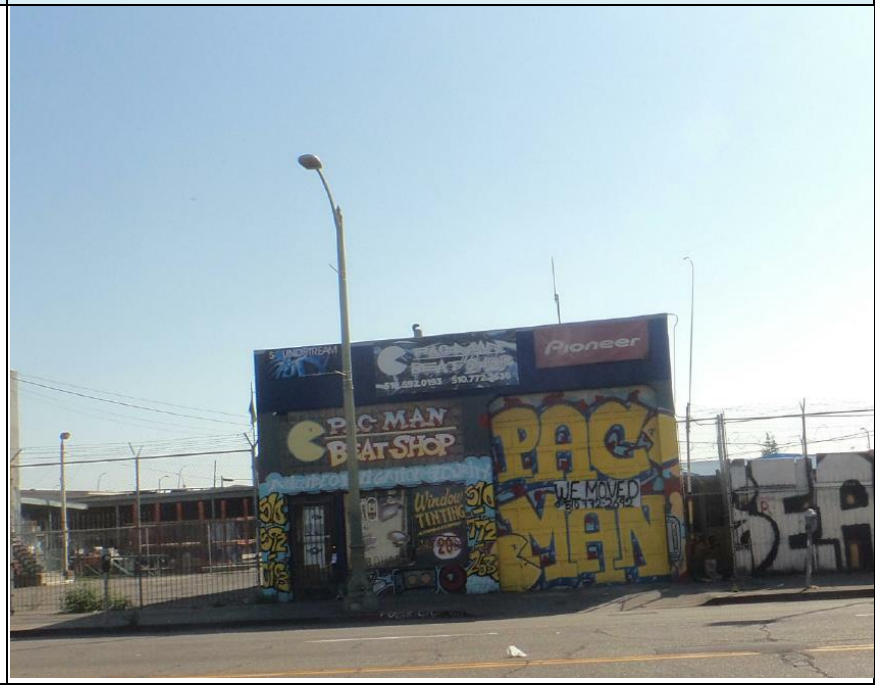
** Please note: There are no existing local landmarks or National Register properties in the Area of Potential Effects.

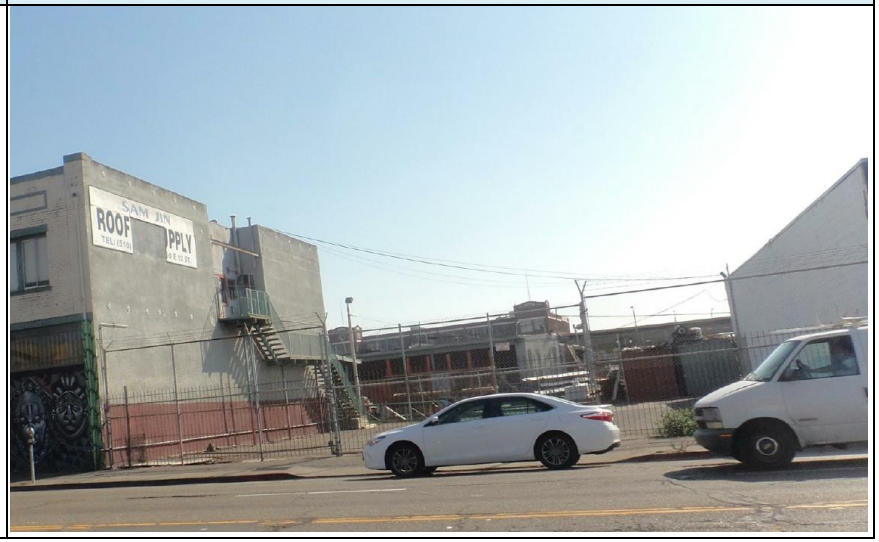
Table 2 Summary of Area of Potential Effects Properties – Ancora Place, 2227-2257 International Blvd., Oakland, CA 94606

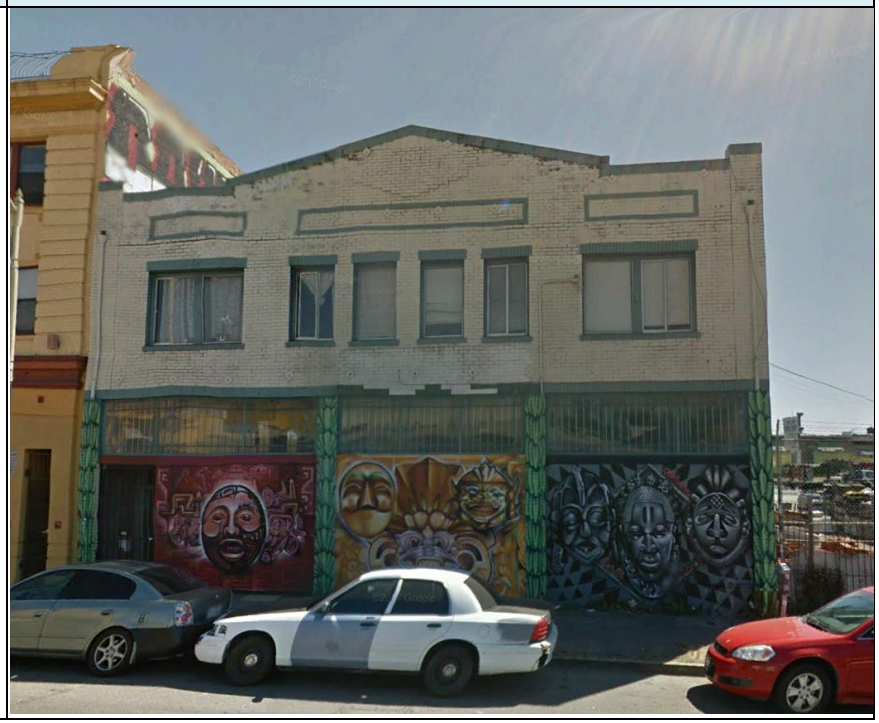
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
1	020-0107-005-01	2227 International Blvd., Oakland, CA 94606	Satellite Affordable Housing Associates	1953	**Subject Property** OCHS Rating: Fd3	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
2	020-0106-001	2239 International Blvd.[1]	Satellite Affordable Housing Associates	n/a	**Subject Property** OCHS Rating: n/a Vacant Apartment Land	

[1] *All of the APE addresses are located in the City of Oakland, CA 94606*

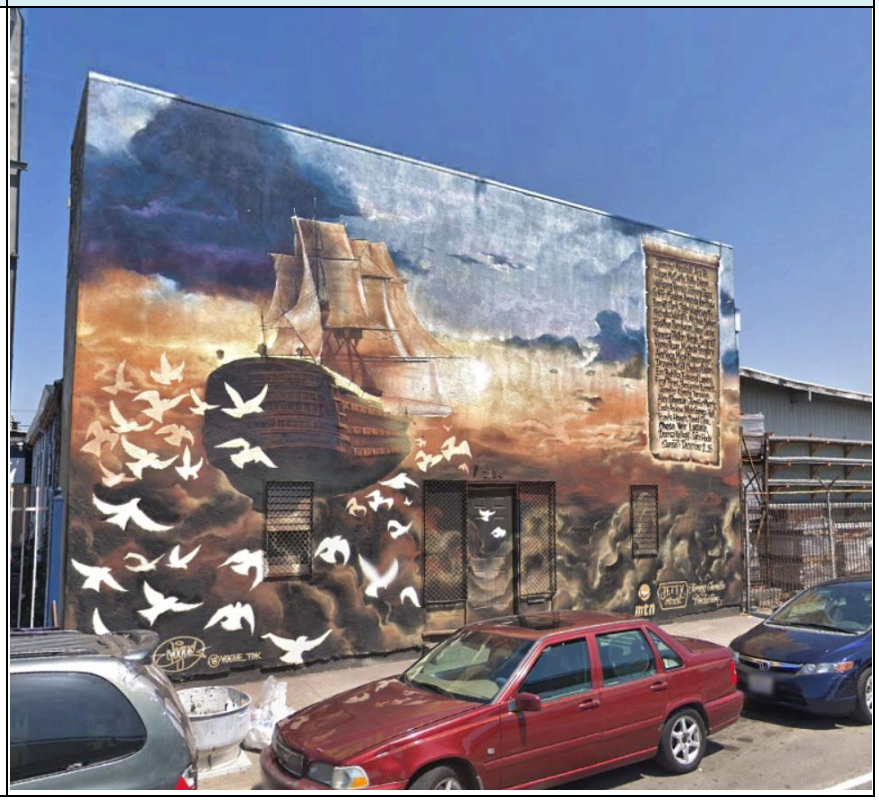
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
3	020-0106-002	2245 International Blvd.	Satellite Affordable Housing Associates	1949	**Subject Property** OCHS Rating: F3 PDHP: No	

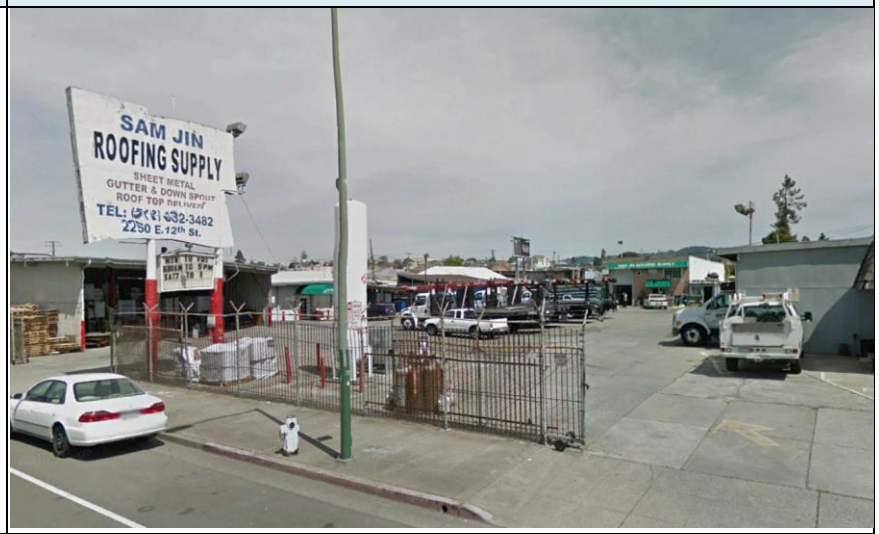
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
4	020-0106-003-01	2249 International Blvd.	Satellite Affordable Housing Associates	n/a	**Subject Property** OCHS Rating: n/a	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
5	020-0106-005	2257 International Blvd.	Satellite Affordable Housing Associates	1923	**Subject Property** OCHS Rating: Dc2+ PDHP: Yes 23rd Avenue Commercial District Contributor CR Status Code: 5	

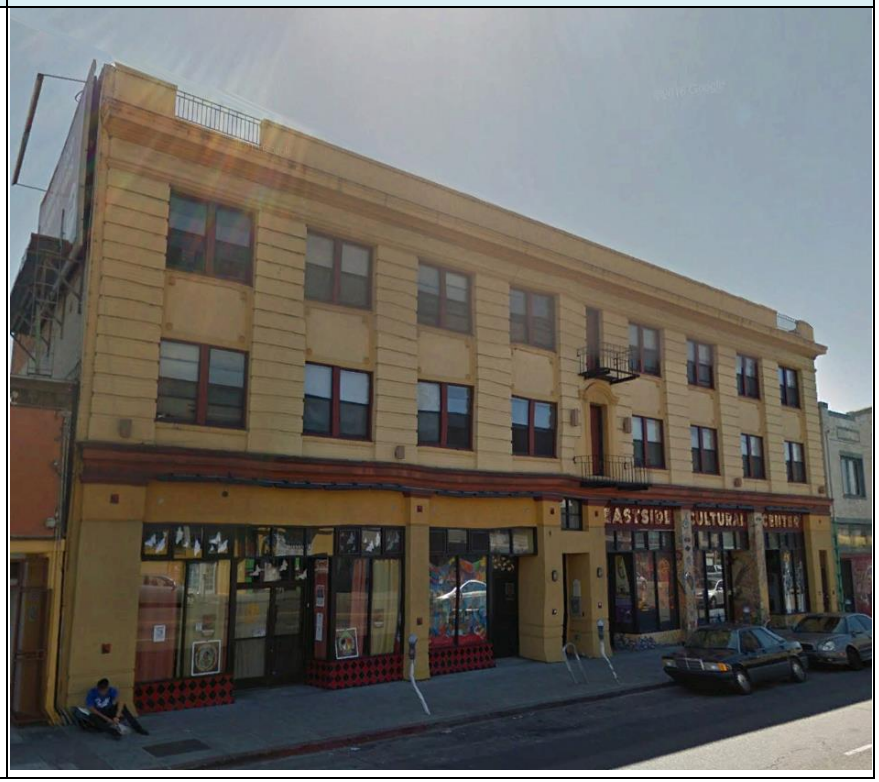
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
6	020-0107-004	2221 International Blvd.	Huynh Family Trust 2018	1952	Commercial Repair Garage OCHS Rating: F3	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
7	020-0107-007-04	E 12th Street	Richard Cochran	n/a	Vacant Industrial Land	

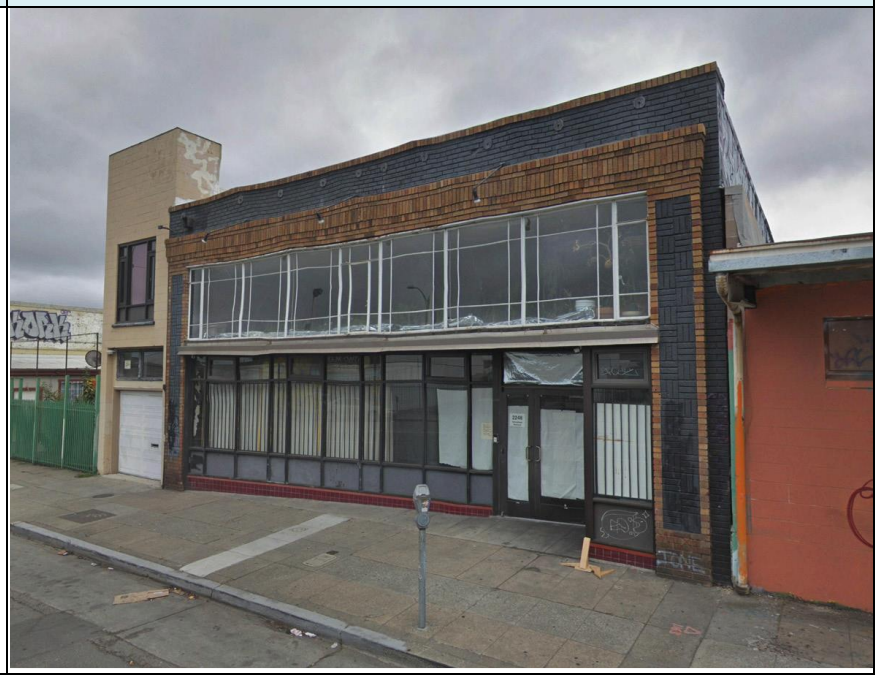
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
8	020-0107-006-03	2234 E 12th Street	Gerald Lew	1921	Warehouse OCHS Rating: F3	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
9	020-0106-015-02	2250 E 12th Street	Hong Cho	1946	Misc. Industrial Improved OCHS Rating: None Listed	
10	020-0106-014-02	2250 E 12th Street	Hong Cho	1925	Misc. Industrial Improved OCHS Rating: F3	

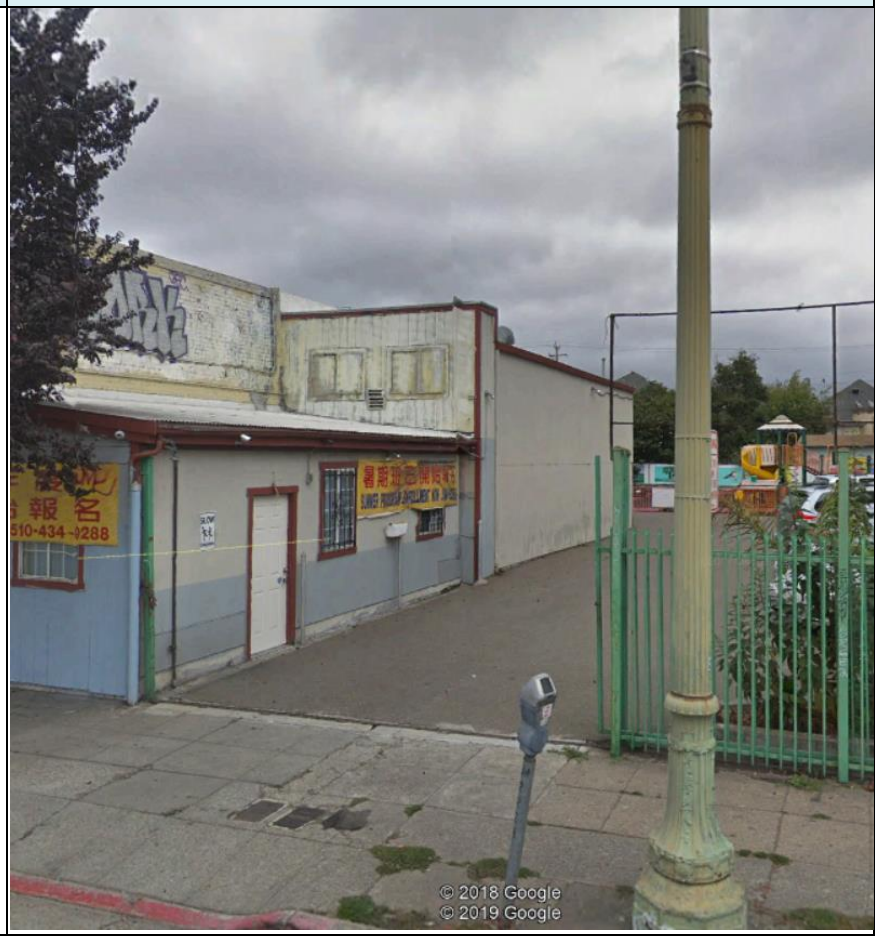
APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
11	020-0106-013-02	2264 E 12th Street	Hong Cho	1983	Misc. Industrial Improved OCHS Rating: None Listed	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
12	020-0106-006-002	2285 International Blvd.	Eastside Arts & Housing LLC	1926	Store on first floor with office 18 Apartments OCHS Rating: C2+ PDHP: Yes CR Status Code: 5B 23rd Avenue Commercial District Contributor	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
13	020-0152-009-03	2262 International Blvd.	Barrington 2014 Trust	1966	Warehouse OCHS Rating: F3	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
14	020-0152-010	2248 International Blvd.	Lincoln Trust Co & Keller Dantr	1930 / 1953	Store on first floor with office OCHS Rating: Dc3 PDHP: Yes CR Status Code: 5S	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
15	020-0152-011-01	2244 International Blvd.	Jacky Li	n/a	Vacant commercial land	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
16	020-0152-011-01	2236 International Blvd.	Jacky Li	n/a	Parking lot	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
17	020-0152-012-01	2236 International Blvd.	Jacky Li	1925 / 1952	One story store OCHS Rating: C3 PDHP: Yes CR Status Code: 5S	

APE #	APN	Address	Owner	Year built	Comments/ OCHS Rating	Photo
18	020-0151-009	2222 International Blvd.	Bruce Vuong	1961	Warehouse OCHS Rating: F3	

Oakland Cultural Heritage Survey (OCHS)/Historical and Architectural Rating System

The Rating System, adopted in the Oakland General Plan, Historic Preservation Element, is shorthand for the relative importance of properties. The system uses letters A to E to rate individual properties and numbers 1 to 3 for district status. Individual properties can have dual ("existing" and "contingency") ratings if they have been remodeled, and if they are in districts they can be contributors, noncontributors, or potential contributors. In general, A and B ratings indicate landmark-quality buildings. The rating system is summarized below.

A: Highest Importance: Outstanding architectural example or extreme historical importance (about 150 properties total).

B: Major Importance: Especially fine architectural example, major historical importance (about 600 total).

C: Secondary Importance: Superior or visually important example, or very early (pre-1906). Cs "warrant limited recognition (about 10,000 total).

D: Minor Importance: Representative example. About 10,000 Ds are PDHPs, either because they have a higher contingency rating ("Dc") or because they are in districts ("D2+").

E: Of no particular interest, * or F: Less than 45 years old or modernized. Some Es, Fs, and *s are also PDHPS because they have higher contingency ratings or are in districts.

Contingency Ratings (lower-case letter, as in "Dc" or "Fb"): potential rating under some condition, such as "if restored" or "when older" or "with more information."

District Status (numbers):
"1": In an Area of Primary Importance (**API**) or National Register quality district.

"2": In an Area of Secondary Importance (**ASI**) or district of local interest.

"3": Not in a historic district.

For properties in districts, + indicates contributors, - non-contributors, * potential contributors. (3)

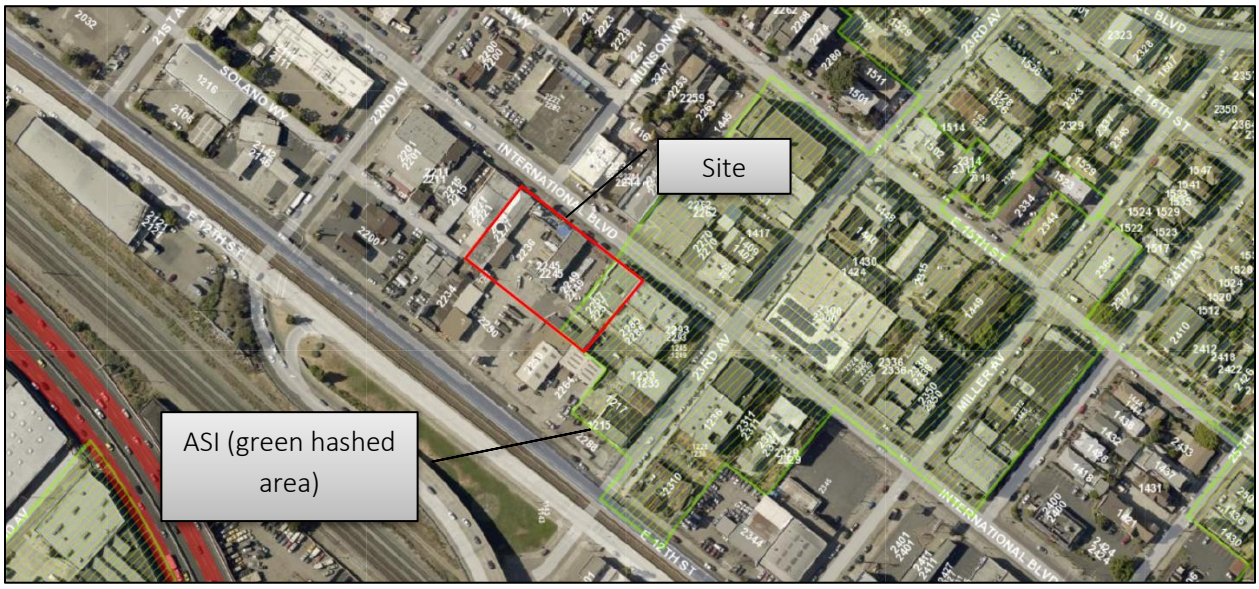
Historic Districts

Areas of Primary Importance (APIs) are historically or visually cohesive areas or property groups which usually contain a high proportion of individual properties with ratings of "C" or higher and appear eligible for the National Register of Historic Places either as a district or as a historically-related complex. At least two-thirds of the properties in an API must be "contributors" to the API, i.e. they reflect the API's principal historical or architectural themes and have not had their character changed by major alterations. Properties which do not contribute to an API because of alterations, but which could contribute if the alterations are not least partly reversed, are "potential contributors" to the API. Properties which do not reflect the API themes are "noncontributors."

Areas of Secondary Importance (ASIs) are similar to APIs, except: (1) potential contributors to the ASI are counted for purposes of the two-thirds threshold as well as contributors; and (2) ASIs do not appear eligible for the National Register.

23rd Avenue Commercial Historic District – Area of Secondary Importance

The figure below depicts one parcel of the subject property within the 23rd Avenue Commercial District, an Area of Secondary Importance, or ASI. The District is affected by the undertaking and is therefore included in the Area of Potential Effects.



The 23rd Avenue Commercial District was documented in 1996 by the Oakland Cultural Heritage Survey on California Department of Parks and Recreation Primary Record forms (attached). An excerpt of the Record follows.

The 23rd Avenue Commercial District is a medium-sized turn of the century commercial node of about 35 buildings, extending two blocks northeast-southwest on 23rd Avenue and three blocks southeast-northwest on East 14th Street (now International Blvd.), plus adjoining blocks of Miller Avenue and East 15th Street. It includes a bank, two theaters, a public library, and a mortuary, plus several two-story hotels and smaller commercial buildings. About half the buildings appear to date from the 1900s, a quarter from the 1920s, a few earlier and a few later. The most intact are on 23rd Avenue above East 14th Street, where there are some good Mission Revival and Spanish designs. Reflecting the area's importance as the chief commercial center between 14th Avenue and Fruitvale Avenue, several of its major buildings are of masonry construction.

The District's significance is the theme of Commercial Development during 1850-1945 period of significance. The District appears significant for its distinctive period character, individually notable and collectively coherent buildings, and representation of East Oakland development patterns of the late 19th and early 20th century. Its integrity is not considered high enough for National Register eligibility; its

distinctive character is as a district of remodeled but recognizably early buildings, adding up to a recognizable early commercial node.

The District has a National Register of Historic Places Status Code of **5S**, *Properties Recognized as Historically Significant by Local Government.*

Source: (4)

Evaluation

There are no local landmarks or National Register properties in the Area of Potential Effects.

District: As an Area of Secondary Importance (ASI), by definition the District does not appear eligible for the National Register of Historic Places.

Subject:

1. 2227 International Blvd. The site contains a commercial building constructed in 1953. The Oakland Cultural Heritage Survey (OCHS) Rating is Fd3, of no particular interest, but may be of minor importance if restored. The property is not located in a historic district.
2. 2239 International Blvd. The site is a paved parking lot and therefore has no Oakland Cultural Heritage Survey (OCHS) Rating and holds no structures to evaluate for historic significance.
3. 2245 International Blvd. A one-story commercial building constructed in 1949 occupies the site. OCHS Rating is F3. The building does not appear eligible for the National Register by survey or local interest by City review in December 2018.
4. 2249 International Blvd. The site is a paved parking lot and therefore has no Oakland Cultural Heritage Survey (OCHS) Rating and holds no structures to evaluate for historic significance.
5. 2257 International Blvd. The site contains a two-story building constructed in 1923 as a decorative brick store and apartment building. It has a peaked parapet, storefronts and transom. The building has been modified with aluminum windows and window infill. Condition is fair. The building has an OCHS rating of Dc2+, Potential Designated Historic Property (PDHP) – minor importance, secondary importance if restored, contributor to the Historic District. The building does not appear eligible for the National Register but is of local interest individually and as a district contributor.

Surrounding Properties (APE):

6. 2221 International Blvd. A one-story commercial repair garage operating as a car audio shop and built in 1952 occupies the site. OCHS Rating is F3. The building does not appear eligible for the National Register by survey.
7. E 12th Street. The site is a paved parking lot and therefore has no Oakland Cultural Heritage Survey (OCHS) Rating and holds no structures to evaluate for historic significance.
8. 2234 E 12th Street. The site contains a warehouse that backs to the rear of the subject property, i.e. the building faces E 12th Street. OCHS Rating is F3. The building does not appear eligible for the National Register by survey.

9. 2250 E 12th Street. The site is utilized as an industrial lot with semi-permanent shed-like buildings and gated yard area constructed in 1946. OCHS Rating is F3. The building does not appear eligible for the National Register by survey.

10. 2250 E 12th Street. The site is utilized as an industrial lot with semi-permanent shed-like buildings and gated yard area constructed in 1925. (This site is part of APE #9, above). OCHS Rating is F3. The building does not appear eligible for the National Register by survey.

11. 2264 East 12th Street. The site contains a one-story commercial building constructed in 1983, and is therefore less than 50 years old and has no OCHS rating. Therefore, the building will not be evaluated further for historic significance.

12. 2285 International Boulevard. The site contains an existing three-story building used for affordable housing and called 'Eastside Arts & Housing' and also owned and operated by Satellite Affordable Housing Associates (SAHA). Constructed in 1926, the building has a rating of C2+, secondary importance, in an ASI, contributor to the ASI. The building was originally Kronenberg Bros. stores and apartments. The property has a California Register status code of 5, Properties recognized as Historically Significant by Local Government, as recorded on the Primary Record (DPR).

13. 2262 International Blvd. The site contains a warehouse constructed in 1966. OCHS Rating is F3. The building does not appear eligible for the National Register by survey.

14. 2248 International Blvd. A store on first floor with office constructed in 1930/1953 occupies the site. The OCHS Rating is Dc3, minor importance, with a contingency rating, if restored. The property has a California Register status code of 5, Properties recognized as Historically Significant by Local Government, as recorded on the Primary Record (DPR). The building does not appear eligible for the National Register by survey.

15. 2244 International Blvd. The site is a paved parking lot and therefore has no Oakland Cultural Heritage Survey (OCHS) Rating and holds no structures to evaluate for historic significance.

16. 2236 International Blvd. The site is a paved parking lot and therefore has no Oakland Cultural Heritage Survey (OCHS) Rating and holds no structures to evaluate for historic significance.

17. 2236 International Blvd. A one-story store operated as a day care center for children and constructed in 1925 occupies the site. There is no OCHS rating. The building does not appear eligible for the National Register; the property has a California Register status code of 5, Properties recognized as Historically Significant by Local Government, as recorded on the Primary Record (DPR).

18. 2222 International Blvd. The site contains a warehouse constructed in 1961. OCHS Rating is C3, Potential Designated Historic Property (PDHP). The building does not appear eligible for the National Register by survey.

There are no buildings on or near the project site that appear eligible for the National Register of Historic Places under any criteria listed.

Source: (5)

California Environmental Quality Act

The project's Planning Application was approved by the City of Oakland on December 21, 2018, which included approval for demolition of the subject property buildings. The approval made the following determination:

> *"The proposal is to remove the existing Potential Designated Historic Property (PDHP) rated Dc2+ and other mixed use structures; and to construct a new 77-unit affordable mixed use residential development on a 38,922 sq/ft parcel. The scale and massing of the proposed design addresses the neighboring context by stepping back at the upper most level to provide an eased transition to the neighboring building to the east. The vertical break at the entry tower serves to lighten the building mass, as well as to articulate the building elevations. As a result, the proposed replacement project is equal with respect to the quality of the existing building design and is compatible with the character of the neighborhood"*

In addition, pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant is required to make a good faith effort to relocate the historic resource with *local significance* to a site acceptable to the City. This is a project requirement under both CEQA and NEPA.

Source: (6)

Archaeology

The Area of Potential Effects for archaeology includes the five subject parcels to a depth required for construction of proposed new improvements.

California Historic Resource Information System - Records Search

A records search of the project site was conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California on March 19, 2019.

Review of their information indicates that there has been no cultural resource studies that cover the Ancora Place project area. This Ancora Place project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists six recorded buildings or structures within the proposed Ancora Place project area.

1. Property # 163114 at 2245 E. 14th Street has a status code of 6Y meaning it was determined ineligible for the National Register by consensus through Section 106 process, but has not been evaluated for the California Register or Local Listing.
2. Property # 092421 at 2255 E. 14th Street, the Knopf & Hughes Building has a status code of 5S2, meaning this individual property is eligible for local listing or designation. Please note, International Boulevard is also known as East 14th Street.

3. Property # 092419 at 2236 E. 14th Street is the Brofhy Hardware Co. Building has a status code of 5S2 meaning this individual property is eligible for local listing or designation.
4. Property # 092420 at 2248 E. 14th Street the Peterson-Nelson Paint Store has a status code of 5S2 meaning this individual property is eligible for local listing or designation.
5. Property # 093608 at 2270 E. 14th Street the Koenig, Edward and Margaret Building has a status code of 5B under criteria A and C. The building is locally significant both individually and as a contributor to a district.
6. Property # 092422 at 2277 E. 14th Street the Kronenberg Brothers Store and Apartments has a status code of 5B. The building is locally significant both individually and as a contributor to a district.

(See attached Historic Property Directory listing and associated Primary Records)

In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Ancora Place project area.

Source: (7) (8)

Results

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Alameda County have been found in areas marginal to the bayshore and inland near intermittent and perennial watercourses. The Ancora Place project area is located approximately four meters east of the historic margin of the Oakland Inner Harbor and contains Holocene alluvial fan soils. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Ancora Place project area.

Review of historical literature and maps indicated historic-period activity within the Ancora Place project area. The 1897, 1915 and 1948 Concord USGS 15-minute topographic quadrangle depicts one or more buildings within the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Ancora Place project area.

Source: (9)

Each of the subject property parcels are improved with buildings and asphalt paving for parking lots, precluding a field survey.

Native American Contacts

The project requires ‘significant digging’ and therefore the possibility exists of accidental discovery of Native American artifacts or remains. Consultation with Native American tribes is therefore required. There is one Federally-recognized Native American tribe in Alameda County. The tribe was contacted by the City of Oakland, inviting participation with a letter, maps and information about the project on March 14, 2019.

The Native American Heritage Commission was contacted about the project to request a search of the Sacred Lands file for known resources on or near the site on March 13, 2019. On March 15, 2019, the Native American Heritage Commission replied that a search of the Sacred Lands File had negative results for the project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Chochenyo language, part of the Costanoan language family. There are no Native American resources in or adjacent to the proposed Ancora Place project area referenced in the ethnographic literature.

Any further responses will be forwarded to the Office of Historic Preservation upon receipt.

Source: (10) (11) (12) (13)

Conclusion

None of the structures in the Area of Potential Effects appear to be eligible for listing in the National Register of Historic Places. No prehistoric or historical archaeological sites were identified within the site itself or vicinity. There are no identified historic or cultural resources in the Area of Potential Effects of the undertaking. However, the site is sensitive for archaeology and as a fully developed site currently, mitigation is proposed in the event of accidentally discovery during construction of the project.

Recommended Determination

For purposes of Section 106 Review of this undertaking, AEM Consulting recommends that the Agency Official, City of Oakland, determine that there are adverse effect to historic properties as defined for Section 106; further that is there are no properties that appear eligible for the National Register of Historic Places in the Area of Potential Effects of the undertaking.

The following are conditions of approval for the project's planning application as approved by the City of Oakland and will be required for NEPA. The following applies to construction, in the event of accidental discovery of buried materials:

CR1. **Archaeological and Paleontological Resources - Discovery During Construction**

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.

CR2. Human Remains - Discovery During Construction

Pursuant to CEQA Guidelines section 15064.S(e)(l), 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.

CR3. Property Relocation

Pursuant to Policy 3. 7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting

neighborhood associations and for-profit and not-for-profit housing and preservation organizations;

b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;

c. Maintaining the signs and advertising in place for a minimum of 90 days; and

d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

Works Cited & Attached:

1. Pyatok. *2227 International Boulevard Housing, 2227, 2239, 2245, 2249, 2257 International Boulevard, Project Description.* September 15, 2018.

2. —. *2227 International Blvd. Conditional Use Permit Entitlements.* Oakland, CA : s.n., September 15, 2018. Plans & Drawings.

3. City of Oakland. Historic Preservation - Historical and Architectural Rating System. *Planning & Building.* [Online] [Cited: March 11, 2016.] http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155.

4. —. *23RD Avenue Commercial District.* s.l. : Oakland Cultural Heritage Survey, Prepared 1996.

5. State of California, Department of Parks and Recreation. *Primary Record - Various addresses on 23rd Avenue and named streets.* s.l. : Oakland Cultural Heritage Survey, September 30, 1994.

6. Merkamp, Robert D. *Planning Application Approval 2227-2257 International Blvd. APN: 020-0107-005-01 & 020-0106-001.* s.l. : City of Oakland, Planning and Building Department, Bureau of Planning, December 21, 2018. Case File No. PLN18-381/TPM10921.

7. Office of Historic Preservation. *Historic Property Directory for: Oakland.* July 17, 2012. Page 146.

8. Oakland Cultural Heritage Survey. *Primary Record for six (6) properties in the APE.* s.l. : State of California, Department of Parks and Recreation, September 30, 1994. DPR 523.

9. Guldenbrein, Jullian. *Record search results for the proposed Ancora Place, 2227-2257 International Blvd., Oakland, Alameda County, California 94606.* Rohnert Park, CA : Northwest Information Center, Sonoma State University, March 19, 2019. NWIC File No. 18-1739.

10. U.S. Department of Housing and Urban Development. *Tribal Directory Assessment Information; Contact information for tribes with interests in Alameda County, California.* Accessed on March 13, 2019.

11. Marvin, Betty. *Letter to Silvia Burley, California Miwok Tribe in re: Ancora Place, 2227-2257 International Blvd., Oakland, Alameda County, California 94606.* s.l. : City of Oakland, Department of Planning and Building, March 14, 2019.

12. Crake, Cinnamon. *Letter to Native American Heritage Commission.* Santa Rosa, CA : AEM Consulting, March 13, 2019.

13. Totton, Gayle. *Letter to Cinnamon Crake, AEM Consulting in re: Ancora Place Project, City of Oakland; Oakland East USGS Quadrangle, Alameda County, California.* West Sacramento, CA : Native American Heritage Commission, March 15, 2019.

PYATOK

2227 International Boulevard Housing
2227, 2239, 2245, 2249, 2257 International Boulevard
Project Description 09/15/2018

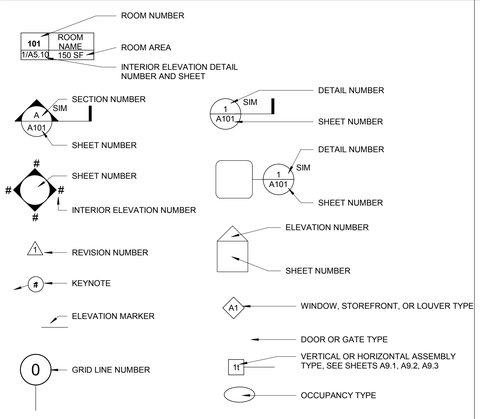
2227 International is a proposed 5 story residential building located on International Boulevard, in the middle of the block, between 22nd and 23rd avenue in the lower San Antonio neighborhood of Oakland. The site of the new structure is currently occupied with one story commercial buildings as well as a mixed use 2 story building at 2257 International that will be removed. The project is located within the CN-3 neighborhood commercial Zone – 3. All of the new units will be designated affordable units for low-income households.

The proposed new building will be situated adjacent to two existing buildings; a single-story commercial building, and a three-story mixed use building owned & operated by the Satellite Affordable Housing Associates (SAHA) and Eastside Cultural Arts Center. The existing 3-story building, referred to as 'Eastside Arts & Housing', includes the community arts facilities for the East Side Arts Alliance, 16 studio and one bedroom apartments, and 2 live-work units..

The proposed new building will provide a total of 77 affordable apartment units, including (6) Studio units, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. 100% of the units will be adaptable and a minimum of 5% of the units will be fully accessible. The completed project will provide 43 total parking spaces, 40 of which are automated parking stackers, as well as surface parking for two accessible parking spaces, includes van accessible parking. Secure bike parking is provided onsite.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

ARCH DRAWING SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ABV	ABOVE	JT	JOINT
A/C	AIR CONDITIONING	KD	KILN DRIED
AC	ASPHALTIC CONCRETE	KIT	KITCHEN
ACC	ACCESSIBLE	KPL	KICK PLATE
A.C.P.	ACOUSTIC CEILING PANEL	L	ANGLE
A.C.T.	ACOUSTIC CEILING TILE	LAU	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADDL	ADDITIONAL	LIN	LINOLEUM
ADDM	ADDENDUM	LVT	LUXURY VINYL TILE
ADH	ADHESIVE	LVL	LEVEL
ADJ	ADJACENT OR ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MB	MACHINE BOLT
ALUM	ALUMINIUM	MC	MEDICINE CABINET
ALT	ALTERNATIVE	MECH	MECHANICAL
AMT	AMOUNT	MTL	METAL
ANOD	ANODIZED	MFR	MANUFACTURER
AP	ACCESS PANEL	MIN	MINIMUM
APL	ASSUMED PROPERTY LINE	MTD	MOUNTED
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECT(URAL)	NIC	NOT IN CONTRACT
ASSY	ASSEMBLY	NTS	NOT TO SCALE
A/V	AUDIO VISUAL	O/	OVER
AUTO	AUTOMATIC	OC	ON CENTER
BALC	BALCONY	OD	OUTSIDE DIAMETER
BATT	BATTING	OFC	OFFICE
BD	BOARD	OFD	OVERFLOW DRAIN
BLDG	BUILDING	OH	OVERHEAD
BLKG	BLOCKING	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
BM	BEAM		
B.O.C.	BOTTOM OF CURB	OPP	OPPOSITE
B.O.D.	BASIS OF DESIGN	OPP HD/OPH	OPPOSITE HAND
BOT	BOTTOM	OPNG	OPENING
B.O.W.	BACK OF SIDEWALK	PCC	PRECAST CONCRETE
BRKT	BRACKET	PERF	PERFORATED
BTW, B/W	BETWEEN	PL.	PLATE
BUR	BUILT UP ROOFING	P.L.	PROPERTY LINE
CAB	CABINET	PLAM	PLASTIC LAMINATE
CEM	CEMENT	PR	PAIR
CEM PLAS	CEMENT PLASTER	PT	PRESSURE TREATED OR POST TENSIONED
CIP	CAST IN PLACE		
CJ	CONTROL JOINT	PTD	PAINT
CL	CENTERLINE	PLYWD, PLY	PLYWOOD
CL.	CLOSET	PREFAB	PREFABRICATED
CLG	CEILING	PV	PHOTOVOLTAIC
CLKG	CAULKING	PVC	POLYVINYL CHLORIDE (RIGID)
CLR	CLEAR	QTY	QUANTITY
CMU	CONCRETE MASONRY UNIT	R	RISER
COL	COLUMN	RCP	REFLECTED CEILING PLAN
CONC	CONCRETE	REF	REFER(ENCE) OR REFRIGERATOR
CONN	CONNECTION	REINF	REINFORCE(D) (ING) (MENT)
CONT	CONTINUOUS	REQ	REQUIRED
CONST	CONSTRUCTION	RESIL	RESILIENT
CONTR	CONTRACTOR	RFG	ROOFING
CSMT	CASEMENT	RM	ROOM
CT	CERAMIC TILE	RO	ROUGH OPENING
CTSK	COUNTERSINK	RWL	RAINWATER LEADER
D	DRYER	SAF	SELF-ADHERED FLASHING
DBL	DOUBLE	SC	SOLID CORE
DEMO	DEMOLISH OR DEMOLITION	S.C.D	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
DF	DOUGLAS FIR		
DIA	DIAMETER	SD	STORM DRAIN
DIM	DIMENSION	SHV	SHELVES (ING)
DN	DOWN	SQ IN	SQUARE INCH
DS	DOWNSPOUT	S.S.D	SEE STRUCTURAL DRAWINGS
DTL	DETAIL	SECT	SECTION
DW	DISHWASHER	S.E.D.	SEE ELECTRICAL DRAWINGS
DWG	DRAWING	SF	SQUARE FOOT OR SUBFLOOR
(E)	EXISTING	SG	SAFETY GLAZING
EA	EACH	SIM	SIMILAR
EB	EXPANSION BOLT	S.L.D.	SEE LANDSCAPE DRAWINGS
EJ	EXPANSION JOINT	SM	SHEET METAL
ELEV	ELEVATION OR ELEVATOR	S.M.D.	SEE MECHANICAL DRAWINGS
ELEC	ELECTRIC	SP	STANDPIPE
ENCL	ENCLOSURE, ENCLOSED	S.P.D.	SEE PLUMBING DRAWINGS
EP	ELECTRIC PANEL	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EQPT	EQUIPMENT	SS	SANITARY SEWER
EXP	EXPANSION	SSTL, SS	STAINLESS STEEL
EXT	EXTERIOR	STC	SOUND TRANSMISSION CLASS
FACP	FIRE ALARM CONTROL PANEL	STD	STANDARD
FAU	FORCED AIR UNIT	STL	STEEL
FCB	FIBER CEMENT BOARD	STOR	STORAGE
FCP	FIBER CEMENT PANEL	STRUCT, STRL	STRUCTURAL
FD	FLOOR DRAIN OR FIRE DEPARTMENT	SUSP	SUSPENDED
FDN	FOUNDATION	SUSP CLG	SUSPENDED CEILING
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER CABINET	SYS	SYSTEM
FF	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FIN	FINISH OR FINISHED	TDS	TIE DOWN SYSTEM
FLEX	FLEXIBLE	TEL	TELEPHONE
FLR	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
F.O.B.	FACE OF BEAM	TEMP GL	TEMPERED GLASS
F.O.C.	FACE OF CONCRETE	THK	THICK(NESS)
F.O.F.	FACE OF FINISH	T.O.	TOP OF
F.O.S.	FACE OF STUD	T.O.C.	TOP OF CONCRETE
F.O.W.	FACE OF WALL	T.O.PL.	TOP OF PLATE
FR	FIRE RESISTANCE	T.O.S.	TOP OF SLAB
FRTW	FIRE RETARDANT TREATED WOOD	T.O.SF.	TOP OF SUBFLOOR
FRP	FIBER REINFORCED PLASTIC	T.O.W.	TOP OF WALL
FT	FOOT	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	T	TREAD OR TEMPERED
GA	GAUGE	TYP	TYPICAL
GALV	GALVINIZED	UL	UNDERWRITERS LABORATORY
GAR	GARAGE	UON	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VCT	VINYL COMPOSITION TILE
GLAZ	GLAZING	VERT	VERTICAL
GSM	GALVINIZED SHEET METAL	VEST	VESTIBULE
GWB	GYPSUM WALL BOARD	VGDF	VERTICAL GRAIN DOUGLAS FIR
GYP	GYPSUM	VIF	VERIFY IN FIELD
HB	HOSE BIB	W	WASHER
HC	HOLLOW CORE	W/	WITH
HD	HOLD-DOWN	WC	WATER CLOSET
HM	HOLLOW METAL	W/D	STACKED WASHER AND DRYER
HORIZ	HORIZONTAL	WD	WOOD
H PLAM	HIGH PRESSURE LAMINATE	WDW	WINDOW
HR	HOUR OR HANDRAIL	WH	WATER HEATER
HSS	TUBE STEEL	W/O	WITHOUT
HT	HEIGHT	W.O.	WHERE OCCURS
HVAC	HEATING, VENTILATION, AIR-CONDITIONING	WP	WATERPROOF
HYD	HYDRANT	WRB	WEATHER RESISTIVE BARRIER
IIC	IMPACT INSULATION CLASS	WS	WHEELSTOP
IN	INCHES	WSCT	WAINSCOT
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR		

PROJECT DESCRIPTION

2227 International is a proposed 5 story residential building located on International Boulevard, in the middle of the block, between 22nd and 23rd avenue in the lower San Antonio neighborhood of Oakland. The site of the new structure is currently occupied with one story commercial buildings as well as a mixed use 2 story building at 2257 International that will be removed. The project is located within the CN-3 neighborhood commercial Zone – 3. All of the new units will be designated affordable units for low-income households.

The proposed new building will be situated adjacent to two existing buildings; a single-story commercial building, and a three-story mixed use building owned & operated by the Satellite Affordable Housing Associates (SAHA) and Eastside Cultural Arts Center. The existing 3-story building, referred to as 'Eastside Arts & Housing', includes the community arts facilities for the East Side Arts Alliance, 16 studio and one bedroom apartments, and 2 live-work units..

The proposed new building will provide a total of 77 affordable apartment units, including (6) Studio units, 24 one-bedroom units, 27 two-bedroom units and 20 three-bedroom units. 100% of the units will be adaptable and a minimum of 5% of the units will be fully accessible. The completed project will provide 43 total parking spaces, 40 of which are automated parking stackers, as well as surface parking for two accessible parking spaces, includes van accessible parking. Secure bike parking is provided onsite.

Resident amenities include a community room, services office, on-site manager, 5th floor event space, common laundry room and exterior on grade courtyard. The ground floor space is designed with a 16 foot floor to floor height, with extensive street facing glazing and flexible layout to allow for street facing retail.

PROJECT DATA

UNIT BREAKDOWN

FLOOR	1	2	3	4	5	TOTAL	(%)
STUDIOS	6					6	(8%)
1-BEDROOM		6	6	6	6	24	(31%)
2-BEDROOM		7	7	7	6	27	(35%)
3-BEDROOM		5	5	5	5	20	(26%)
TOTAL	**6**	**18**	**18**	**18**	**17**	**77**	**(100%)**

RESIDENTIAL AMENITIES:
INTERIOR: COMMUNITY ROOM, EVENT SPACE, SERVICES OFFICE, SECURED BICYCLE STORAGE, OFF STREET PARKING

EXTERIOR: COMMON OUTDOOR COURTYARD

CONSTRUCTION TYPE:

-TYPE 1-A CONCRETE PODIUM (1 STORY) AND TYPE V-A WOOD FRAME (FOUR STORIES)
-CONSTRUCTION MAXIMUM HEIGHT ALLOWED: 70'-0"/MAX. 5 STORIES TYPE V-A OVER UNLIMITED TYPE 1-A
-HEIGHT AND AREA INCREASES ASSUMED WITH FULLY-SPRINKLERED BUILDING

TOTAL BUILDING AREA:

AMENITIES:	2,701 SF
CIRCULATION:	14,043 SF
GARAGE:	8,077 SF
RESIDENTIAL:	62,912 SF
SERVICE:	5,003 SF
RETAIL:	2,590 SF
TOTAL	**95,325 SF**

PLANNING CODE SUMMARY

PROJECT AREA

SITE AREA	38,922 SF
SITE DEVELOPMENT AREA:	21,025 SF

PROJECT TYPE

PERMANENT RESIDENTIAL ACTIVITY, MULTI FAMILY DWELLING UNITS
100% AFFORDABLE, COMMERCIAL ACTIVITY

ZONING

PARCEL NO: 20-107-51, 20-106-100, 200, 301, 500
BOUNDED BY INTERIOR LOT LINES, INTERNATIONAL BOULEVARD, OAKLAND CA.

ZONE: CN-3 NEIGHBORHOOD COMMERCIAL ZONE - 3

HEIGHT LIMIT: MAXIMUM HEIGHT: 60 FT. PROPOSED HEIGHT: +66'-2" FT.

MAXIMUM NUMBER OF STORIES: 5 STORIES PROPOSED: 5 STORES

SECTION 17.107. DENSITY BONUS & INCENTIVE PROCEDURE

DENSITY BONUS	APPLIES
DENSITY INCENTIVE	APPLIES

DENSITY

MAXIMUM DENSITY: ONE UNIT PER 450 SF OF SITE AREA [38,850 SF / 450 = 86.33 UNITS]
DENSITY BONUS: 35% MAX. 86.33 UNITS X 1.35% =117 UNITS

PROPOSED = 77 UNITS

MAXIMUM NONRESIDENTIAL FAR:	3.0
PROPOSED =	2.4

PROPERTY DEVELOPMENT STANDARDS

MIN. FRONT SETBACK:	0 FT (COMMERCIAL) 10 FT (RESIDENTIAL)
MIN. SIDE SETBACK:	0 FT
MIN. REAR SETBACK:	10 FT

MINIMUM GROUND FLOOR FACADE TRANSPARENCY:	65%
PROPOSED GROUND FLOOR FACADE TRANSPARENCY:	45%
MINIMUM HEIGHT OF GROUND FLOOR NON RESIDENTIAL FACILITIES:	12 FT
PROPPOSED HEIGHT OF GROUND FLOOR NON RESIDENTIAL FACILITIES:	12 FT
MINIMUM SEPARATION BETWEEN GRADE AND GROUND FLOOR LIVING SPACE:	2.5 FT.

GROUND FLOOR RESIDENTIAL SPACE LOCATED WITHIN 15 FT OF A STREET FRONTAGE

GROUND FLOOR RESIDENTIAL UNITS: CONDITIONAL USE PERMIT REQUIRED

USABLE OPEN SPACE

REQUIRED:	150 SF X 77 UNITS = 11,550 SF
PROPOSED:	15,320 SF @ COURTYARD

RETAIL

MAINTAIN 30'-0" DEPTH AT RETAIL, PROPOSED: 2,590 SF

PARKING

REQUIRED: 39
Residential [UNITS X 0.5 SPACE]
Commercial: None required

PROPOSED: **43 RESIDENTIAL**
40 PARKLIFT
2 ACCESSIBLE
1 STANDARD ONGRADE

BICYCLE PARKING

REQUIRED LONG TERM:	[1 SPACE / 4 UNIT] 19 REQUIRED
PROPOSED LONG TERM:	39 SPACES
REQUIRED SHORT TERM:	[1 SPACE / 20 UNIT] 4 REQUIRED
PROPOSED SHORT TERM:	4 SPACES

STORMWATER

TOTAL AREA OF NEW OR IMPROVED IMPERVIOUS AREA XX,XXX SF

DRAWING INDEX

2227 INTERNATIONAL BLVD.

CONDITIONAL USE PERMIT - ENTITLEMENTS

STREET VIEW- EAST

PROJECT TEAM

	ARCHITECT	DESIGN ARCHITECT
SATELLITE AFFORDABLE HOUSING ASSOCIATES 1835 ALCATRAZ AVENUE BERKELEY, CA 94703 CONTACTS: EVE STEWART - DIRECTOR, HOUSING DEV. ADAM KUPERMAN, PROJECT MANAGER PHONE: (510) 809-2754 FAX: (510) 649-0312 EMAIL: estewart@sahahomes.org, akuperman@sahahomes.org	PYATOK ARCHITECTS, INC. 1611 TELEGRAPH AVE, SUITE 200 OAKLAND, CA 94612 CONTACTS: PETER WALLER, PRINCIPAL PHONE: (510) 465-7010 FAX: (510) 465-8575 EMAIL: pwaller@pyatok.com	ANNE PHILLIPS ARCHITECTURE 3032 MAGNOLIA STREET OAKLAND, CA 94608 CONTACTS: ANNE PHILLIPS, PRINCIPAL PHONE: (510) 8417056 FAX: (510) 841-7077 EMAIL: ap@aparch.com
LANDSCAPE ARCHITECT	CIVIL ENGINEER	
PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 CONTACTS: CHRIS KENT, PRINCIPAL PHONE: (510) 465-1284 FAX: (510) 465-1256 EMAIL: kent@pgadesign.com	LUK & ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 CONTACTS: JACKIE LUK, PRINCIPAL PHONE: (510) 724-3388 FAX: (510) 724-3383 EMAIL: jackie@lukassociates.com	

SITE AERIAL PLAN

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
www.pyatok.com

APA arch.com
Anne Phillips Architecture

SAHA

1835 Alcatraz Ave. Berkeley, CA 94703

2227 INTERNATIONAL BLVD.
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

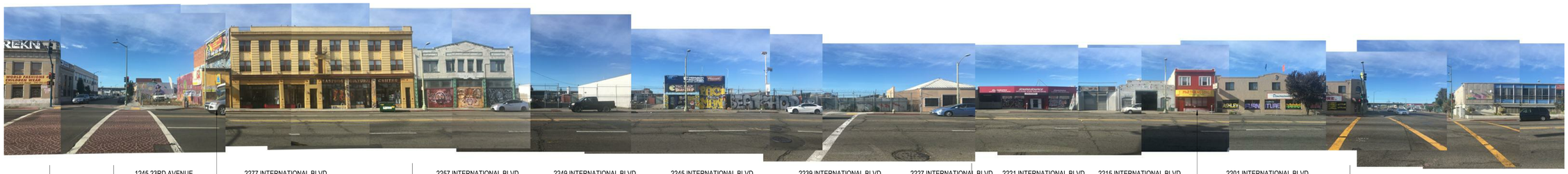
REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

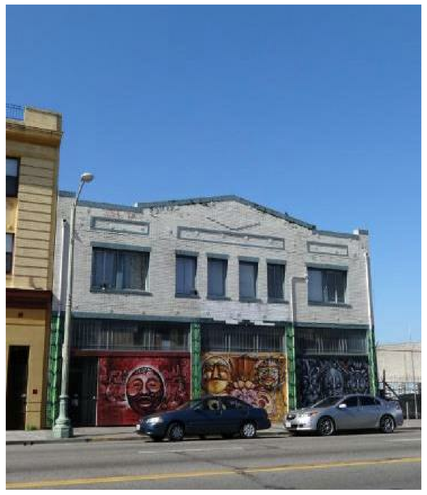
JOB NUMBER:	1722
DRAWN BY:	HH
CHECKED BY:	PW
DATE:	15 SEPT 2018
SCALE:	12" = 1'-0"
TITLE:	**TITLE SHEET & PROJECT INFORMATION**

SHEET:
G0.00

- PRELIMINARY - Not for Construction -
9/18/2018 9:43:33 AM

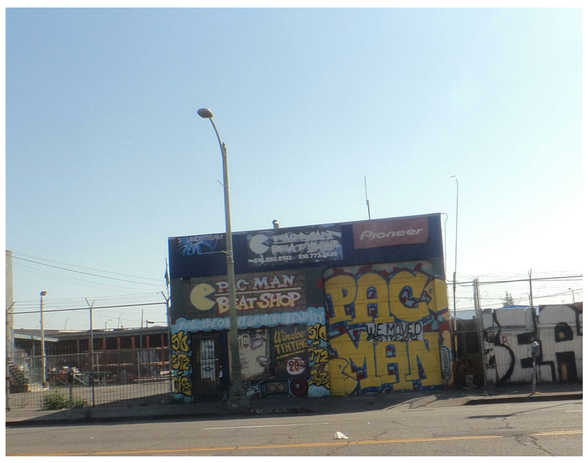


INTERNATIONAL BLVD., VIEW SOUTH



2257 INTERNATIONAL BOULEVARD (EXISTING SITE)

2249 INTERNATIONAL BOULEVARD EXISTING SITE



2245 INTERNATIONAL BOULEVARD (EXISTING SITE)

2239 INTERNATIONAL BOULEVARD (EXISTING SITE)

2227 INTERNATIONAL BOULEVARD (EXISTING SITE)

EXISTING SITE PHOTOS

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APArch.com
Anne Phillips Architecture

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OAKLAND, CA 94606

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 1722
DRAWN BY: HH
CHECKED BY: PW
DATE: 15 SEPT 2018
SCALE:
TITLE:
EXISTING CONDITIONS & SITE PHOTOGRAPHS

SHEET:
G0.01

- PRELIMINARY - Not for Construction -
9/18/2018 9:57:12 AM

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

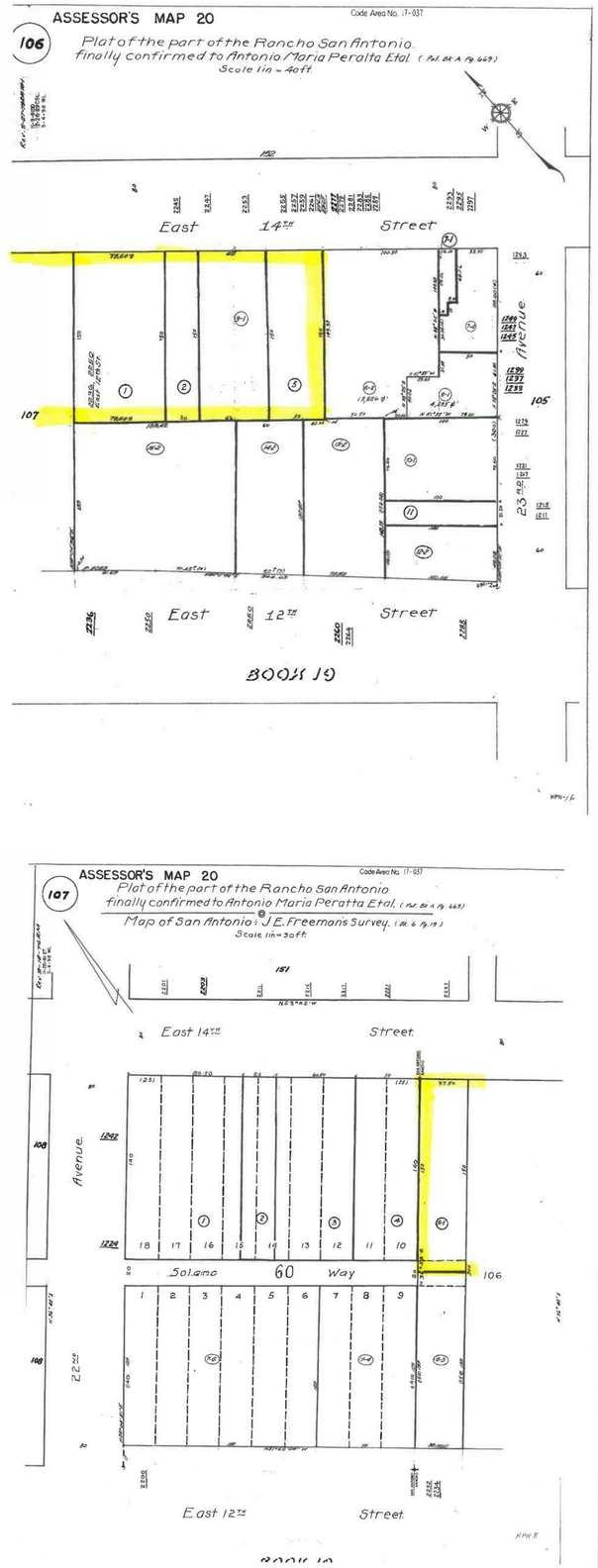
Blueprint Scoresheet

For Assessment Use Only

2227 International Blvd.

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
A. SITE									
	A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	**A3. Recycled Content Base Material**	1				1			
B. FOUNDATION									
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1			
C. LANDSCAPE									
4.59%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	0					2		
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2		
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
Yes	**D2. Construction Material Efficiencies**	1				1			
	D9. Reduced Pollution Entering the Home from the Garage								
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1				
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR									
Yes	**E2. Flashing Installation Third-Party Verified**	2				2			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
F. INSULATION									
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes	F1.1 Walls and Floors	1				1			
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes	F2.1 Walls and Floors	1			1				
	F3. Insulation That Does Not Contain Fire Retardants								
Yes	F3.1 Cavity Walls and Floors	1			1				
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
	G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1		
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	25		25+					
K. FINISHES									
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
L. FLOORING									
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3				
M. APPLIANCES AND LIGHTING									
Yes	**M1. ENERGY STAR® Dishwasher**	1					1		
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2					
Yes	**M7. Central Laundry**						1		
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
>30	N1.3 Conserve Resources by Increasing Density	3		2		2			
	N1.5 Home Size Efficiency	10				10			
650	Enter the area of the home, in square feet								
2	Enter the number of bedrooms								
	N2. Home(s)/Development Located Near Transit								
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1						
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2						
5	Enter the number of Tier 1 services								
10	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1						
Yes	N3.5 Bicycle Storage for Residents	1	1						
1 space per unit	N3.7 Reduced Parking Capacity	2	2						
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
	N7. Adaptable Building								
Yes	N7.1 Universal Design Principles in Units	2	1		1				
Yes	N9.2 Community Location	2	1		1				
	N10. Affordability								
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2						
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		

Summary		Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	375.5	46	110.5	70	95	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Targeted	**99**	**14**	**30.5**	**16.5**	**26**	**12**



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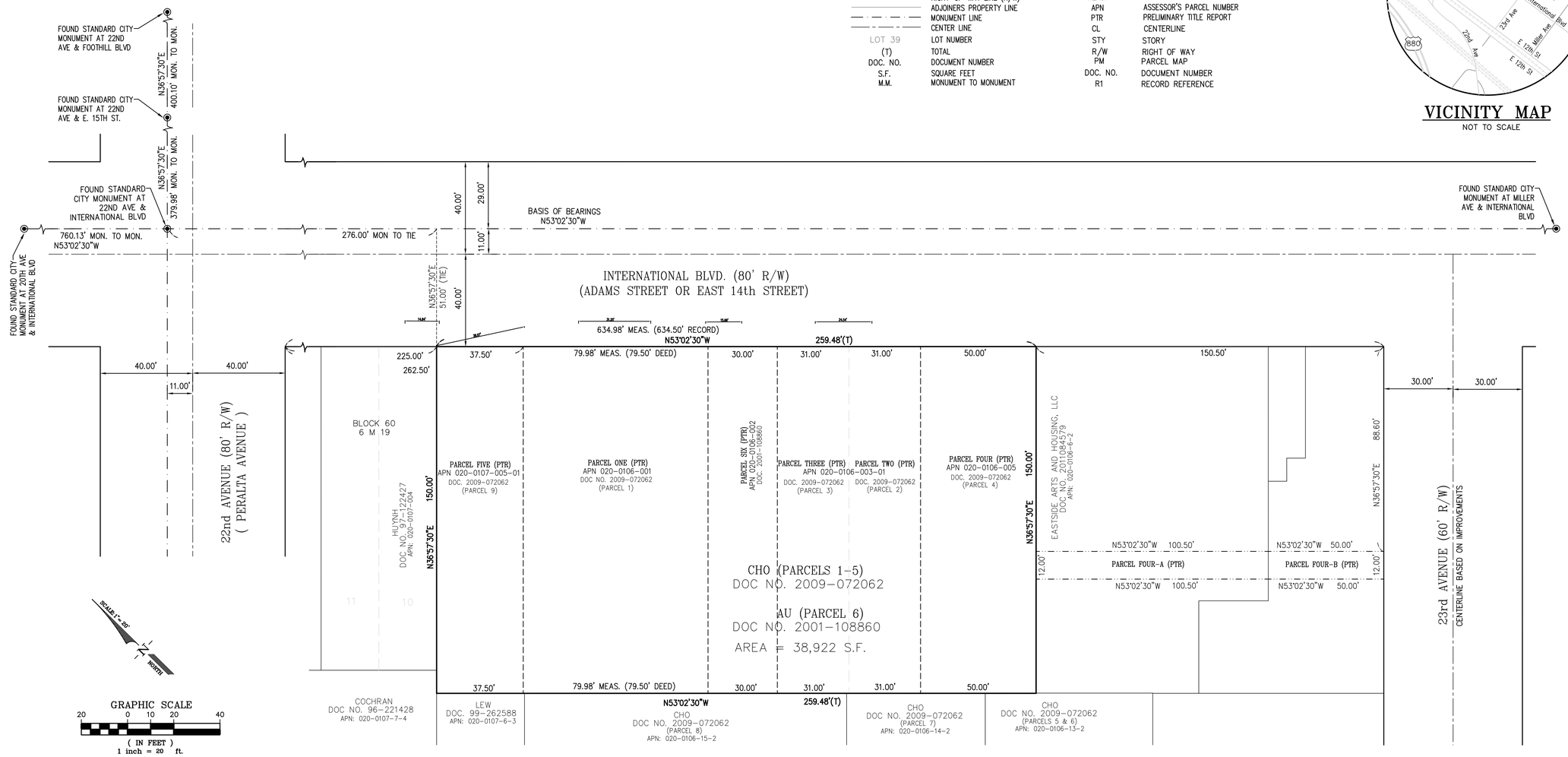
REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 1722
DRAWN BY: HH
CHECKED BY: PW
DATE: 15 SEPT 2018
SCALE:
TITLE:
GREENPOINT CHECKLIST & ASSESSOR'S PARCEL MAP

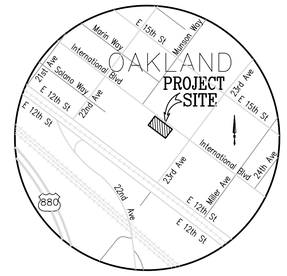
SHEET:
G0.02

- PRELIMINARY - Not for Construction -
9/18/2018 9:58:17 AM



LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY (PL)	(ML-ML)	MONUMENT LINE TO MONUMENT LINE
	RIGHT-OF-WAY LINE (R/W)	MEAS.	MEASURED
	ADJOINERS PROPERTY LINE	APN	ASSESSOR'S PARCEL NUMBER
	MONUMENT LINE	PTR	PRELIMINARY TITLE REPORT
	CENTER LINE	CL	CENTERLINE
LOT 39	LOT NUMBER	STY	STORY
(T)	TOTAL	R/W	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER	PM	PARCEL MAP
S.F.	SQUARE FEET	DOC. NO.	DOCUMENT NUMBER
M.M.	MONUMENT TO MONUMENT	R1	RECORD REFERENCE



VICINITY MAP

NOT TO SCALE

NOTES

1. PREMISES ARE AS DESCRIBED IN THE OLD REPUBLIC TITLE COMPANY OF CALIFORNIA, OWNER'S POLICY OF TITLE INSURANCE REPORT ORDER NO. 1117013257-JS, EFFECTIVE DATE MAY 20, 2016, AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".
2. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PTR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
3. ASSESSOR'S PARCEL NUMBER IS: 020-0106-001, 020-0106-003-01, 020-0106-005, 020-0107-005-01, 020-0106-002
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF OAKLAND
   SANITARY SEWER: CITY OF OAKLAND
   WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
   TELEPHONE: AT&T
5. THERE IS NO OBSERVABLE EVIDENCE OF PONDS, LAKES, SPRINGS AND RIVERS ON OR NEAR THE PREMISES; OR ANY WATER BOUNDARY AND WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
6. THE PROPERTY HAS PHYSICAL ACCESS TO INTERNATIONAL BOULEVARD, A PUBLIC STREET.
7. THE DATES OF THE FIELD SURVEY ARE OCTOBER 28, NOVEMBER 2, AND NOVEMBER 3, 2016.
8. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
9. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
10. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT
11. THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES
12. THERE ARE NO HORIZONTAL OR VERTICAL CURVES ALONG THE PROPERTY
13. ALL ANGLES SHOWN ARE NINETY DEGREES.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON 292.50 FEET NORTHWESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE SAID LINE OF EAST 14TH STREET, 79.50 FEET, MORE OR LESS, TO A POINT DISTANT THEREON 262.50 FEET SOUTHEASTERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHEASTERN LINE OF 22ND AVENUE; THENCE AT RIGHT ANGLES SOUTHWESTERLY, 150.00 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 79.50 FEET, MORE OR LESS, UNTIL INTERSECTED BY A LINE DRAWN SOUTHWESTERLY FROM THE POINT OF BEGINNING, AND AT RIGHT ANGLES TO THE SAID SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHEASTERLY ALONG THE LINE SO DRAWN, 150.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.: 020-0106-001

PARCEL TWO:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON 200 FEET, 6 INCHES NORTHWESTERLY FROM THE NORTHWESTERN LINE OF 23RD AVENUE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERN LINE OF EAST 14TH STREET, 31 FEET; THENCE LEAVING THE LAST NAMED LINE, AT RIGHT ANGLES, SOUTHWESTERLY 140 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 31 FEET; AND THENCE AT RIGHT ANGLES NORTHEASTERLY, 140 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON NORTHWESTERLY, 231 FEET, 6 INCHES FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 31 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY, 150 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 62 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY, 10 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY, 31 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY, 140 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-003-01

LEGAL DESCRIPTION (CONT.)

PARCEL FOUR:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON NORTHWESTERLY, 150.5 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 50 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH SAID LINE OF 23RD AVENUE, 150 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH SAID LINE OF EAST 14TH STREET, 50 FEET; THENCE NORTHEASTERLY, PARALLEL WITH SAID LINE OF 23RD AVENUE, 150 FEET TO THE SOUTHWESTERN LINE OF EAST 14TH STREET AND THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-005

PARCEL FOUR-A:
AN APPURTENANT EASEMENT FOR PARCEL SIX ABOVE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWESTERN LINE OF 23RD AVENUE DISTANT ALONG SAID LINE OF SOUTHWESTERLY 88.60 FEET FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 100.50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 12.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 100.50 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 12.00 FEET TO THE ACTUAL POINT OF BEGINNING.

PARCEL FOUR-B:
AN APPURTENANT EASEMENT FOR PARCEL SIX ABOVE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF 23RD AVENUE DISTANT ALONG SAID LINE OF SOUTHWESTERLY 88.60 FEET FROM THE SOUTHWESTERN LINE OF EAST 14TH STREET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 12.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY PARALLEL WITH THE SOUTHWESTERN LINE OF EAST 14TH STREET 50 FEET TO THE NORTHWESTERN LINE OF 23RD AVENUE; THENCE ALONG THE LAST MENTIONED LINE NORTHEASTERLY 12.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONT.)

PARCEL FIVE:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANT THEREON SOUTHEASTERLY 225 FEET FROM THE SOUTHEASTERN LINE OF 22ND AVENUE; AND THENCE SOUTHEASTERLY ALONG SAID LINE OF EAST 14TH STREET 37.50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 150 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 37.50 FEET AND THENCE AT RIGHT ANGLES NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0107-005-01

PARCEL SIX:
BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 14TH STREET, DISTANCE THEREON 262.5 FEET NORTHWESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 23RD AVENUE, RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 14TH STREET, 30 FEET THENCE AT RIGHT ANGLES SOUTHWESTERLY 150 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 30 FEET, AND THENCE AT RIGHT ANGLES NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 020-0106-002

TITLE IS VESTED IN

THE ESTATE OR INTEREST IN THE LAND IS A FEE AS TO PARCELS ONE THROUGH SIZ AND AN EASEMENT AS TO PARCELS FOUR-A AND FOUR-B.

TITLE IS VESTED IN HONG RAE CHO AND WON AE CHO, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCELS ONE, TWO, THREE, FOUR, AND FIVE, SUBJECT TO EXCEPTION #19;
MYOUNG SUN AU AND NANJOO AU, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO PARCEL SIX

BASIS OF BEARINGS

THE BASIS OF BEARING OF THIS SURVEY IS N53°02'30"W BASED ON TWO FOUND STANDARD CITY MONUMENTS ON INTERNATIONAL BOULEVARD AT THE INTERSECTIONS OF 22ND AVENUE AND MILLER AVENUE AS SHOWN ON MONUMENT MAP NO. 151 AND 132. BEARING IS SHOWN ON THAT CERTAIN "PARCEL MAP NO. 6583" RECORDED IN BOOK 216 OF MAP AT PAGE 14, ALAMEDA COUNTY RECORDS.

BENCHMARK

ELEVATIONS ARE IN FEET AND DECIMALS THEREOF AND ARE BASED ON CITY OF OAKLAND BENCHMARK # 3505, IN SOUTH CURB OF EAST 14TH STREET, 7.5 FEET WEST OF WEST RETURN AT SOUTHWEST CORNER OF EAST 14TH STREET AND 22ND AVENUE, ELEVATION: 11.64' (CITY OF OAKLAND DATUM) (FIELD BOOK LL 250, PAGE 9)

PUBLIC ADVISORY

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

SURVEYOR'S STATEMENT

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT IN SEPTEMBER 2018.

I HEREBY STATE THAT ALL EXISTING GRADES ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON THE CERTAIN DEED RECORDED MARCH 30, 2001 AS INSTRUMENT NO. 2001–108860, AND DEED RECORDED MARCH 11, 2009 AS INSTRUMENT NO. 2009–072062 IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCELS NO. 020–0106–002, 020–0106–001, 020–0106–003–01, 020–0106–005, 020–0107–005–01.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE SEPTEMBER 11, 2018

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEI LUK
LS 8934
STATE OF CALIFORNIA

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
www.pyatok.com

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1835 Alcatraz Ave. Berkeley, CA 94703

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724–3388
Fax (510) 724–3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LINGWEI LUK
No. C.75724
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

REVISION SCHEDULE

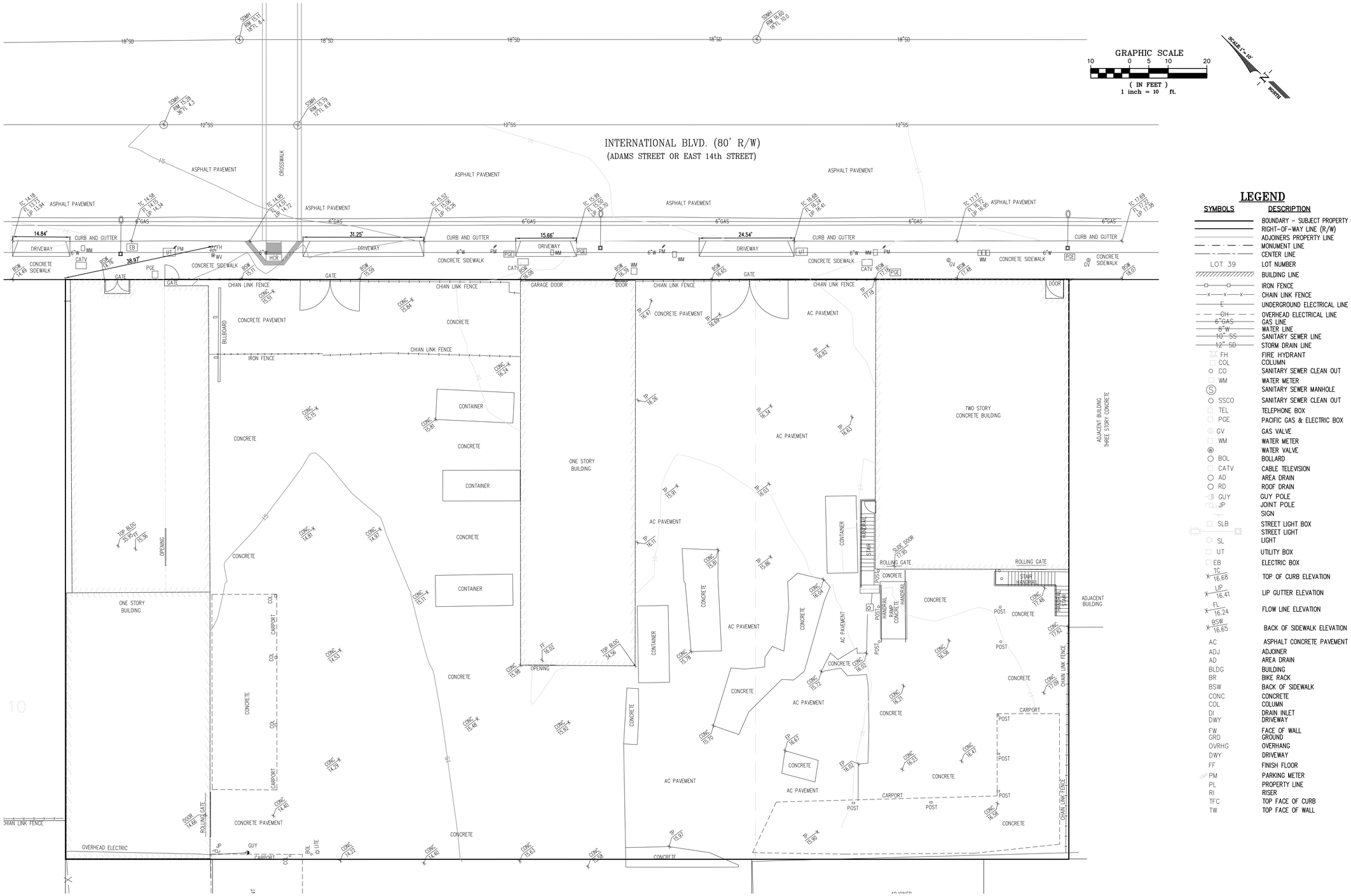
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/10/2018

JOB NUMBER: 160844A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: TOPOBDRY-160844A10

TITLE:
BOUNDARY SURVEY & NOTES

SHEET:
C-1

PLOT DATE: SEPTEMBER 13, 2018



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY (PL)
	RIGHT-OF-WAY LINE (R/W)
	ADJOINERS PROPERTY LINE
	MONUMENT LINE
	CENTER LINE
LOT 39	LOT NUMBER
	BUILDING LINE
	IRON FENCE
	CHAIN LINK FENCE
E	UNDERGROUND ELECTRICAL LINE
OH	OVERHEAD ELECTRICAL LINE
6"GAS	GAS LINE
8"W	WATER LINE
10"SS	SANITARY SEWER LINE
12"SD	STORM DRAIN LINE
FH	FIRE HYDRANT
COL	COLUMN
CO	SANITARY SEWER CLEAN OUT
WM	WATER METER
S	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TEL	TELEPHONE BOX
PGE	PACIFIC GAS & ELECTRIC BOX
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
BOL	BOLLARD
CATV	CABLE TELEVISION
AD	AREA DRAIN
RD	ROOF DRAIN
GUY	GUY POLE
JP	JOINT POLE
	SIGN
SLB	STREET LIGHT BOX
SL	STREET LIGHT
UT	UTILITY BOX
EB	ELECTRIC BOX
TC 16.68	TOP OF CURB ELEVATION
LIP 16.41	LIP GUTTER ELEVATION
FL 16.24	FLOW LINE ELEVATION
BSW 16.65	BACK OF SIDEWALK ELEVATION
AC	ASPHALT CONCRETE PAVEMENT
ADJ	ADJOINER
AD	AREA DRAIN
BLDG	BUILDING
BR	BIKE RACK
BSW	BACK OF SIDEWALK
CONC	CONCRETE
COL	COLUMN
DI	DRAIN INLET
DWY	DRIVEWAY
FW GRD	FACE OF WALL GROUND
OVRHG	OVERHANG
DWY	DRIVEWAY
FF	FINISH FLOOR
PM	PARKING METER
PL	PROPERTY LINE
RI	RISER
TFC	TOP FACE OF CURB
TW	TOP FACE OF WALL

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Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LINGWEI LUK
No. C.75724
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

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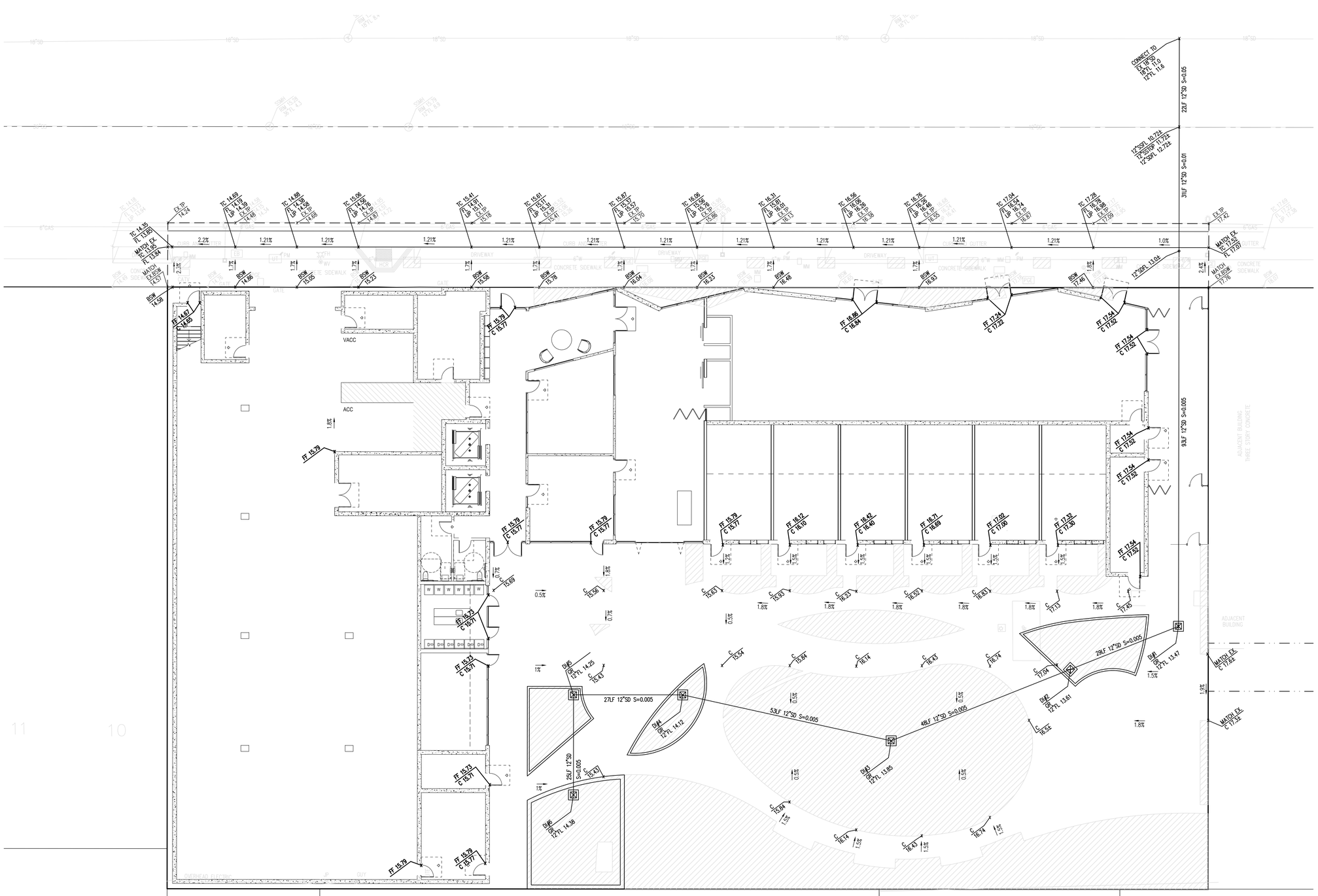
JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: TOPOBDRY-16084A10
TITLE:
TOPOGRAPHIC SURVEY

SHEET:

C-2

PLOT DATE: SEPT. 13, 2018



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Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER — CAROLINE LIN-CHAN LUK — C 47824 — CIVIL — STATE OF CALIFORNIA

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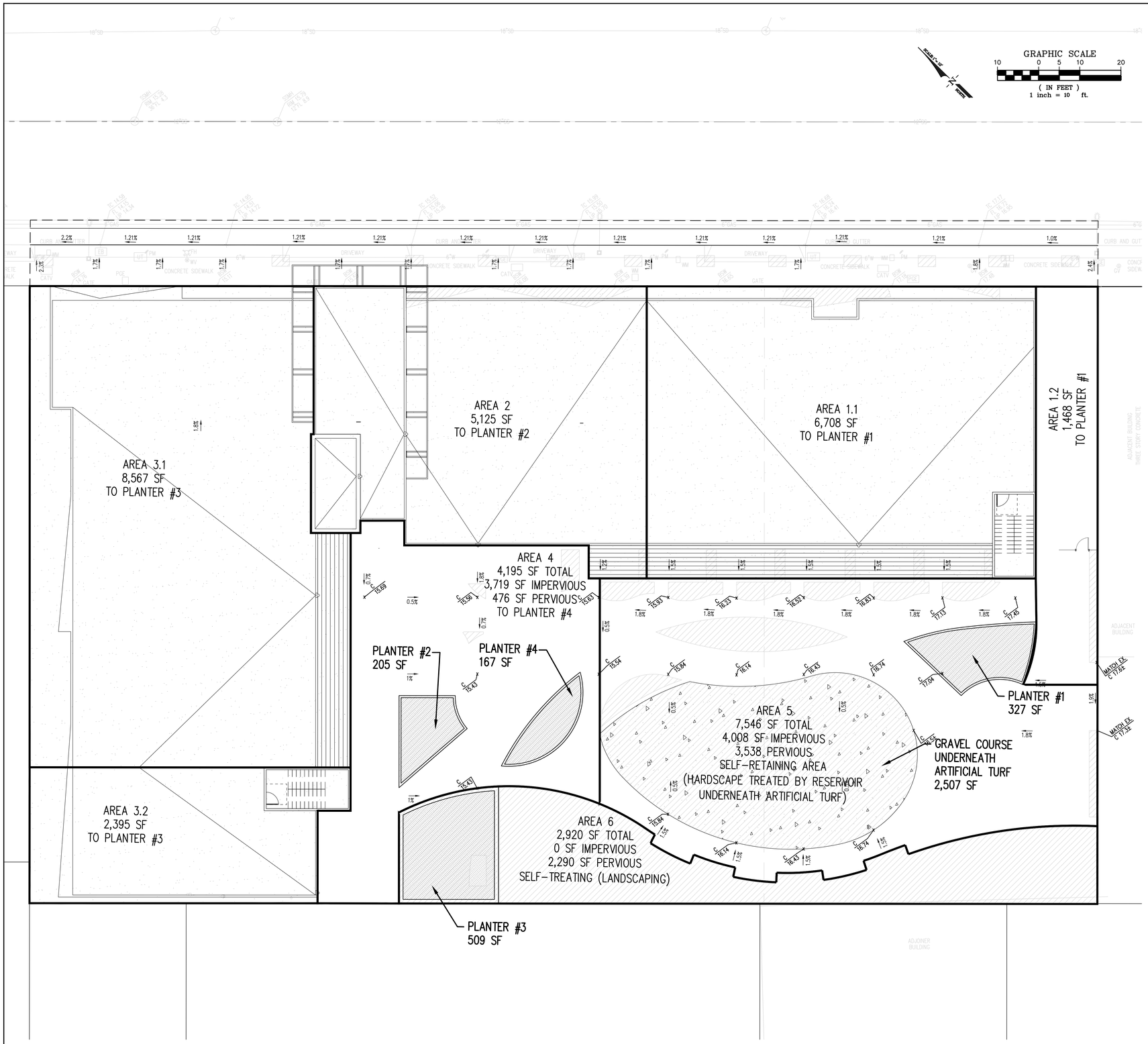
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: MASTER-P-16084A10
TITLE:
GRADING PLAN

SHEET:

C-3

PLOT DATE: SEPT. 11, 2018



TREATMENT LEGEND

- AT-GRADE LANDSCAPING
- IMPERVIOUS HARDSCAPE AT GRADE
- FLOW-THROUGH PLANTERS AT GRADE
- IMPERVIOUS ROOF AREA DRAINING TO FLOW-THROUGH PLANTERS AT GRADE
- ARTIFICIAL TURF WITH GRAVEL RESERVOIR COURSE

STORMWATER TREATMENT CALCULATION TABLE

SIZING FACTOR (SF) [PLANTER]=0.04 OF IMPERVIOUS AREA
PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

PLANTER #	DRAINAGE AREA #	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	SF	MIN. PLTR S.F.	DESIGN PLTR S.F.	TREATMENT METHOD
PLTR #1	A#1.1 A#1.2	8,176	8,176	0.04	327	327	INFILTRATION PLANTER
PLTR #2	A#2	5,125	5,125	0.04	205	205	INFILTRATION PLANTER
PLTR #3	A#3.1 A#3.2	10,962	10,962	0.04	439	509	INFILTRATION PLANTER
PLTR #4	A#4	4,195	3,719	0.04	149	167	INFILTRATION PLANTER
PLTR #5	A#5	7,546	4,008	2:1	2,004	2,507	GRAVEL RESERVOIR UNDER ARTIFICIAL TURF

SELF-TREATING AREAS

DRAINAGE AREA #	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	TREATMENT METHOD
AREA 6	2,920	0	AT-GRADE LANSDCAPING

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Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LIN LUK
No. C 75764
CIVIL
STATE OF CALIFORNIA

2227 INTERNATIONAL BLVD.

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NO.	ISSUE	DATE
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JOB NUMBER: 16084A10
DRAWN BY: D.A.D.
CHECKED BY: J.L.
DATE: 27 AUG 2018
SCALE: 1" = 10'
FILE NUMBER: MASTER-P-16084A10
TITLE: **STORM WATER CONTROL PLAN (C3)**

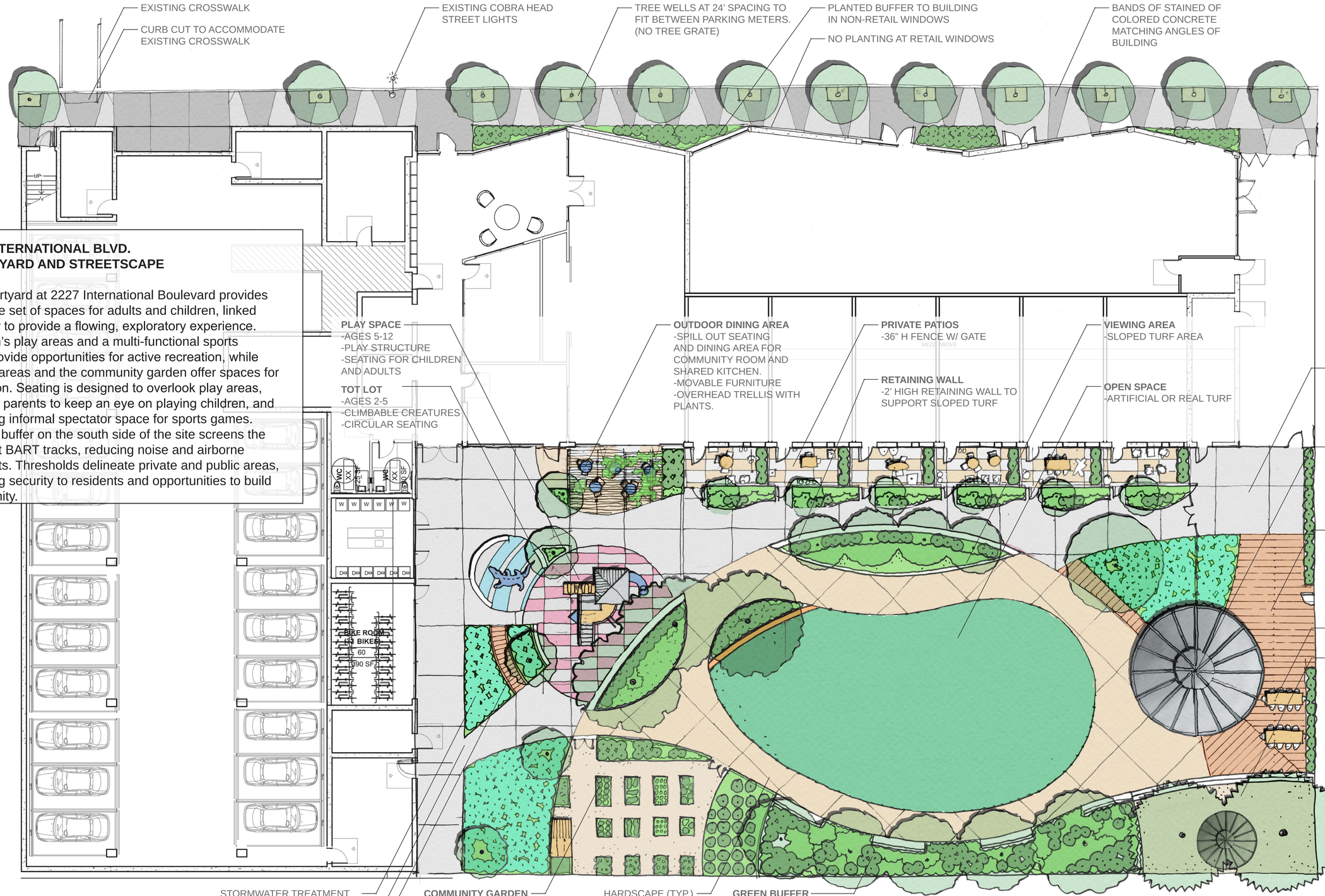
SHEET:

C-4

PLOT DATE: SEPT. 11, 2018

2227 INTERNATIONAL BLVD.
COURTYARD AND STREETSCAPE

The courtyard at 2227 International Boulevard provides a diverse set of spaces for adults and children, linked together to provide a flowing, exploratory experience. Children's play areas and a multi-functional sports court provide opportunities for active recreation, while seating areas and the community garden offer spaces for relaxation. Seating is designed to overlook play areas, allowing parents to keep an eye on playing children, and providing informal spectator space for sports games. A green buffer on the south side of the site screens the adjacent BART tracks, reducing noise and airborne pollutants. Thresholds delineate private and public areas, providing security to residents and opportunities to build community.



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LANDSCAPE - SITE PLAN

2227 INTERNATIONAL BLVD.
SCHEMATIC DESIGN
SEPTEMBER 13, 2018

PLAY SPACE WITH CLIMBING STRUCTURE

TOT LOT WITH CLIMBABLE CREATURES

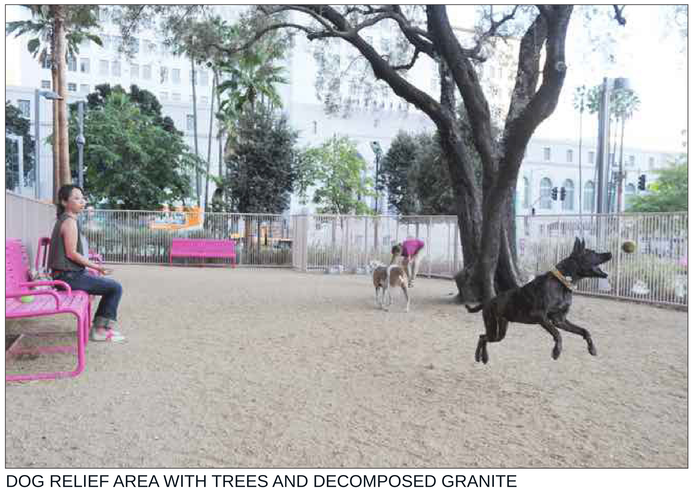
SPORTS COURT FOR MULTIPLE GAMES

GREEN BUFFER - FLOWERING UNDERSTORY

PEDESTRIAN BRIDGE OVER STORMWATER TREATMENT AREA

DROUGHT TOLERANT ORNAMENTAL PLANTINGS

COMMUNITY GARDEN PLOTS



DOG RELIEF AREA WITH TREES AND DECOMPOSED GRANITE

COMMUNITY PAVILION - REPURPOSED INDUSTRIAL STEEL GRAIN SILO ROOF

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LANDSCAPE - PRECEDENT IMAGES

2227 INTERNATIONAL BLVD.
SCHEMATIC DESIGN
SEPTEMBER 13, 2018

1 SITE CONTEXT AERIAL

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NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

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DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:
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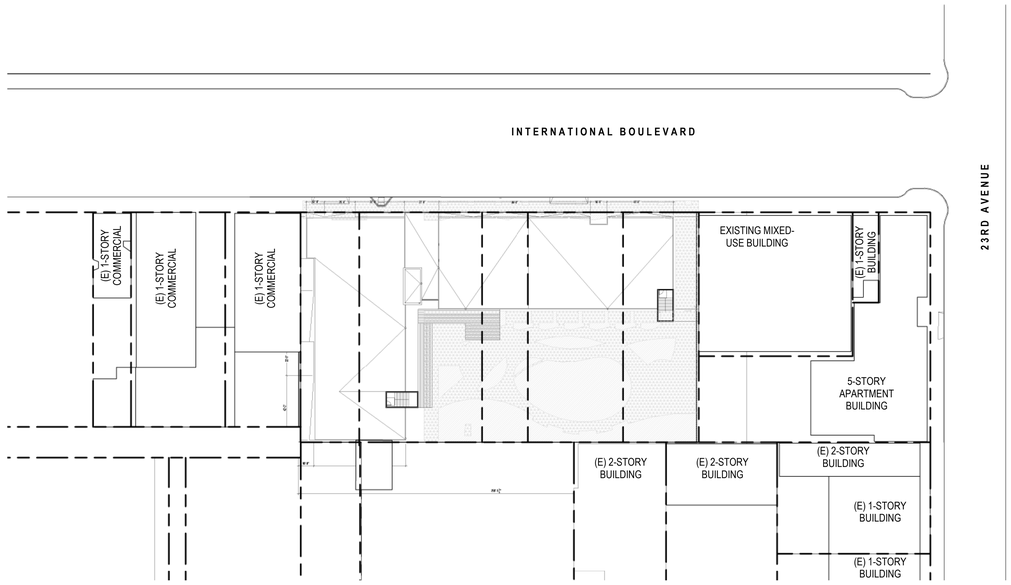
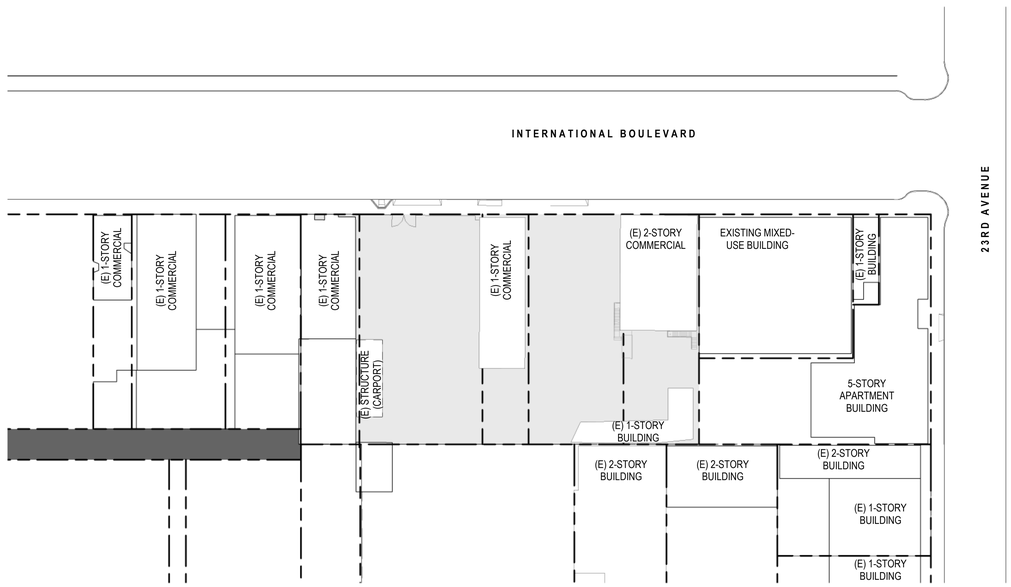


SITE PLAN - PROPOSED NEW (2)
1" = 40'-0"



SITE PLAN - EXISTING (1)
1" = 40'-0"

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NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/18/2018

JOB NUMBER:	1722
DRAWN BY:	HH
CHECKED BY:	PW
DATE:	15 SEPT 2018
SCALE:	1" = 40'-0"
TITLE:	ARCHITECTURAL SITE PLANS

SHEET:
A1.01

- PRELIMINARY - Not for Construction -

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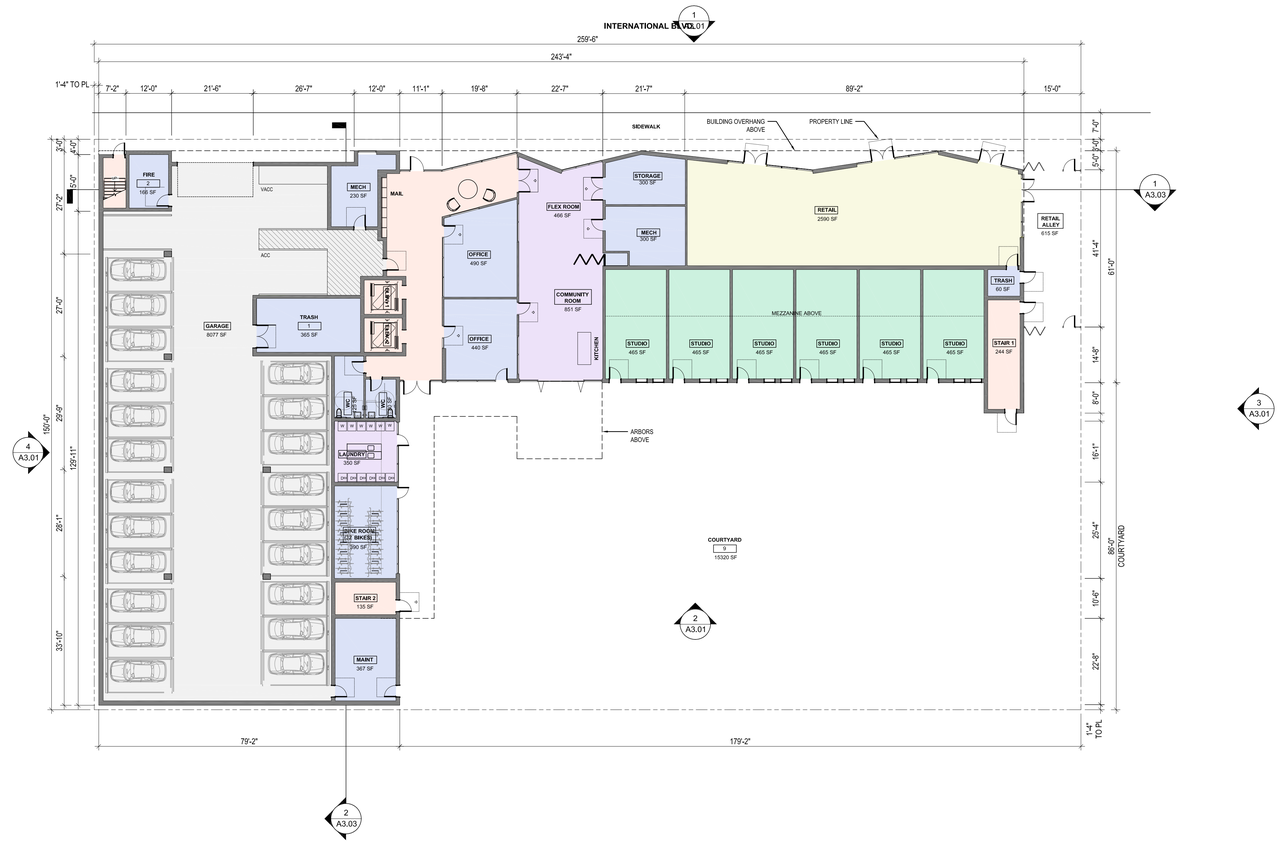

1 1ST FLOOR PLAN

NORTH

1/16" = 1'-0"

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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TITLE:
Unnamed

SHEET:

A2.01

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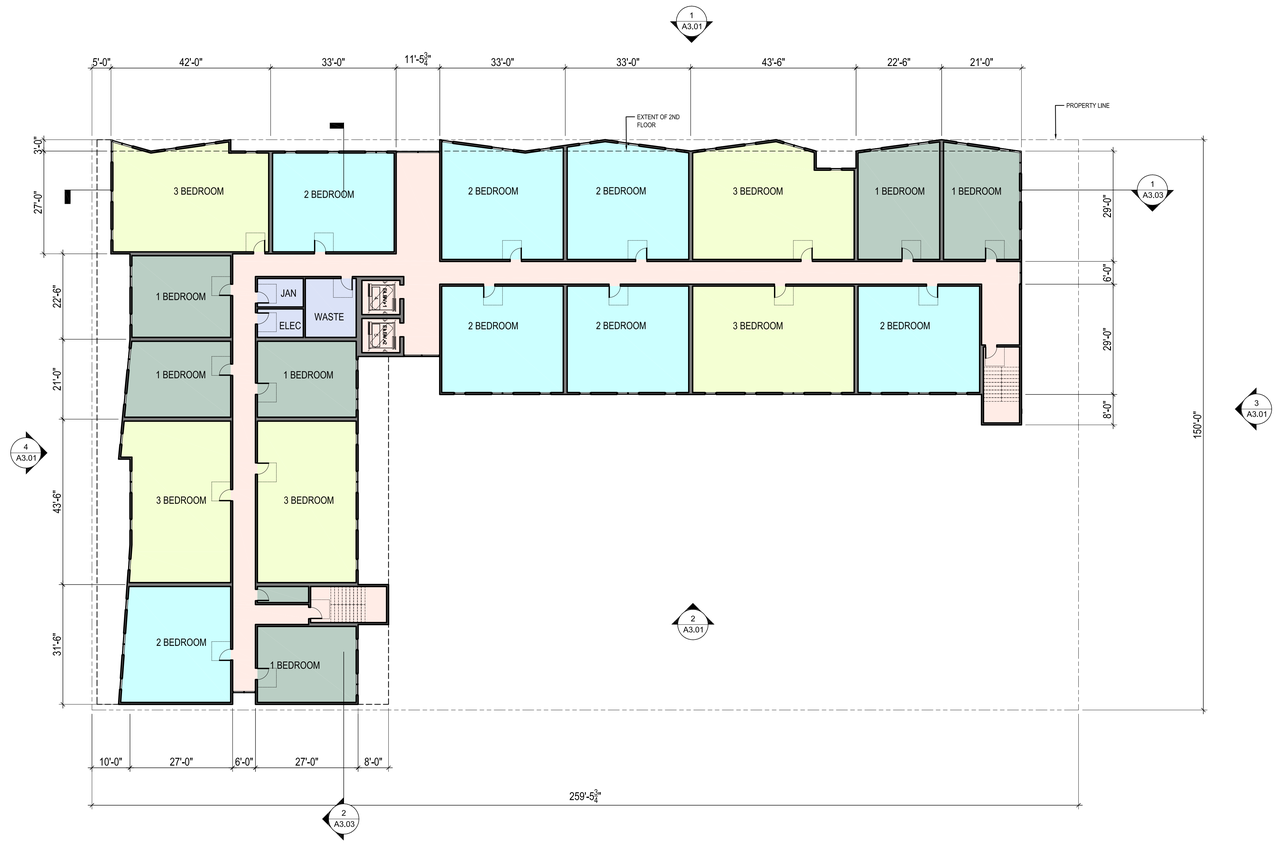

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

2 2ND-4TH FLOOR PLAN

NORTH

1/16" = 1'-0"

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Unnamed

SHEET:

A2.02

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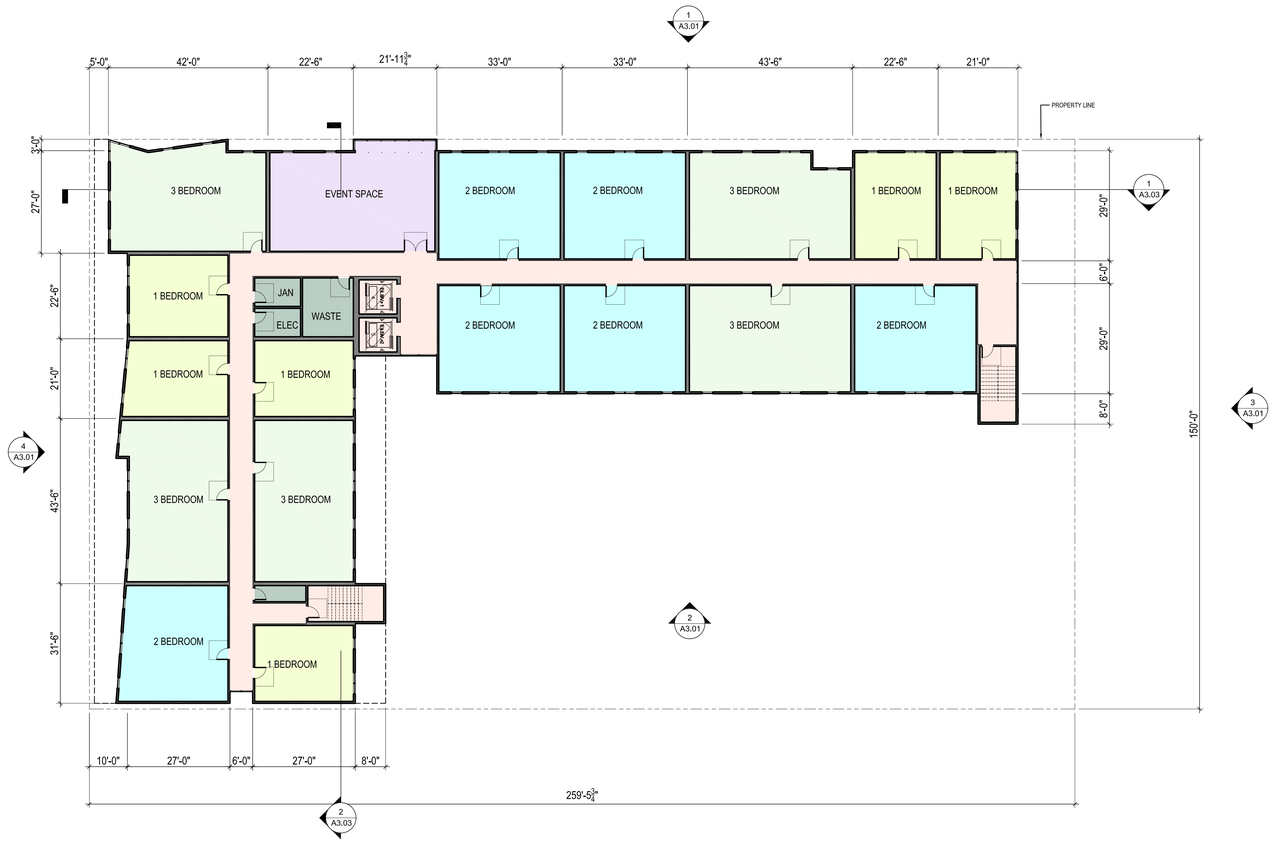

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

3 5TH FLOOR PLAN

1/16" = 1'-0"

NORTH

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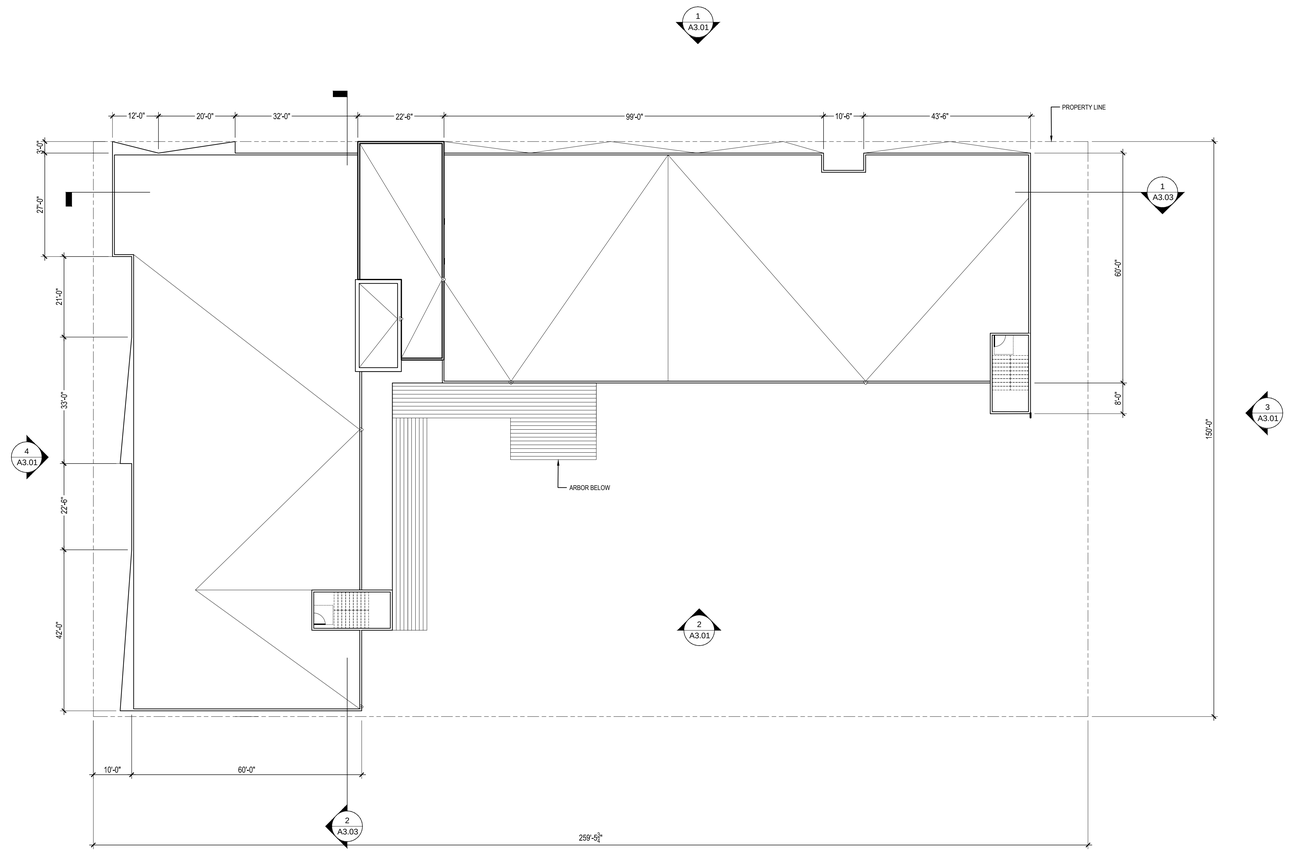
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A2.03

8/20/2018 11:30:40 AM



4 ROOF PLAN

1/16" = 1'-0"

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TITLE:
Unnamed

SHEET:

A2.04

8/20/2018 11:30:40 AM

2 SOUTH ELEVATION

1/16" = 1'-0"

1 NORTH ELEVATION

1/16" = 1'-0"

MATERIALS LEGEND

1	LARGE FORMAT CERAMIC TILE
2	STEEL SUN SHADE
3	PAINTED METAL CORNICE
4	OVERHEAD GARAGE DOOR - PERFORATED METAL
5	ALUMINUM STOREFRONT SYSTEM
6	GLAZED STOREFRONT DOOR
7	VINYL RESIDENTIAL UNIT WINDOW
8	STUCCO SIDING - PAINTED
9	WOOD AND STEEL TRELLIS
10	CAST-IN-PLACE CONCRETE WALL - INTEGRAL COLOR
11	PHENOLIC WOOD VENEER PANELING
12	UNIT ENTRY DOOR
13	PERFORATED METAL FENCE AND GATE

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CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A3.01

8/20/2018 11:30:40 AM

MATERIALS LEGEND

1	LARGE FORMAT CERAMIC TILE
2	STEEL SUN SHADE
3	PAINTED METAL CORNICE
4	OVERHEAD GARAGE DOOR - PERFORATED METAL
5	ALUMINUM STOREFRONT SYSTEM
6	ALUMINUM STOREFRONT - DARK BRONZE FINISH
7	VINYL RESIDENTIAL UNIT WINDOW
8	STUCCO SIDING - PAINTED
9	WOOD AND STEEL TRELLIS
10	BOARD FORMED CONCRETE WITH INTEGRAL COLOR
11	PHENOLIC WOOD VENEER PANELING
12	UNIT ENTRY DOOR
13	PERFORATED METAL FENCE AND GATE

3 WEST ELEVATION

1/16" = 1'-0"

4 EAST ELEVATION

1/16" = 1'-0"

1 NORTH ELEVATION - NEIGHBORHOOD CONTEXT

1/16" = 1'-0"

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OAKLAND, CA 94606

REVISION SCHEDULE

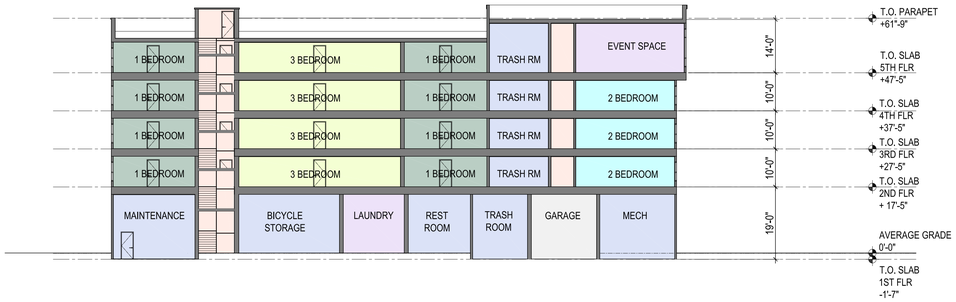
NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	08/15/2018

JOB NUMBER: 1722 1722
DRAWN BY: J. MILLER
CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

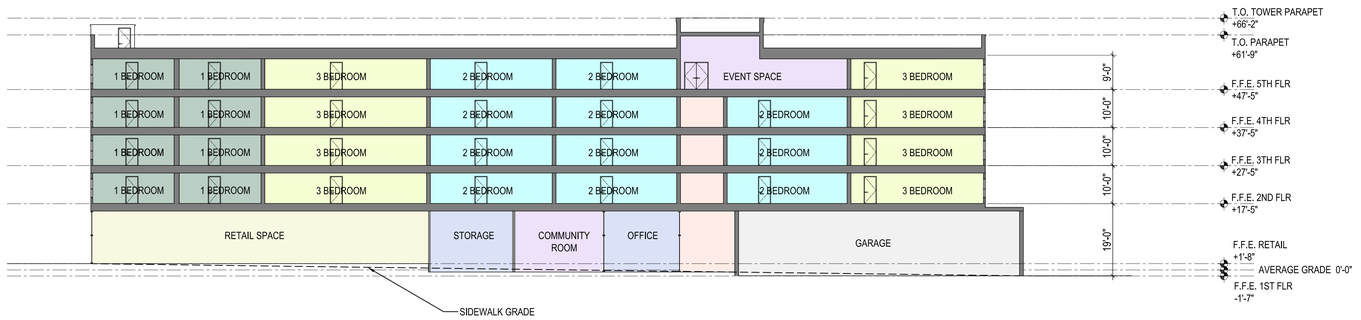
A3.02

8/20/2018 11:30:40 AM



2 TRANSVERSE SECTION

1/16" = 1'-0"



1 LONGITUDINAL SECTION

1/16" = 1'-0"

LEGEND

- GARAGE
- CIRCULATION
- RETAIL
- SERVICE
- AMENITY
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

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1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
www.pyatok.com

APArch.com
Anne Phillips Architecture

SAHA

1835 Alcatraz Ave. Berkeley, CA 94703

2227 INTERNATIONAL BLVD.

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8/20/2018 11:30:40 AM

4 BIRD'S EYE VIEW

2 STREET VIEW

3 RETAIL ALLEY

1 STREET VIEW

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CHECKED BY: A. PHILLIPS
DATE: 15 SEPT 2018
SCALE:
TITLE:
Unnamed

SHEET:

A4.01

8/20/2018 11:30:40 AM

2 COURTYARD

1 COURTYARD BIRD'S EYE VIEW

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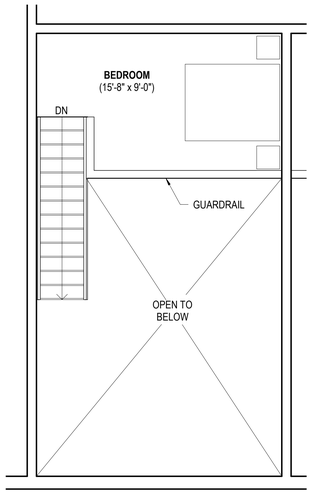
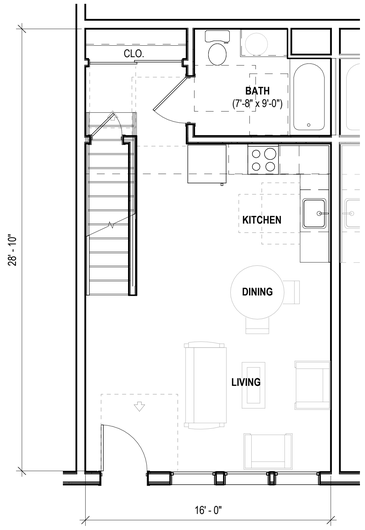
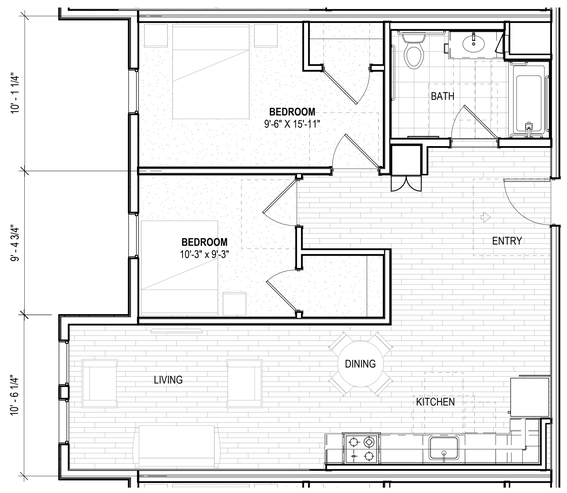


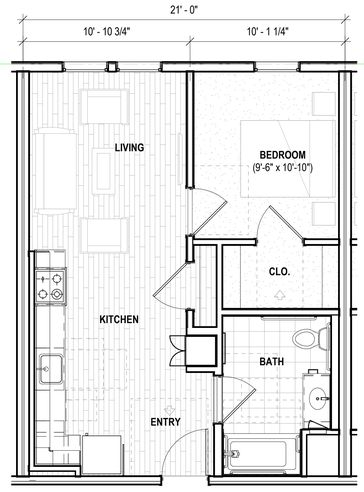
TYPICAL STUDIO MEZZANINE PLAN 4
1/4" = 1'-0"



TYPICAL STUDIO UNIT 3
1/4" = 1'-0"



TYPICAL 2 BEDROOM UNIT 2
1/4" = 1'-0"



TYPICAL 1 BEDROOM UNIT 1
1/4" = 1'-0"

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OAKLAND, CA 94606

PETER WALLER
C-23551
RENEWAL DATE
12/31/2013
LICENSED ARCHITECT
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING SUBMITTAL	09/15/2018

JOB NUMBER:	1722
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	15 SEPT 2018
SCALE:	1/4" = 1'-0"
TITLE:	

TYPICAL UNIT PLANS

SHEET:

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9/18/2018 10:21:45 AM

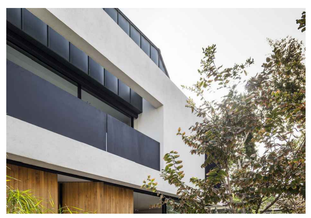
NORTH ELEVATION

1 A 2 B C 3 4

MATERIALS

1 PRODEMA PRODEX - ICE GREY

2 LARGE FORMAT TILE



3 CEMENT PLASTER - LIGHT SAND FINISH, PAINTED

4 LIVING WALL

COLORS

A SW 7060 - ATTITUDE GRAY

B SW 7062 - ROCK BOTTOM

C SW 7104 - COTTON WHITE

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8/20/2018 11:30:40 AM

OAKLAND CULTURAL HERITAGE SURVEY

23RD AVENUE COMMERCIAL DISTRICT

The Oakland Cultural Heritage Survey is a project of the Oakland City Planning Department, co-sponsored by the Landmarks Preservation Advisory Board and Oakland Heritage Alliance. This document is one of a series prepared by the survey to document architecturally and historically important resources throughout Oakland.

The activity that is the subject of this publication has been financed in part with federal funds from the National Park Service, Department of the Interior, administered by the State Office of Historic Preservation, California Department of Parks and Recreation. However, the contents do not necessarily reflect the views or policies of the Department of the Interior or the Department of Parks and Recreation, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Department of Parks and Recreation. This program receives federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, or handicap. Any person who feels he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington DC 20013-7127.

Prepared 1996, City of Oakland

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 3

Other Listings OCHS ASI
Review Code _____ Reviewer _____ Date _____

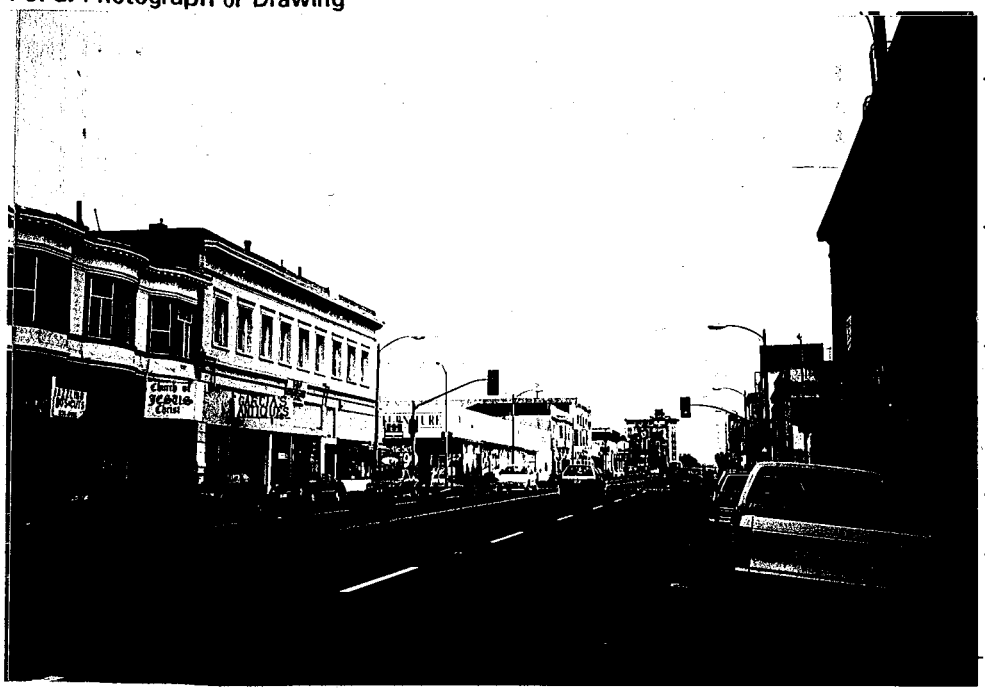
*P1. a. Resource Identifier (assign a name or number): 232 - 23rd Avenue Commercial District
b. Other Identifier:
*P2. Location:
a. County Alameda
*b. Address 1211-1510 23RD AV/2255-2378 E 14TH ST
City Oakland, CA
Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1959 (1980) Zone: 10 567450 mE / 4181860mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

The 23rd Avenue Commercial district is a medium-sized turn of the century commercial node of about 35 buildings, extending two blocks northeast-southwest on 23rd Avenue and three blocks southeast-northwest on East 14th Street, plus adjoining blocks of Miller Avenue and East 15th Street. It includes a bank, two theaters, a public library, and a mortuary, plus several two-story hotels and smaller commercial buildings. About half the buildings appear to date from the 1900s, a quarter from the 1920s, a few earlier and a few later. About half are one story and half are two. Most are rather heavily remodeled (stucco fronts, ornament removed), and in good to fair condition; almost all are occupied. The most intact are on 23rd Avenue above East 14th Street, where there are some good Mission Revival and Spanish designs. Reflecting the area's importance as the chief commercial center between 14th Avenue and Fruitvale Avenue, several of its major buildings are of masonry construction. Surroundings are residential to the northeast, industrial and transportation to the southwest, and commercial to southeast and northwest on East 14th Street, tapering off between 23rd Avenue and the next major nodes.

b. Resource attributes: HP06--Commerce
*P4. Resources present: / /Building / /Structure / /Object / /Site /X/District (ASI) / /Element of District / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 701-31
Photo date: 04/21/96

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1880s-1940s F
Sanborn maps and field survey

*P7. Owner and Address:
multiple: see individual property records.

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1330 Broadway #310, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 06/30/96

*P10. Type of Survey: / /Intensive /X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide Recon.)

*Attachments: / /None /X/Location Map / /Sketch Map /X/Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochspdis.frm, rev 3/30/96)

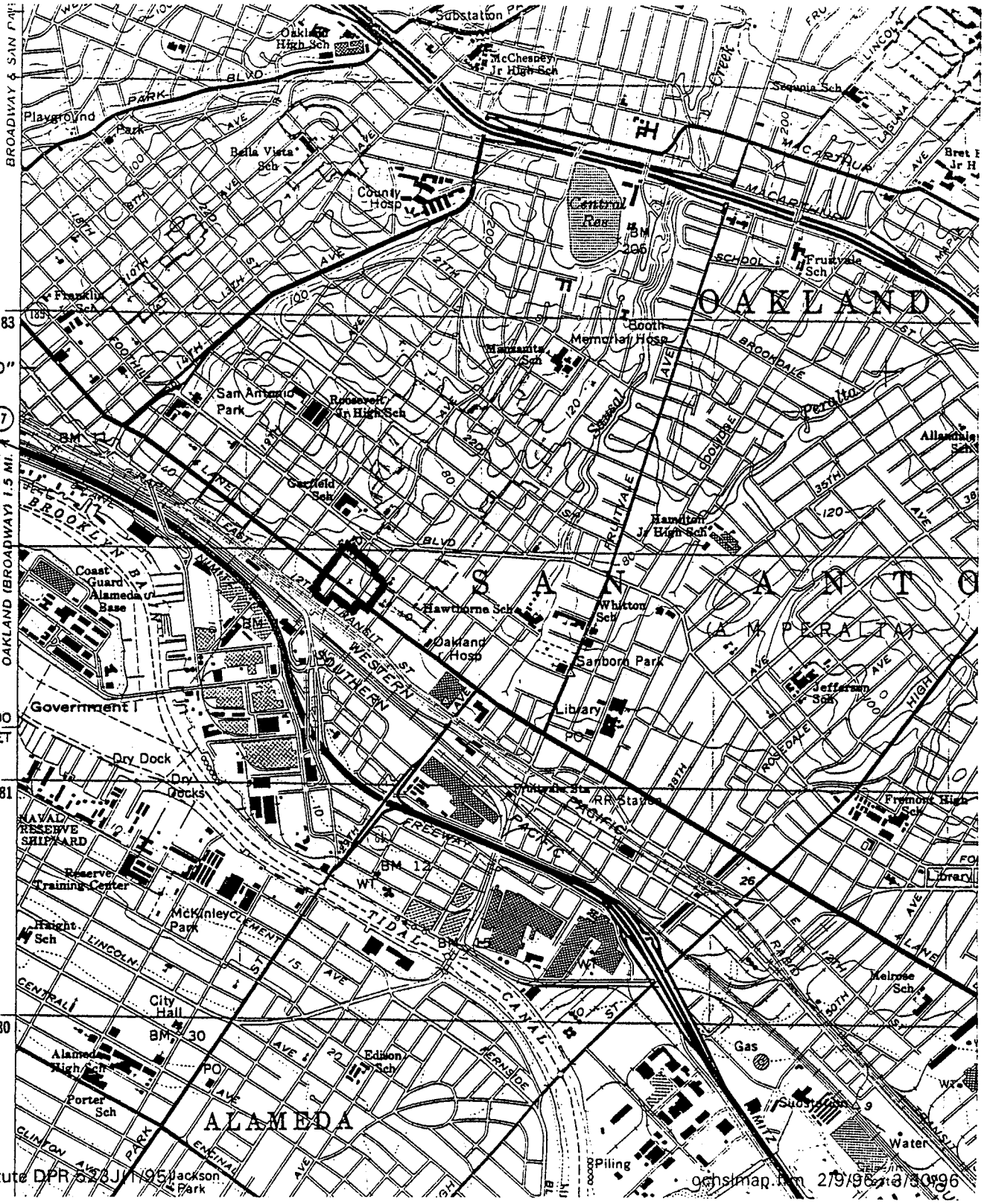
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP
Page P2 of 3

Primary # _____
HRI # _____

*Resource Name or #: 232 - 23rd Avenue Commercial District
1211-1510 23RD AV/2255-2378 E 14TH ST Oakland CA 94606

*Map Name: Oakland East *Scale: 1:24,000 *Date of Map: 1959 (1980)

0 | 1000 | 2000 | 3000 | 4000 | 5000 | feet



Substitute DPR 523J (1/95) ochsmap.fm 2/9/96 - 3/30/96

Preliminary Property List

Address	Prelim. Rating	Est. Date	Parcel Number
1211-15 23RD AV	Dc2+	1900s	020 0106 011 00
1217-23 23RD AV	Ec2*	1910s	020 0106 010 01 S
1226-30 23RD AV	Dc2+	1900s	020 0105 010 00
1227-29 23RD AV	Fd2*	1910s	020 0106 010 01 N
1232-48 23RD AV	Fd2*	1900s	020 0105 011 00
1233-41 23RD AV	Fd2*	1900s	020 0106 008 01
1254 23RD AV/2307 E 14TH ST	C2+	1910s	020 0105 001 00
1407-11 23RD AV	Fc2*	1890s	020 0152 006 00
1415-17 23RD AV	Fd2*	1900s	020 0152 005 00
1424 23RD AV	B*2+	1906	020 0153 013 00
1425-31 23RD AV	Fd2*	1900s	020 0152 003 00
1430 23RD AV	D2+	1900s	020 0153 014 00
1432-40 23RD AV	B-2+	1920s	020 0153 015 01
1437-39 23RD AV	Dc2+	1900	020 0152 002 00
1443-53 23RD AV/SW COR E15TH ST	Db+2+	1920s	020 0152 001 00
1444-48 23RD AV/SW COR E15TH ST	C2+	1890s	020 0153 001 00 W
1500-10 23RD AV/2306 E 15TH ST	Cb-2+	1890s	020 0158 025 00
2312-18 EAST 12TH ST	F2-		020 0105 009 03
2255-61 EAST 14TH ST	Dc2+	1910s	020 0106 005 00
2270-72 EAST 14TH ST	Dc2+	1900s	020 0152 008 03
2277-89 EAST 14TH ST	C2+	1900s	020 0106 006 02
2278-86 EAST 14TH ST/1405 23RD AV	Cb+2+	1900s	020 0152 007 00
2293 EAST 14TH ST	Fc2*	1900s	020 0106 007 01
2300 EAST 14TH ST/NE COR 23RD AV	F2-	1940s	020 0153 012 00
2317-25 EAST 14TH ST	Fd2*	1900s	020 0105 002 02
2326-32 EAST 14TH ST	Dc2+	1906	020 0153 011 00
2329-31 EAST 14TH ST	Fd2*	1880s	020 0105 003 00
2336 EAST 14TH ST	Fc2*	1880s	020 0153 010 00
2338-44 EAST 14TH ST	Dc2+	1900s	020 0153 009 00
2348-52 EAST 14TH ST/1407 MILLER AV	F2-	1900s	020 0153 008 00
2368-78 EAST 14TH ST/MILLER/24AV/E15	Cb+2+	1910s	020 0153 016 01
2305 EAST 15TH ST	D2+	1890s	020 0153 001 00 E
2312-16 EAST 15TH ST	Fd2*	1900s	020 0158 024 00
2317 EAST 15TH ST	D2-	1940s	020 0153 005 01
2344 EAST 15TH ST/1507 MILLER AV	C2+	1920s	020 0158 020 00
2364 EAST 15TH ST/1500 MILLER	C2+	1920s	020 0158 008 00
1449 MILLER AV/2347 E 15TH ST	A2+	1910s	020 0153 006 00

STUDY AREA 1 (23RD AV. COMMERCIAL) - REPRESENTATIVE BUILDINGS & STREETSCAPES

Photo #666-13
07/15/94

1437-39 and
1443-53 (theater)
23rd Avenue

Photo #644-31
07/14/94

2326-32 East 14th
St. and neighbors

Photo #666-1
07/15/94

2329-31, 2317-25,
and 2307 (bank)
East 14th St.

*Resource Name or # (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

D1. Historic Name: **23rd Avenue Commercial District: parts of San Antonio blocks 60-61, Cannon Tract, and Kennedy Tract**
D2. Common Name: **23rd Avenue Commercial District**

***D3. Detailed Description** (Coherence, setting, visual characteristics, minor features. List all elements of district.):

The 23rd Avenue Commercial district is a medium sized turn of the century commercial district of 35 buildings, on 41 assessor's parcels, on 5 whole or partial blocks. It occupies two blocks on 23rd Avenue, three blocks on East 14th Street, and adjoining blocks of Miller Avenue and East 15th Street. Its buildings include two banks, two theaters, a public library, a mortuary - all now in other uses - plus several two-story hotels and other smaller commercial buildings. About half are one story and half are two. The most intact are on 23rd Avenue above East 14th Street, where there are some good Mission Revival and Spanish designs. Classical Revival designs predominate along East 14th Street, and there are a some false front commercial buildings. Most are rather heavily remodeled (stucco fronts, ornament removed) and in good to fair condition, but they are almost all occupied, if somewhat marginally.

Building dates are 5 from 1889-94, 9 from 1900-10, 5 from 1912-18, 12 from 1923-31, and 3 from 1950-53; in fact nearly half the buildings in the district have layered construction dates, incorporating earlier buildings or remodeled at a later date. Present uses are roughly 5 residential (including hotels and a group residence), 29 commercial, and 4 institutional (churches and social service). The bank, mortuary, and theater are now churches and the library is a Volunteers of America job training center; the nickelodeon is an art studio. Individual building ratings are 3 A or B (highest or major importance), 11 C (secondary importance), 10 D (minor importance), 11 E or * (of no particular interest or too recent to be rated) in their present condition - over half have higher contingency ratings ("if restored"). The district appears locally significant. Approximately 24 properties (69%) appear to contribute to the district's significance. Another 8 might contribute if restored.

East 14th Street is wide, with heavy traffic, the major arterial for the entire length of East Oakland and San Leandro. Paul Groth (AC 15, p.124) describes East 14th Street as "a major spine with perpendicular rib routes reaching up toward the hills"; 23rd Avenue is one such "rib route" and the 23rd Avenue commercial district is one of several such nodes spaced along East 14th Street. The earliest commercial cluster in the district extends about half a block east and west of 23rd Avenue on East 14th Streets, and a long block north and south of East 14th Street on 23rd Avenue. The district extends a block northeast to a second node from the 1910s around the library and mortuary at Miller Avenue and East 15th Street.

The buildings and their individual ratings are listed on page 16: see individual property forms for photographs and fuller descriptions. Six buildings in the district were recorded in Oakland's Unreinforced Masonry Building survey in 1993-95, and the rest in the San Antonio reconnaissance survey of 1993-94 and San Antonio Phase 2 intensive survey of 1995-96.

***Resource Name or #** (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

District boundaries are drawn to include the early 20th century commercial node around 23rd Avenue and East 14th Street plus the secondary commercial frontages along Miller Avenue (parallel to 23rd Avenue a block east) and East 15th Street (parallel to East 14th Street a block north). Specific boundaries are drawn where breaks are created by demolition, new construction, or change of use. The 23rd Avenue Residential District immediately adjoins the district on the north on East 15th Street. To the south, on 23rd Avenue, the district is cut off by cleared sites along East 12th Street which now functions as a freeway frontage road.

***D5. Boundary Justification:**

Boundaries enclose an early commercial district with a distinctive period character and historical associations. To the north, east, and west boundaries represent approximately the historic extent of commercial development. The main nonhistoric boundary is the freeway frontage on the south, where lower 23rd Avenue historically merged with Park Avenue and continued as a commercial strip across the industrial area below the tracks and over the estuary into Alameda.

***D6. Significance: Theme** Commercial Development **Area** Oakland
Period of Significance 1850-1945 **Applicable Criteria** A, C
(Discuss district's importance in its historical context. Also address integrity of the district.)

The 23rd Avenue Commercial District appears significant in the City of Oakland as an Area of Secondary Importance (ASI) for its distinctive period character, individually notable and collectively coherent buildings, and representation of East Oakland development patterns of the late 19th and early 20th century. The district's period of significance is 1889 to 1931, spanning the construction dates of its contributing buildings. Its integrity is not considered high enough for National Register eligibility: its distinctive character is as a district of remodeled but recognizably early buildings, adding up to a recognizable early commercial node. By this standard 24 of the 35 contribute to the district. Individual property ratings, shown on the attached property list, reflect the extent of remodeling: half have contingency ratings ("if restored") significantly higher than their present ratings.

The district lies at the far east edge of the town of Brooklyn, which was incorporated in 1870 from the three early settlements of Clinton, San Antonio, and Lynn, and annexed to Oakland in 1872. The part of the district west of 23rd Avenue is on blocks 60 and 61 of the original town plat of San Antonio, and the part west of 23rd Avenue was part of the property of Adam Cannon (one of the original Brooklyn town trustees) north of East 14th Street, and part of the Kennedy Tract (which developed as a factory workers' neighborhood now known as Jingletown) south of East 14th Street. East 14th Street (earlier Adams Avenue, or County Road to San Leandro) was served by the mid-1870s by a local rail line, called the Oakland, Fruit Vale and Mills Seminary Railroad on maps in Thompson and West's 1878 Historical Atlas of Alameda County and later known as the Oakland, San Leandro, and Haywards Railway, finally part of the Key System. The

*Resource Name or # (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

Southern Pacific tracks ran below East 12th Street and along the estuary from 1869, and gave rise to an early industrial area whose anchors were the California Pottery on East 12th Street just west of 23rd Avenue, and the giant California Cotton Mills (founded in 1884) along 22nd Avenue. Until the Eastshore Freeway was created in the mid-1950s, 23rd Avenue continued diagonally southeast below East 12th Street to these factories and the associated Jingletown residential neighborhood. Sanborn maps show it lined with small stores, saloons, and wood and coal yards serving neighborhood needs.

The area north and east of the present district was not annexed until 1909 and maintained a suburban character until after the turn of the century. Twenty-third Avenue was the last commercial crossroads inside the Oakland city limits. Beyond it along East 14th Street the Bray family's 1869 Oak Tree Farm tract of 1.3 acre parcels developed as a series of large estates from about 24th Avenue to the next node at Fruitvale Avenue (see Fruitvale Neighborhood Commercial Revitalization Area Survey, OCHS v. 34, 1993).

North of the district 23rd Avenue winds gently as it follows a natural depression uphill into a residential area of progressively larger late-Victorian houses (see inventory forms for 23rd Avenue Residential District). This street became a streetcar route by about 1890 and has scattered commercial nodes of a store or two at car stops. Commuter traffic from this neighborhood formed part of the 23rd Avenue Commercial District's clientele.

The Oakland Enquirer of December 17, 1897 published an article by Gabriel M. Furlong titled "Twenty-Third Avenue: A Section That Has Had a Phenomenal Growth: Where Cottages Abound and There is Variety of Enterprise and Industry." Gabriel Mary Furlong, a printer living nearby on East 20th Street at 22nd Avenue, noted the civic institutions, geography, and economic base that made her neighborhood notable at the time and are still traceable in the present district:

> In the eastern end of Oakland bounded on the east and west by old San Antonio and Fruitvale, by Highland Park on the north and on the south by the bay, is a district of homes and business interests constituting a very considerable little town ... known as Twenty-third avenue, which is the name of its principal business street.
>
> ... Fifteen years ago there were a dozen or less homes where now there are a thousand. Snake fences, brambles and weeds held place where now Eastlake cottages, trim gardens and concrete walks prevail. Every business has a representative establishment, and not one of them at all primitive. There are also several large manufactories. The California cotton mill, the only one of its nature on the coast, is situated at the foot of the principal street; also there are several pottery works, where are manufactured the most beautiful specimens of artistic ware. These places employ an army of men and women, and have been instrumental in building up the home-making interests of Oakland. ... The Garfield public school is in this district, and also a bank, a postoffice station, and a branch public library, which, together with the well-attended night school, are a great force in turning to the right channels the minds of the growing boys.
>
> Twenty-third avenue is a way station on the Southern Pacific, and is a

> great contrast to several of the other stations which have been showing forlorn 'to let' signs on the stores ever since the gates were put on the trains. ... The prohibition element is very strong in the community but it has been whispered that if one entered the places where 'root beer' signs were rampant and asked for that innocuous beverage with a ... 'smile that was childlike and bland' - a root beer would appear the like of which was never before seen - as root beer.
>
> Twenty-third avenue is about thirty blocks in length and is crossed by two electric lines; it is traversed by a branch of the Haywards line. After leaving the business portion of the street the road winds around slightly in several places imparting a peculiar scenic attractiveness and giving glimpses to the north of the low-lying hills which would make one think of the slopes of Avignon and Vaucluse... and indeed one of the finest lemon groves on the coast is growing at the head of Twenty-third avenue, in private grounds. To the south are beautiful marine views, looking toward the shores of Alameda, which town is within easy walking distance, the way lying over the steel bridge on Park street...
>
> During the fifteen years of its growth, property in the Twenty-third avenue district has increased in value from eight to twelve times its former figures.

The individual building histories in the district bear out this report: few sites developed before late mid 1880s, and the commercial blocks solidly built by the time of the 1903 Sanborn maps. (About half the present buildings represent a second generation on the same sites, from the 1910s and 1920s.) East 14th Street at 23rd Avenue was one of only two East Oakland business districts featured in the 1896 Illustrated Directory of Oakland, California, a book of streetscape drawings paid for by the businesses depicted. (The other was the older but similar commuter crossroads at the foot of 13th Avenue.) The drawing shows a cluster of two-story wooden commercial buildings (two of which still exist, much remodeled: 1407-11 23rd Avenue and 2329-31 East 14th Street) including Koenig & Welspiel's Constitution saloon at "E.J. Koenig's Corner." Edward Koenig and his wife Margaret were major property owners and developers in the district into the 20th century, selling the Constitution site at the northwest corner in 1903 for construction of the California Bank's branch (2278-86 East 14th Street; taken over by the Oakland Bank in 1908), reportedly one of the first neighborhood branch banks in Oakland. The Koenigs later developed other property on 23rd Avenue.

At the time of the 1896 directory and 1903 Sanborn map the southeast corner was occupied by a mix of livery stables and wood and coal yards. Proprietors included the Mitchell brothers who later developed the Mitchell Hotel on the site, at 2317-25 East 14th Street (1910-14). The southwest corner was well developed with small one and two-story commercial buildings by 1903; ownership of unsold lots on this block is shown in assessor's block books as "23rd Avenue and East 14th Street Improvement Company," not otherwise identified. Lower 23rd Avenue merged with diagonal Park Avenue and continued as a commercial strip across the industrial area below the tracks and over the estuary into Alameda.

The northeast corner was dominated by a high two-story building with several

stores on the ground floor and "Fraternal Hall" (also known as Thomas's Hall, later Phillips' Hall) above. According to directories, the neighborhood had a full complement of fraternal organizations that met there: Odd Fellows, Knights of Pythias, Woodmen of the World, Portuguese Union, and the Portuguese Society of Queen St. Isabel. Castle Hall, around the corner, housed the 23rd Avenue Free Reading Room. Other civic facilities were located northwest of the district: a City of Oakland firehouse on East 15th Street west of 23rd Avenue and Garfield School at 23rd Avenue and East 17th Street.

In 1915 23rd Avenue was selected for one of four new Carnegie branch library buildings, succeeding the old Free Reading Room. The site was donated by Henry Root, retired railroad man ("last of the 'old guard' who built the Central Pacific" and "authority on cable street railroad design and practice": obituary, 1928) and large local landowner. The donation was conditioned on the city's extending a street in front of the library, thereby assisting Root in subdividing the very large block northeast of the crossroads. The new street was originally called Foothill Boulevard, a right-angled extension of the "scenic boulevard" developed by County Supervisor J.R. Talcott through his Fruitvale neighborhood holdings parallel to East 14th Street. In 1925 the street name was changed to Miller Avenue: reportedly "for a veteran of World War I," notwithstanding the coincidence with the name of Grant Miller, county coroner whose mortuary business and courtroom also fronted on the new street. (Wood's mortuary was a major neighborhood business as early as 1900, initially on lower 23rd Avenue with his sister-in-law Bessie Wood.)

Secondary commercial clusters developed in connection with the new street. At Miller Avenue and East 15th Street, besides the library and mortuary, are a 1924 machine shop (2364 East 15th) and a 1931 medical office building (2344 East 15th). At least two houses along East 15th between Miller and 23rd Avenues were enlarged and remodeled for commercial use in the 1920s: 2312-26 East 15th and 1500-10 23rd Avenue.

The new library was dedicated on March 14, 1918, with the Garfield Civic Association arranging the program. Speakers included John Miller on "The Relation of the Library to Industrial Life." Miller was superintendent of the California Cotton Mills, a major local employer since 1884, especially in the largely Portuguese Jingletown neighborhood "below the tracks." In the years after World War I the Oakland schools and libraries were very conscious of their mission of "Americanization" to Oakland's large foreign-born population of many nationalities, and the June 30, 1929, annual report of the 23rd Avenue Branch includes this aspect in its vivid picture of the neighborhood:

> The development of the Twenty-third Avenue district this year has been along the line of more apartment houses, stores, restaurants, and factories...This has always been a factory district, and across the S.P. tracks lies the Estuary with its many facilities of rail and water, giving rise to many industrial plants and other institutions. The California Cotton Mills, employing many Portuguese and other foreigners, ranges in its demand upon us from Portuguese fiction and Americanization literature to technical philosophy for the Vice-president's son...
>
> The ten largest industrial plants now in our section are: International

> Harvester Co. of America; Bent Concrete Pipe Co.; Atlas Imperial Engine Co.; John Wood Mfg. Co.; California Cotton Mills; Ventura Oil Co.; Montgomery Ward; Contra Costa Laundry (splendid new plant); Barrow Corporation; and Union Diesel Engine Co. ...
>
> These, with the Coast Guard on Government Island, send in some call for our scientific books. The wives of the officers of this prohibition Guard live in apartments here and read the usual apartment-house fiction. ...
>
> Our surrounding population may now have become over one half American, though the many foreign races are most evident: Portuguese, Spanish, Italian, French, German, Norwegian, Swedish, Czecho-Slovakian, Polish, Greek, Chinese, Japanese, and Negro...
>
> To make them happy, so that they will love America, long to become Americans, and read American books, is our task.... Mrs. Eleanor Smith, Americanization teacher of the Garfield School has been a great help to us in bringing about a larger purchase of foreign books and their deposit in the branches, where our timid patrons can see and choose their own books.... This also helps the second generation to respect and obey their parents, and to become richer by the possession of two languages and literatures.

Names of building owners and businesses in the district through the years reflect this varied ethnic heritage.

The district had a neighborhood movie theater as early as 1910, starting with a series of storefront nickelodeons: the 23rd Avenue at 1215 23rd Avenue c.1910-12, and the Bell at 1141 23rd Avenue in 1915 and at 2253 East 14th Street around 1918. None of these building survives, but a highlight of the district is the exuberant Mission Revival style Globe Theater at 1424 23rd Avenue designed by A.W. Smith for B.D. Phillips (of neighboring Phillips Hall) in 1912. The Globe was converted to a store in 1923 when theater operator Allen King developed the large reinforced concrete Palace Theater across the street at 1443-53 23rd Avenue and East 15th Street.

The 1920s brought many other second-generation buildings to the district. The bank at Koenig's Corner was succeeded in 1923-24 by a new Oakland Bank banking temple diagonally across the street at 1254 23rd Avenue, and the old bank space became Abreu's Drugstore. Both bank buildings are of masonry construction, as are several other buildings from the 1920s, befitting the area's importance as a commercial center. The 1923 bank building, from a time when branch banks had become common, has semi-twins designed by Reed & Corlett for the Oakland Bank at three other East Oakland locations.

Architects and builders in the district include well known Oakland names: D. Franklin Oliver (2270-72 East 14th, 1903), Walter Mathews (2278-86 East 14th, 1903-04), and Fred Voorhees (1233-41 23rd Avenue) in the 1900s; A.W. Smith (1424 23rd Avenue, the Globe Theater, 1912-13) and Dickey & Donovan (1449 Miller Avenue, the library, 1917) in the 1910s; and Leonard Ford (1217-23 23rd Avenue, 1923), Edward T. Foulkes (2368-78 East 14th, Grant Miller's mortuary, 1923 and 1927), Reed & Corlett (1254 23rd Avenue, the Oakland Bank, 1923), Lawrence Flagg

Hyde (2277-89 and 2338-44 East 14th Street and 1500-10 23rd Avenue, 1926-27), and Clay Burrell (1432-40 23rd Avenue, 1928).

In the years after World War I East Oakland beyond Fruitvale was growing rapidly with industry and housing, and the Fruitvale business district around 34th Avenue and East 14th Street became known as Oakland's "second downtown." Expansion was less intense in the 23rd Avenue district, but nearly half the district's buildings are from that era: small commercial buildings, hotels, and a new movie palace. Also in the 1920s and after, first-generation woodframe falsefront buildings were modernized. The Fraternal Hall corner was described in the 1936 WPA housing survey: "From street view corner prop. from 2322 E 14 to 1420 23 Ave appears to be 1 structure with uniform stucco front - viewed from rear or from roof it appears to be 6 structures tied together." This building group no longer exists, but several other early buildings survive radically remodeled, revealing their age in a roofline or a bay or the height of a window: 1227-29 and 1407-11 23rd Avenue, 2336 and 2339-31 East 14th Street.

A 1936 reverse directory shows the district with two drugstores, a paint store, a hardware store, a few medical and law offices, half a dozen restaurants and cafes, a couple of laundries, four flower shops near the mortuary, clothiers (among them The Louvre cloaks and suits), beauty salons, radio and electric shops, hotels and apartments, two markets, a Bank of America (having taken over the Oakland Bank), and branches of early chains: Safeway, MacMarr, and Oakland Toggery (predecessor of National Dollar Stores).

The most recent buildings in the district were built in 1950 for Volunteers of America: a metal warehouse on East 15th Street and a sleek glass-walled furniture store at the Fraternal Hall corner. VOA's social service programs have been a presence in the district for almost half a century; they now occupy most of the corner of East 15th Street and Miller Avenue, including the library which now houses job training and rehabilitation programs.

The library operated as the Oakland Public Library's Latin American branch in the 1970s, and later as a nursery school and as city council district offices before VOA's occupancy. The 1967 reverse directory shows a preponderance of restaurants, bars, and second hand shops among the district's businesses. In the 1970s and 80s the district was a minor center for antiques and second hand furniture stores, perhaps clustering around the VOA store. Businesses are currently fairly marginal, and the district offers opportunities both for reversing building alterations and for commercial revitalization.

***Resource Name or #** (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

***D7. References** (Give full citations including names and addresses of informants where possible)

Sanborn maps, 1902-11, 1912-51, 1953-70s
City and County tax rolls and block books, 1880s-1925
City directories and telephone books, 1880s-1993
U.S. census, 1900, 1910, 1920

Cardwell, Mary, manuscript neighborhood histories for Oakland Cultural Heritage Survey, 1981

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Ford, Robert S., Red Trains in the East Bay, 1977

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Groth, Paul, AC 15: Oakland as a Cross Section of America's Urban Cultural Landscape, Berkeley, 1980

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Marvin, Betty, National Register nomination for Oakland Free Library 23rd Avenue Branch, 1995

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Oakland History Room, Oakland Public Library, biographical and subject indexes, photo collection, vertical files "Oakland. Districts. 23rd Avenue," etc.

Oakland Office of Planning and Building, building and alteration permits, plans, and 1936 WPA housing survey cards

Thompson & West, Historical Atlas of Alameda County, 1878 (reprinted 1978)

Wheat, Carl I., "Henry Root" (obituary), California Historical Society Quarterly, vol.7, p. 100-101 (March 1928)

***D8. Evaluator:** Betty Marvin **Writer:** Betty Marvin **Date:** 9/30/96

Affiliation and Address: Oakland Cultural Heritage Survey, Community & Economic Development Agency, City of Oakland, 1 City Hall Plaza, Oakland CA 94612

***Resource Name or #** (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

Representative buildings and streetscapes:

23RD AVENUE:

Photo # 701-33
Date: 04/21/96

looking north on 23rd Avenue from East 14th Street: remodeled Munson & Lohry building (1407-11 23rd Av) at near left, Globe Theater (1424) at middle right

Photo # 666-13
Date: 07/15/94

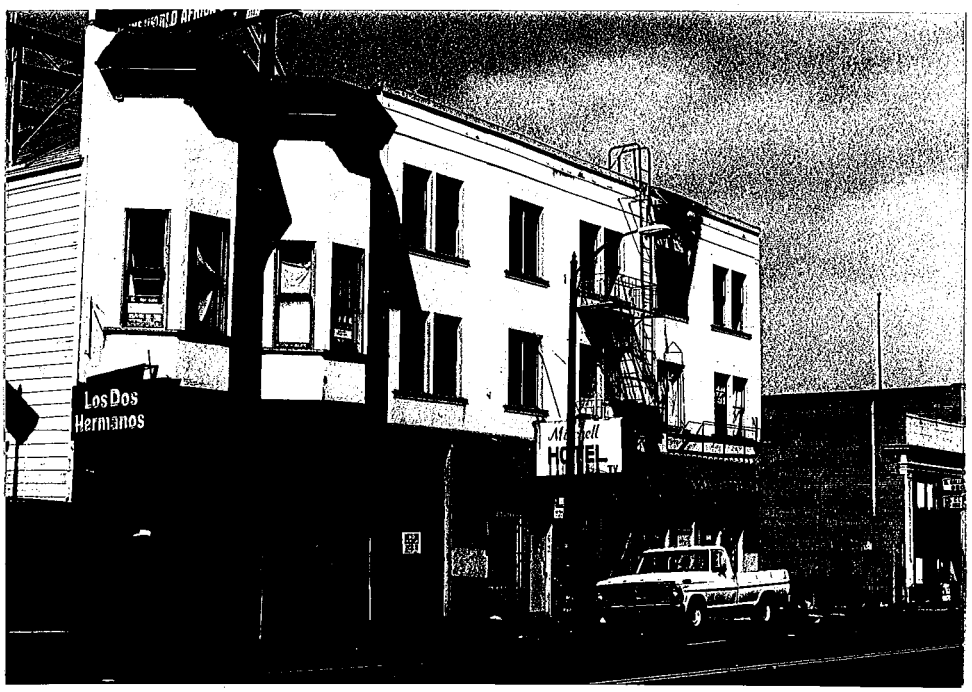
West side of 23rd Avenue above East 14th Street: 1437-39 and 1443-53 (Palace Theater)

***Resource Name or #** (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

EAST 14TH STREET:

Photo # 666-1
Date: 07/15/94

2329-31, 2317-25, and 2307 East 14th Street looking SW: Pickford building (1889, shown in 1896 streetscape, moved 1912), Mitchell Hotel (1914, on livery stable site), and Oakland Bank addition (1923-24)



Looking southeast along East 14th Street from 23rd Avenue, 1940s: Oakland Bank building and addition (as Bank of America) at right, Mitchell Hotel and Pickford building center, Montgomery Ward at 29th Avenue at far left. (OCHS)

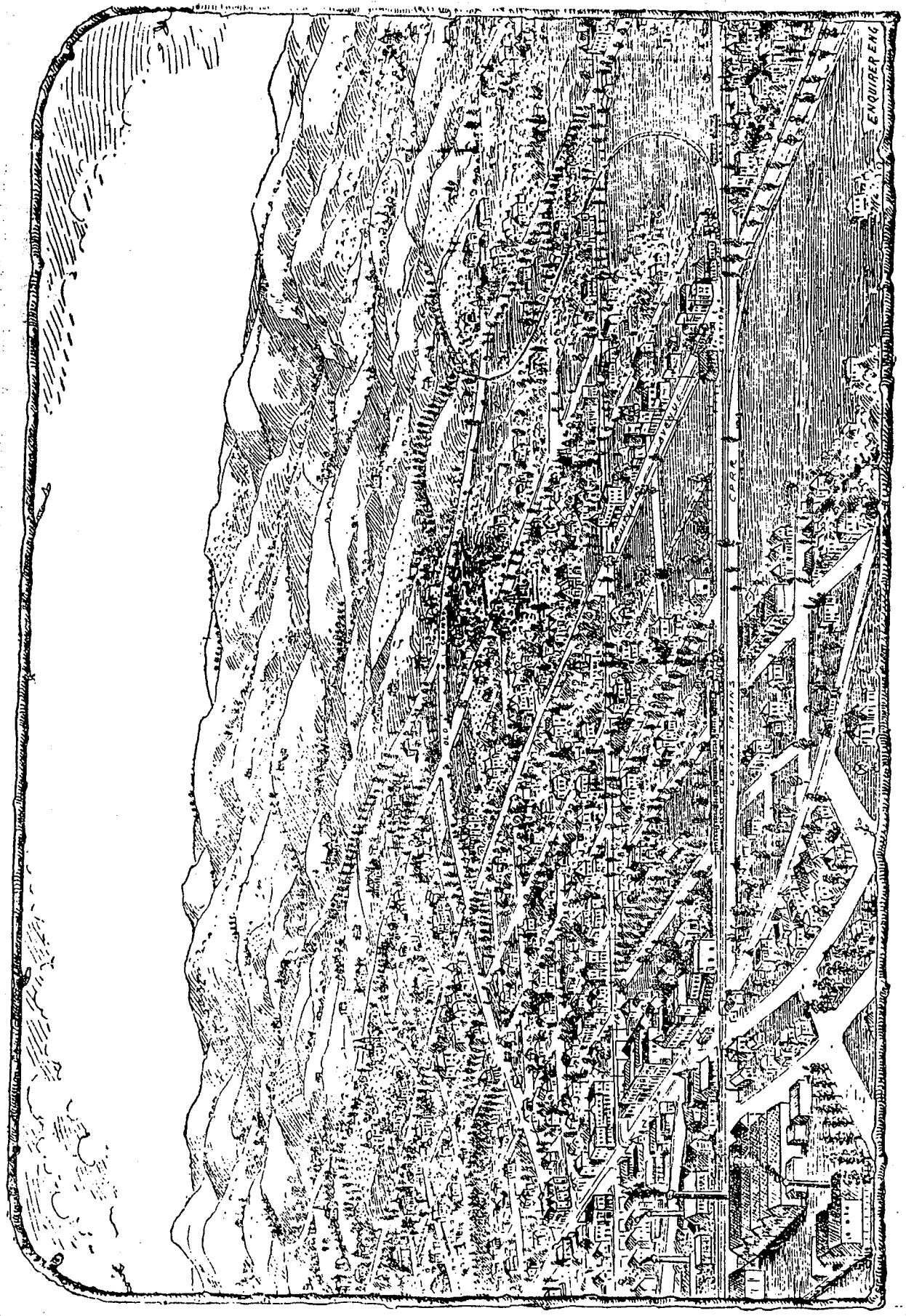
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

DISTRICT RECORD

*NRHP Status Code 5S

*Resource Name or # (Assigned by recorder) 232 - 23rd Avenue Commercial District



Oakland Enquirer, March 11, 1893, Birdseye View of Fruitvale and Vicinity. California Cotton Mills and California Pottery at lower left, Jingletown at bottom center. Koenig's Corner is above the big plume of smoke, Fraternal Hall across 23rd Avenue from Koenig's building, and 23rd Avenue extends across East 12th Street tracks. Hills above Fruitvale were developed with housing tracts in the 1920s.

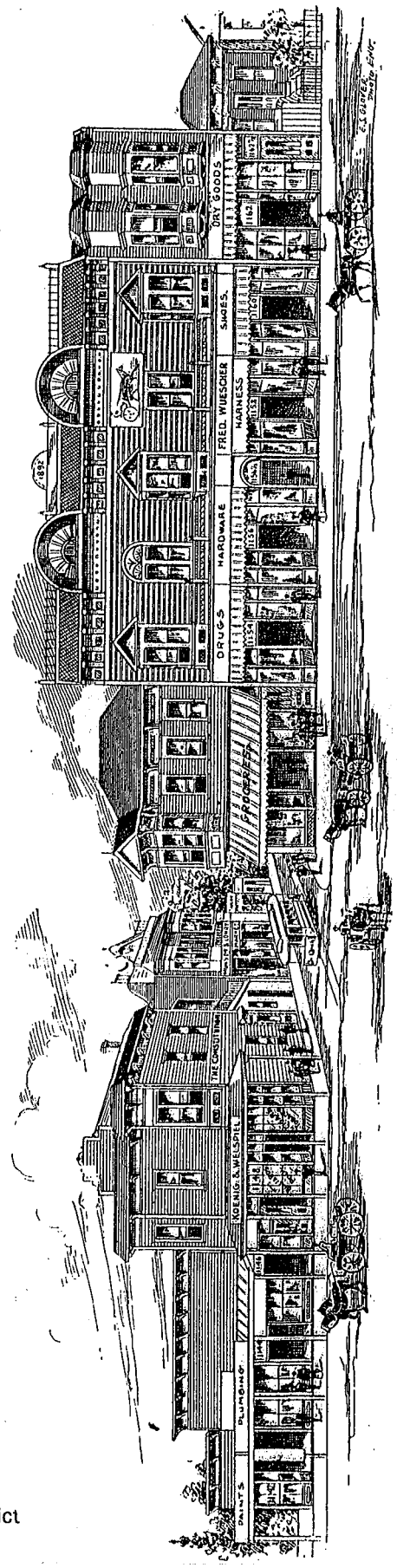
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DISTRICT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 5S

*Resource Name or # (Assigned by recorder) 232 - 23rd Avenue Commercial District



EAST FOURTEENTH ST.

E. J. KOENIG'S CORNER—COR. 23RD AVE.

EAST FOURTEENTH ST.—COR. TWENTY-THIRD AVE.

1148. THE CONSTITUTION.
Koenig & Welspiel, Proprietors.
Cigars and Tobacco.

1207 23rd Ave. MUNSON & LOHRY,
Tel. 108, Red.
Nonpariel Market.

1158. FRED. WUESCHER,
Manufacturer and Dealer in Harness, Saddles, Bridles and Whips. Manufacturer of the Celebrated Fred. Wuescher Harness Dressing.

61

1896 Illustrated Directory of Oakland, California, page 61. Two of these buildings survive: see 1407-11 23rd Avenue and 2329-31 East 14th Street.

*Required information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DISTRICT RECORD

Primary # _____
HRI # _____

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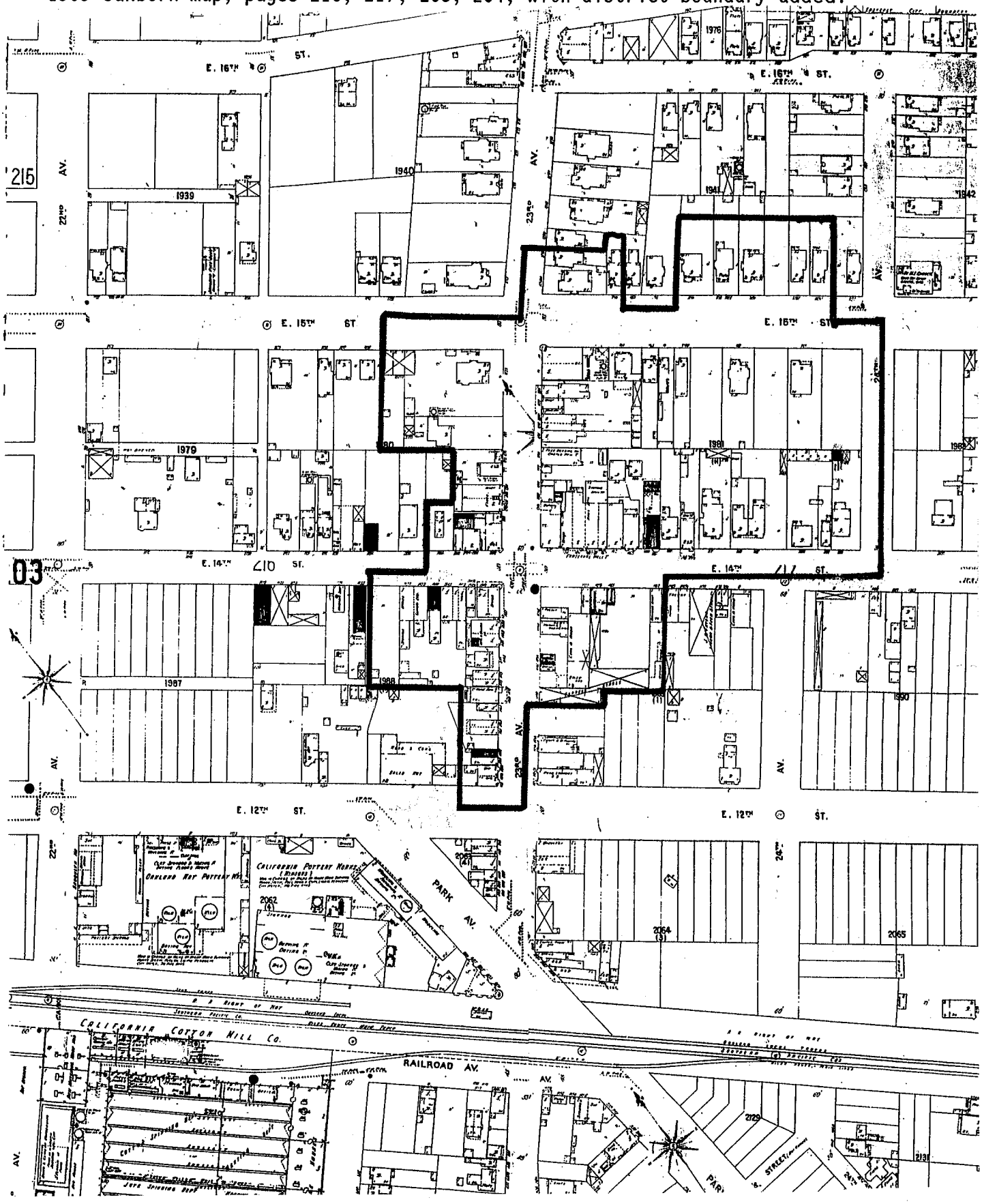
*NRHP Status Code 5S

*Resource Name or # (Assigned by recorder) 232 - 23rd Avenue Commercial District

1903 Sanborn map, pages 216, 217, 203, 204, with district boundary added.



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DEPARTMENT OF PARKS AND RECREATION

DISTRICT RECORD

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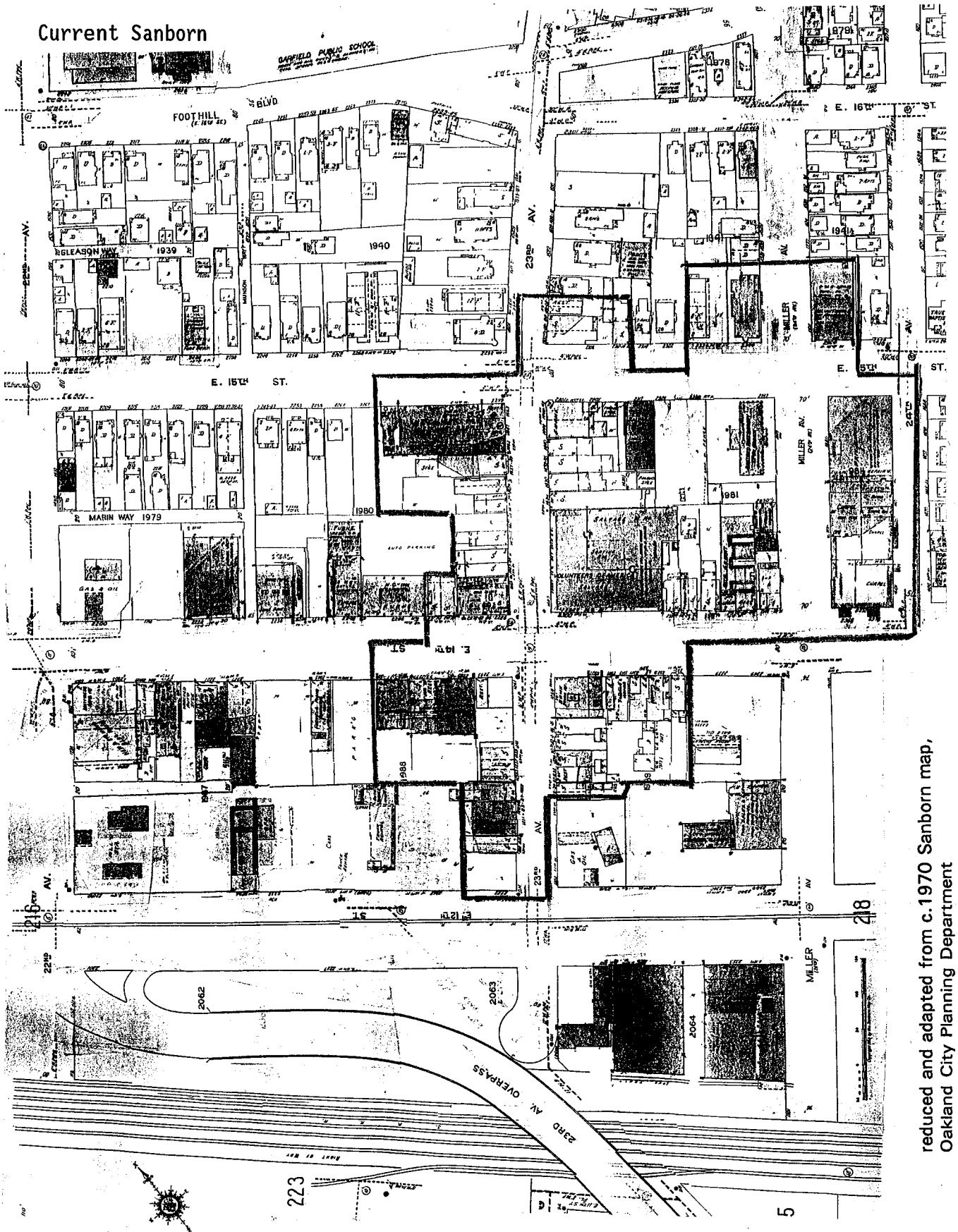
HRI # _____

*NRHP Status Code 5S

*Resource Name or # (Assigned by recorder) 23rd Avenue Commercial District (code: 232)



reduced and adapted from c.1970 Sanborn map,
Oakland City Planning Department

DPR523D

*Required information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

DISTRICT RECORD

Primary # _____
HRI # _____

Page D15 of 16

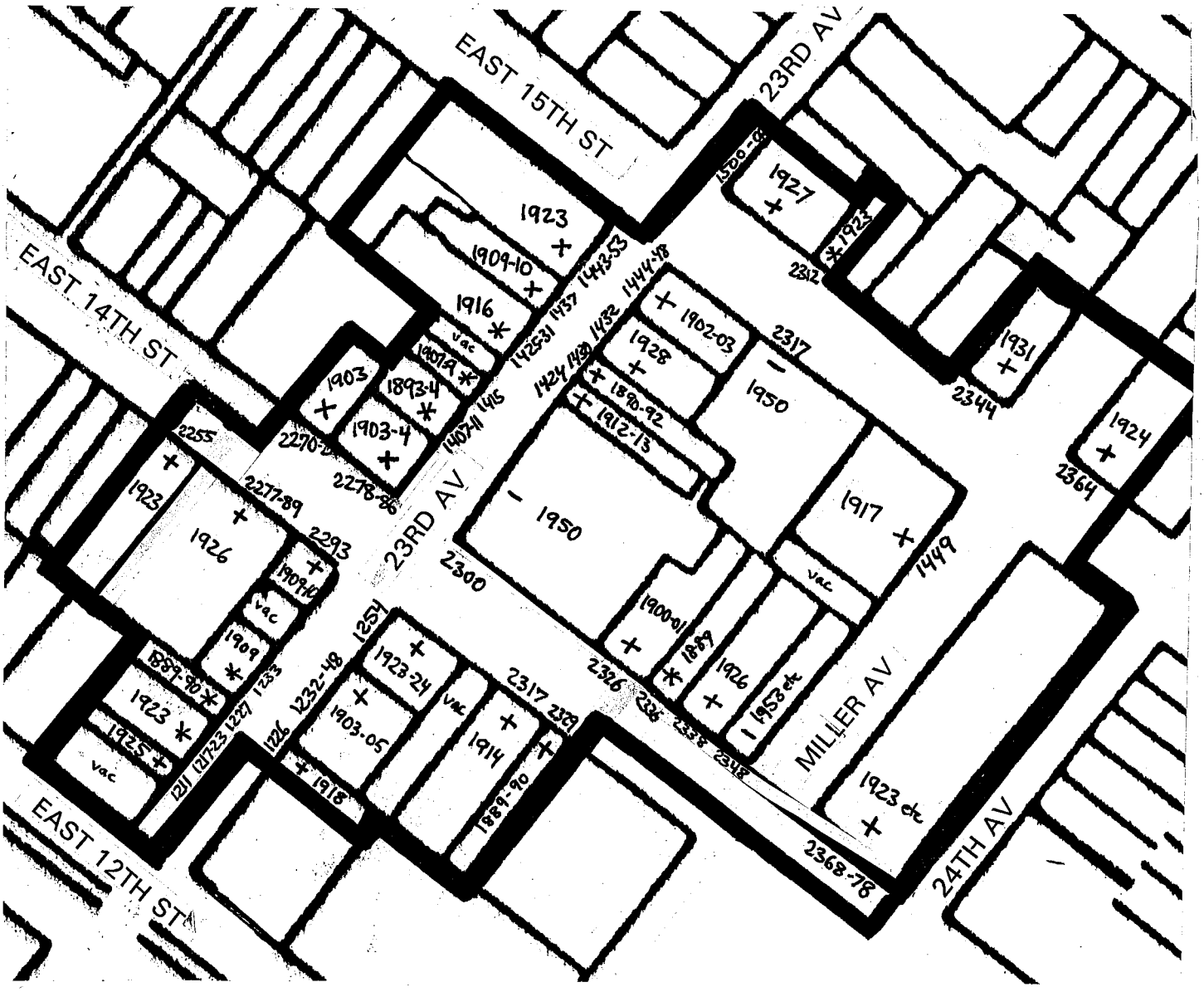
*NRHP Status Code 5S

*Resource Name or # (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

District map: addresses, construction dates

N↑

+ contributor
- noncontributor
* contributor if restored



*Required information

***Resource Name or #** (Assigned by recorder) 23rd Avenue Commercial District (code: 232)

DISTRICT PROPERTY LIST

Printed: 09/18/96

OAKLAND CULTURAL HERITAGE SURVEY
BUILDINGS IN THE 23RD AVENUE COMMERCIAL DISTRICT

	N.R./OCHS STATUS		HISTORIC NAME	ADDRESS	CONSTRUCTION DATE(S)	CONTRIBUTOR STATUS
U	5B	Dc2+	Knopf & Hughes building	2255-61 EAST 14TH ST	1923	C
	5B	C2+	Koenig (Edward and Margaret) building	2270-72 EAST 14TH ST	1903, fire damage 1990s	C
U	5B	C2+	Kronenberg Bros. stores & apartments	2277-89 EAST 14TH ST	1926	A
U	4S7	Cb+2+	California Bank-Abreu drugstore building	2278-86 EAST 14TH ST/1405 23RD AV	1903-04, remodeled 1926	C
	5B	Dc2+	Chaffee (Porter M.) store building	2293 EAST 14TH ST	1909-10, incorp? pre 1898, remodeled 1949	C
	5S	*c2-	Volunteers of America store & warehouse	2300 EAST 14TH ST/NE COR 23RD AV	1950	N
	5D	Ed2+	Mitchell Bros. (John and Andrew) hotel	2317-25 EAST 14TH ST	1914, incorporating 1910, altered	C
	5B	Dc2+	Talbot (J.C.) building	2326-32 EAST 14TH ST	1900-01, addition 1905	C
	5B	Dc2+	Pickford (Geo.)-Phillips (B.D.) building	2329-31 EAST 14TH ST	1889-90, altered, moved 1912	C
	5B	Ec2*	Pembroke (Samuel) building	2336 EAST 14TH ST	1889, altered	R
	5B	Dc2+	Grant Hotel-Moore (Earle H.) building	2338-44 EAST 14TH ST	1926, altered	C
	6Z1	*2-	Sol's Furniture-Troutwine Florist	2348-52 EAST 14TH ST/1407 MILLER A	1953etc, incorp? pre 1888, remodeled 1958etc	N
	4S7	Cb+2+	Grant Miller mortuary, chapel and garage	2368-78 EAST 14TH ST/MILLER/24AV/E	1923 & 1927, incorporating 1917, remodeled 1935ff	C
	5D	D2*	Matthews (Frank J.) store and residence	2312-16 EAST 15TH ST	1923, incorporating c.1889, altered	R
	6Z1	*d2-	Volunteers of America warehouse	2317 EAST 15TH ST	1950	N
	5B	C2+	Gomes (Dr. Joseph J.) office & residence	2344 EAST 15TH ST/1507 MILLER AV	1931	C
U	5B	C2+	Plasonig-Cuthbert Engineering building	2364 EAST 15TH ST/1500 MILLER	1924	C
U	3S	A2+	Oakland Free Library 23rd Avenue Branch	1449 MILLER AV/2347 E 15TH ST	1917	A
	5B	Dc2+	McElhenney (Glenn) store building	1211-15 23RD AV	1925, remodeled 1945ff	C
	5B	Ec2*	Clarke Investment Company store building	1217-23 23RD AV	1923, altered, incorporating pre 1903	R
	5D	Ed2+	Keleman (Samuel)-Gross (Roy) stores/flat	1226-30 23RD AV	1918, incorp? pre 1898	C
	5B	Ec2*	Thomas (Priscilla)-Dowd & Derby building	1227-29 23RD AV	1889-90, remodeled 1980s?	R
	5B	Dc2+	Ench (Pauline)-Nielsen's Market building	1232-48 23RD AV	1903-05, remodeled 1939	C
	5B	Ec2*	Chaffee (Porter/Frank)-Bispo(G.)building	1233-41 23RD AV	1909, altered, remodeled 1970s?	R
U	5B	C2+	Oakland Bank 23rd Avenue Branch	1254 23RD AV/2307 E 14TH ST	1923-24, addition 1923-24	C
	5B	Dc2*	Koenig (Margaret)-Munson & Lohry bldg.	1407-11 23RD AV	1893-94, altered	R
	5D	Ed2*	California Bank-Cook (Frank) building	1415-17 23RD AV	1907-09, altered	R
	4S7	B-b+2+	Globe Theater-Phillips (B.D.)nickelodeon	1424 23RD AV	1912-13	A
	5D	Ed2*	Koenig (Margaret & Edward)store building	1425-31 23RD AV	1916, remodeled 1929 & 1954	R
	5B	Dc2+	Nicholas (James)-Bills (Jacob) building	1430 23RD AV	1890-92, altered	C
	5B	Cb-2+	Potter (Henry A.)-Safeway store building	1432-40 23RD AV	1928	C
	5B	C2+	Hopkins Company store and flat building	1437-39 23RD AV	1909-10	C
	4S7	B-b+2+	Palace Theater-King (Allen) theater	1443-53 23RD AV/SW COR E15TH ST	1923, remodeled 1931 & 1943	A
	5B	C2+	Moutoux (C.G.R.)-Cook (Frank B) building	1444-48 23RD AV/2301-5 E15TH ST	1902-03	C
	5B	C2+	Wagele (August)-Kissling (Rebecca) bldg.	1500-10 23RD AV/2306 E 15TH ST	1927, incorporating 1889-92, addition	C

"U" in far left column: recorded in Oakland URM intensive survey, 1995

OCHS RATINGS:
"A" = Highest Importance, "B" = Major Importance, "C" = Secondary Importance, "D" = Minor Importance,
"E" = Of No Particular Interest, "*" = Not Rated. Lower case letter = contingency rating.
2+/2-/2* [1+/1-/1*] = contributor/noncontributor/contingency contributor to Area of Secondary [Primary] Importance.
CONTRIBUTOR STATUS:
"C" indicates a contributor to the district. "A" = Anchor (contributor which establishes district character)
"P" = Compatible Noncontributor, "N" = Noncontributor, "R" = Remodeled, might contribute if restored

STREET.ADDRESS	NAMES	PARCEL-NUMBER	OWN	YR-C	C	#PR	OTHREG	CHL#	PROP-#	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
1812 E 14TH ST	LIBRERIA CRISTIANA	020 0147 018 00	P	1900	B						HIST.SURV. 4623-0838-0000	09/30/94	7R	
1813 E 14TH ST		020 0111 004 01 W	P	1870	B				105432	HIST.SURV.	4623-2944-0002	11/20/96	7R	
1817 E 14TH ST		020 0111 004 01 M	P	1860	B				105434	HIST.SURV.	4623-2944-0003	11/20/96	7R	
1825 E 14TH ST	VIDRIOS MIRRORS AND GLASS	020 0111 004 01 E	P	1900	B				105441	HIST.SURV.	4623-2944-0004	11/20/96	7R	
1828 E 14TH ST		020 0147 016 00	P	1955	B				105442	HIST.SURV.	4623-2944-0005	11/20/96	7R	
1829 E 14TH ST		020 0111 005 00	P	1900	B				105443	HIST.SURV.	4623-2944-0006	11/20/96	7R	
1834 E 14TH ST		020 0147 015 00 S	P	1890	B				105531	HIST.SURV.	4623-2944-0007	11/25/96	7R	
1835 E 14TH ST		020 0111 006 00	P	1900	B				105532	HIST.SURV.	4623-2944-0008	11/25/96	7R	
1839 E 14TH ST		020 0111 007 00 R	P	1860	B				105533	HIST.SURV.	4623-2944-0009	11/25/96	7R	
1840 E 14TH ST		020 0147 014 00	P	1908	B				105534	HIST.SURV.	4623-2944-0010	11/25/96	7R	
1841 E 14TH ST		020 0111 007 00 F	P	1900	B				105535	HIST.SURV.	4623-2944-0011	11/25/96	7R	
1844 E 14TH ST		020 0147 013 00	P	1906	B				105537	HIST.SURV.	4623-2944-0012	11/25/96	7R	
1845 E 14TH ST		020 0111 008 00	P	1880	B				105539	PROJ.REVW.	FTA051227A	03/15/06	6Y	
1848 E 14TH ST	THOMAS HILL GROCERY STORE/RESIDENC	020 0147 012 00	P	1856	B					HIST.SURV.	4623-2944-0013	11/25/96	7R	
1853 E 14TH ST		020 0111 009 00	P		B				105540	HIST.SURV.	4623-2944-0014	11/25/96	7R	
1909 E 14TH ST	DARIGLEN CREAMERIES / GROCERS MILK	020-0110-001-00	P	1930	B				011332	PROJ.REVW.	FTA051227A	03/15/06	2S2	AC
1910 E 14TH ST		020 0148 014 00	P	1900	B					HIST.SURV.	4623-2944-0015	11/25/96	7R	
1920 E 14TH ST		020 0148 013 02	P	1900	B					HIST.SURV.	4623-0126-0000		7N	
1924 E 14TH ST		020 0148 012 01	P	1900	B				105544	HIST.SURV.	4623-2944-0016	11/25/96	7R	
1927 E 14TH ST	HENAS-A. COLONIA PORTUGUESA PRINTS	020-0110-002-00	P	1924	B				092414	PROJ.REVW.	FTA051227A	03/15/06	6Y	
1928 E 14TH ST		020 0148 011 02	P	1900	B					HIST.SURV.	4623-4191-0000	09/30/95	5D2	
1939 E 14TH ST		020 0110 004 00	P		B					HIST.SURV.	4623-0839-0000	09/30/94	7R	
1940 E 14TH ST	LUCKY VIDEO ETC.	020 0148 010 00	P	1910	B				105570	HIST.SURV.	4623-2944-0017	11/25/96	7R	
1951 E 14TH ST	PETITHOMME-HANSEN GARAGE	020-0110-005-00	P	1915	B				105571	HIST.SURV.	4623-2944-0018	11/25/96	7R	
1952 E 14TH ST		020 0148 009 00 S	P	1870	B				105572	HIST.SURV.	4623-2944-0019	11/25/96	7R	
2215 E 14TH ST	KRONENBERG-LUNG HI LAUNDRY- OK GAR	020-0107-003-00	P	1919	B				092415	HIST.SURV.	4623-0840-0000	09/30/94	7R	
2236 E 14TH ST	BROPHY HARDWARE CO. BUILDING	020-0152-012-01	P	1925	B				105573	HIST.SURV.	4623-2944-0020	11/25/96	7R	
2245 E 14TH ST		020-0106-002	P	1948	B				105574	HIST.SURV.	4623-2944-0021	11/25/96	7R	
2248 E 14TH ST	PETERSON-NELSON PAINT STORE	020-0152-010-00	P	1930	B				105575	HIST.SURV.	4623-2944-0022	11/25/96	7R	
2255 E 14TH ST	KNOPF & HUGHES BUILDING	020-0106-005-00	P	1923	B				092416	HIST.SURV.	4623-4192-0000	09/30/95	5D2	
2270 E 14TH ST	KOENIG, EDWARD AND MARGARET, BUILD	020-0152-008-03	P	1903	B					HIST.SURV.	4623-0841-0000	09/30/94	7R	
2277 E 14TH ST	KRONENBERG BROTHERS STORE AND APAR	020-0106-006-02	P	1926	B				105576	HIST.SURV.	4623-2944-0023	11/25/96	7R	
2278 E 14TH ST	CALIFORNIA BANK/KOENIG ABREU DRUG	020-0152-007-00	P	1903	B				092418	HIST.SURV.	4623-4193-0000	09/30/95	6Z	
2293 E 14TH ST	CHAFFEE (PORTER M.) STORE BUILDING	020-0106-007-01	P	1909	B					HIST.SURV.	4623-0842-0000	09/30/94	7R	
2300 E 14TH ST	VOLUNTEERS OF AMERICA STORE & WARE	020-0153-012-00	P	1950	B				092419	HIST.SURV.	4623-4194-0000	09/30/95	5S2	
2317 E 14TH ST	MITCHELL BROTHERS, JOHN AND ANDREW	020-0105-002-02	P	1914	B					HIST.SURV.	4623-0843-0000	09/30/94	7R	
2326 E 14TH ST	TALBOT (J.C.) BUILDING / EL MICHOA	020-0153-011-00	P	1900	B				163114	PROJ.REVW.	FTA051227A	03/15/06	6Y	
									092420	HIST.SURV.	4623-4195-0000	09/30/95	5S2	
										HIST.SURV.	4623-0844-0000	09/30/94	7R	
									092421	HIST.SURV.	4623-4990-0000	09/30/95	5S2	
										HIST.SURV.	4623-0845-0000	09/30/94	7R	
									093608	HIST.SURV.	4623-2200-0002	10/30/96	5B	AC
										HIST.SURV.	4623-2203-0000	09/30/94	7R	
									092422	HIST.SURV.	4623-4991-0000	09/30/95	5B	
										HIST.SURV.	4623-0846-0000	09/30/94	7R	
									092423	PROJ.REVW.	HUD061025E	10/25/06	6Y	
										HIST.SURV.	4623-2200-0003	10/30/96	7N1	AC
										HIST.SURV.	4623-4785-0000	09/30/95	5B	
										HIST.SURV.	4623-2206-0000	09/30/94	7R	
									093609	HIST.SURV.	4623-2200-0004	10/30/96	5B	AC
										HIST.SURV.	4623-1704-0000	09/30/94	7R	
									093610	HIST.SURV.	4623-2200-0005	10/30/96	5S2	AC
										HIST.SURV.	4623-1705-0000	09/30/94	7R	
									093611	HIST.SURV.	4623-2200-0006	10/30/96	5D2	AC
										HIST.SURV.	4623-1706-0000	09/30/94	7R	
									093612	HIST.SURV.	4623-2200-0007	10/30/96	5B	AC

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS D3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 986
b. Other Identifier: Kronenberg-Lung Hi laundry-O K Garage
*P2. Location:
a. County Alameda
*b. Address 2215 EAST 14TH ST
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0107 003 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2215 EAST 14TH ST is an early 20th century utilitarian service garage. It is one story, rectangular plan, on an interior lot. It has a stepped parapet, vehicle door, and arched windows. Exterior walls are brick. Roof is composition. Structure is brick bearing wall. Sanborn maps describe it as brick. Present use is commercial repair garage. Surroundings are densely built up, commercial.

Visible alterations include painted brick, window infill, signs, security grilles. The building is in good condition; its integrity is good.

b. Resource attributes: HP06--service garage
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 607-23
Photo date: 11/20/91

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1919 F
building permit

*P7. Owner and Address:
CAICEDO JUAN C
2215 EAST 14TH ST
OAKLAND CA 94606

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
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Primary # _____
HRI # _____

*NRHP Status Code: 6Z1
Local/Other Rating: D3

*Resource Name or #: Serial No. 986
2215 EAST 14TH ST Oakland CA 94606

B1. Historic Name: Kronenberg-Lung Hi laundry-O K Garage
B2. Common Name: None
B3. Original Use: Industry/Comm./warehouse B4. Present Use: Commerce/auto service
*B5. Architectural Style: early 20th century utilitarian
*B6. Construction History: built 1919
painted brick, window infill, signs, security grilles
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Hyde, Lawrence Flagg b. Builder: Walker, S.E.

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: warehouse N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2215 EAST 14TH ST, the Kronenberg-Lung Hi laundry-O K Garage, is a representative example of an early 20th century utilitarian warehouse-service garage. It was built in 1919, architect Lawrence Flagg Hyde and builder S.E. Walker. It is dated by building permit 54412, and was originally valued at $1,500. Historically the building reflects neighborhood commercial development, the Asian community in Oakland, and motor transportation and the auto industry. The original owner and developer, about 1919, was Joseph Kronenberg, hardware store nearby. The building apparently was an addition to a 1908 woodframe Lin Sing laundry at 2217 East 14th Street, though it was occupied as the Walton & Laird Garage by 1921. The property is also associated with O K Garage, commercial occupant c.1936, and building material and furniture warehouses shown on 1935 and 1951 Sanborn maps. Oakland architect Lawrence Flagg Hyde was an active designer of houses, apartments, and commercial buildings in the 1920s and 30s.

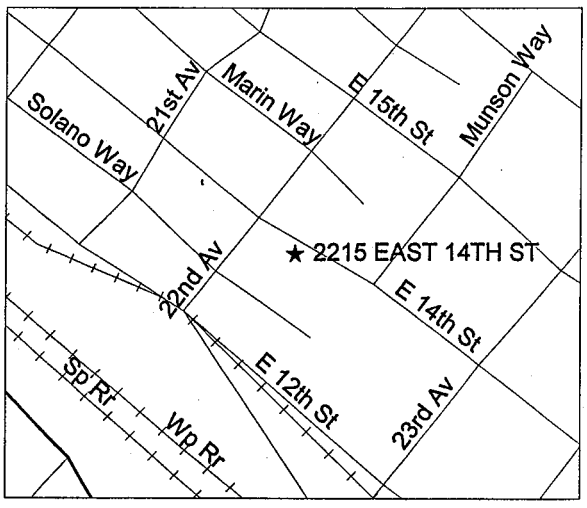
The Oakland Cultural Heritage Survey rates this property D3 (D, minor importance). It is not located in a district (3). It does not appear eligible for the National Register, since there are more significant examples.

B11. Resource Attributes: HP08,06--warehouse - service garage
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS C3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 991
b. Other Identifier: Brophy Hardware Co. building
*P2. Location:
a. County Alameda
*b. Address 2236 EAST 14TH ST
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0152 012 01

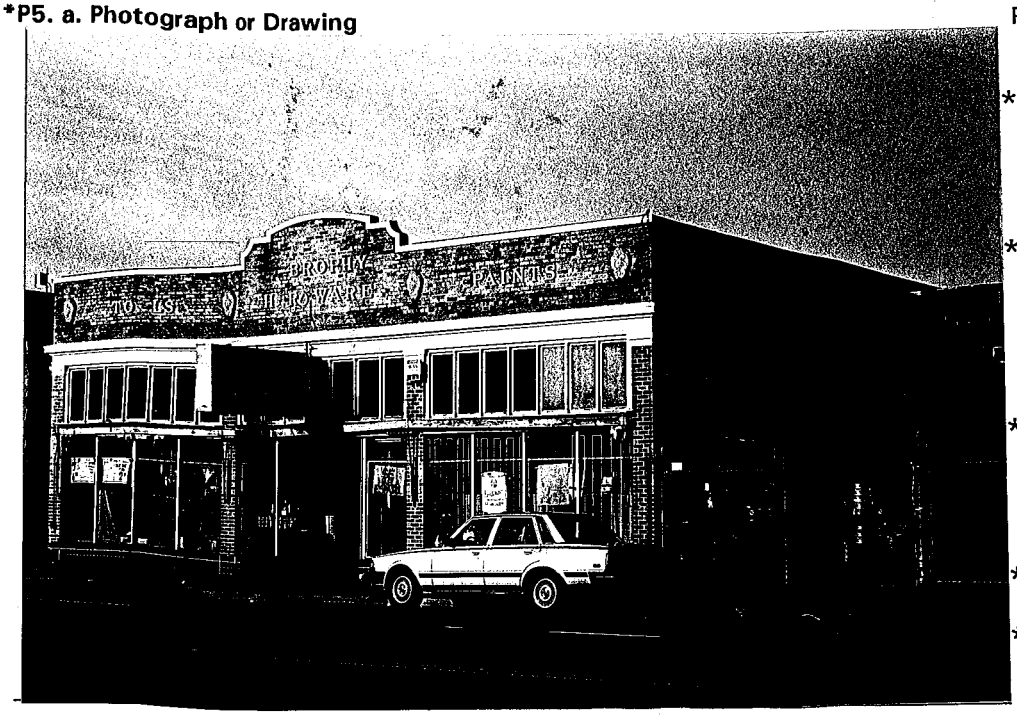
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2236 EAST 14TH ST is a 1920s decorative brick store building. It is high one story, rectangular plan, on an interior lot. It has a shaped parapet above a molded cornice, and a storefront with recessed entry and tall transom. Exterior walls are pressed brick and common brick. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick with wood posts. The building has four cast concrete medallions along parapet, and a tile base. Present use is one-story store, Brophy Hardware. Supportive elements include long-time occupancy. Surroundings are densely built up, commercial.

Visible alterations include some windows changed. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP06--store building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 605-20
Photo date: 10/28/91

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1925 F add 1952
building permit

*P7. Owner and Address:
BYRNE MARGARET C & BROPHY
STEPHEN C T
1701 CARTER ST
OAKLAND CA 94602

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/19/94)

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DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
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Primary # _____
HRI # _____

*NRHP Status Code: 5S
Local/Other Rating: C3

*Resource Name or #: Serial No. 991
2236 EAST 14TH ST/addn=subpcl 01 Oakland CA 94606

B1. Historic Name: Brophy Hardware Company building
B2. Common Name: Brophy Hardware
B3. Original Use: Commerce
B4. Present Use: Commerce/specialty store
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1925, addition 1952
some windows changed
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Foulkes, Edward T. b. Builder: Peters, Fred W.

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: store building N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2236 EAST 14TH ST, the Brophy Hardware Company building, is a very good example of a 1920s decorative brick store building. It was built in 1925, architect Edward T. Foulkes and builder Fred W. Peters. It is dated by building permit A 6200, and was originally valued at $11,165. An addition was made in 1952. Historically the building reflects neighborhood commercial development. The original owner and commercial occupant, about 1925-90s, was Stephen Brophy, Brophy Hardware Company (recently left after 70 years). Edward T. Foulkes was an active architect of large Oakland commercial buildings in the 1920s and after; he is best known for the Tribune tower, and promoted modernization of old buildings in the 1930s.

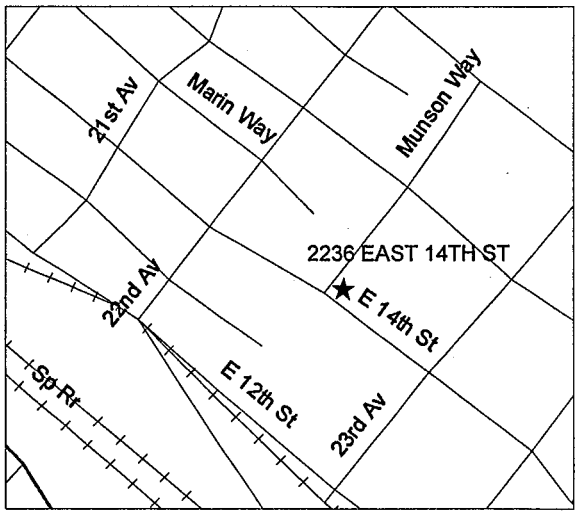
The Oakland Cultural Heritage Survey rates this property C3 (C, secondary importance or superior example), particularly for its design quality and type/style and designer and its remarkable integrity. It is not located in a district (3). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

B11. Resource Attributes: HP06--store building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94. New APN 020 0152 012 02 since Primary Record.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS Dc3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 993
b. Other Identifier: Peterson (E.)-Nelson (C.) paint store
*P2. Location:
a. County Alameda
*b. Address 2248 EAST 14TH ST
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0152 010 00

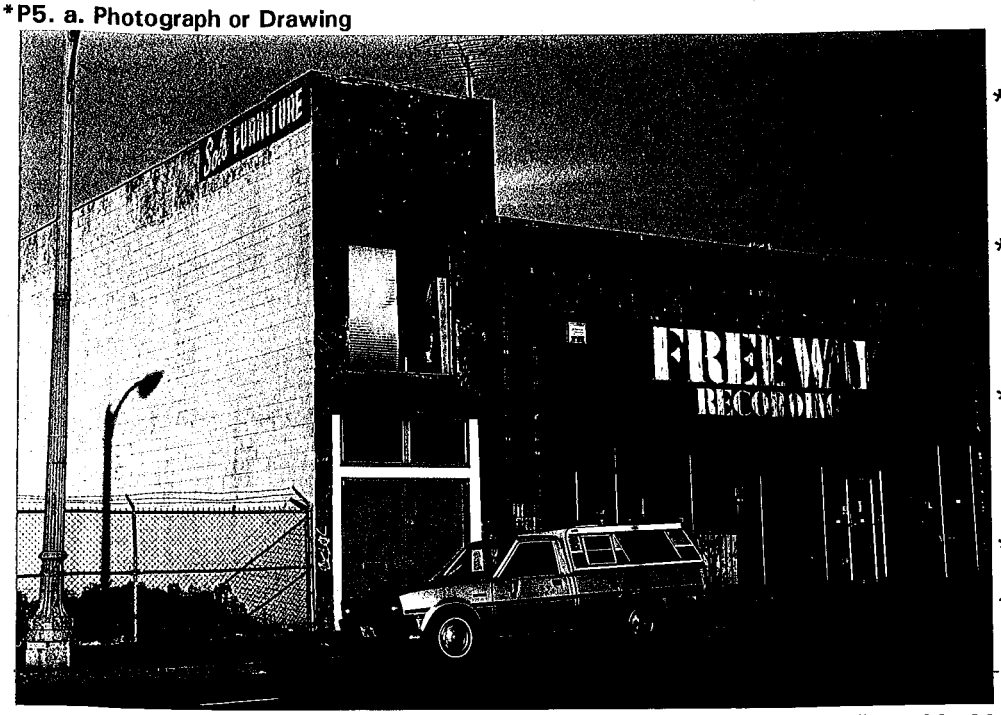
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2248 EAST 14TH ST is a 1920s decorative brick commercial building (now remodeled). It is one and two stories, rectangular plan, on an interior lot. It has a truss roof, straight parapet, and storefront. Exterior walls are pressed brick and common brick. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick. The building has plate glass and steel sash. There is a two story concrete block addition to the west of the building. Present use is store below apartments/office, Freeway Recording Studios. Surroundings are densely built up, commercial.

Visible alterations include painted brick, transom covered, storefront changed, ornament removed, roof remodeled, addition. The building is in fair condition; its integrity is poor.

b. Resource attributes: HP06--commercial building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 605-21
Photo date: 10/28/91

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1930 F add 1953 building permit

*P7. Owner and Address:
FREEWAY RECORDING INC
2248 E 14TH ST
OAKLAND CA 94606

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

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DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 2

Primary # _____
HRI # _____

*NRHP Status Code: 5S
Local/Other Rating: Dc3

*Resource Name or #: Serial No. 993
2248 EAST 14TH ST Oakland CA 94606

B1. Historic Name: Peterson (E.)-Nelson (C.) paint store
B2. Common Name: Freeway Recording Studios
B3. Original Use: Commerce B4. Present Use: Commerce
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1930, addition 1953
painted brick, transom covered, storefront changed, ornament removed, roof remodeled, addition
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Hyde, Lawrence Flagg b. Builder: Petersen, J.B.

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: commercial building N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2248 EAST 14TH ST, the Peterson (E.)-Nelson (C.) paint store, is a very good example of a 1920s decorative brick commercial building (now remodeled). It was built in 1930, architect Lawrence Flagg Hyde and builder J.B. Petersen. It is dated by building permit A43574, and was originally valued at $8,000. Plans are on file with the City of Oakland. A two story side addition was made in 1953. Historically the building reflects neighborhood commercial development, and 1920s speculative development. It is a late example of the decorative brick commercial style that was popular in the 1920s. The original owner and developer, about 1930, was E. Peterson, unidentified. The property is also associated with Chris Nelson, owner and commercial occupant c.1935, paint store here, and Milton Solomon, owner and commercial occupant c.1950-60s, Sol's Furniture. Oakland architect Lawrence Flagg Hyde was an active designer of houses, apartments, and commercial buildings in the 1920s and 30s.

The Oakland Cultural Heritage Survey rates this property Dc3 (D, minor importance; potentially C, secondary importance or superior example, if restored). It is not located in a district (3). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

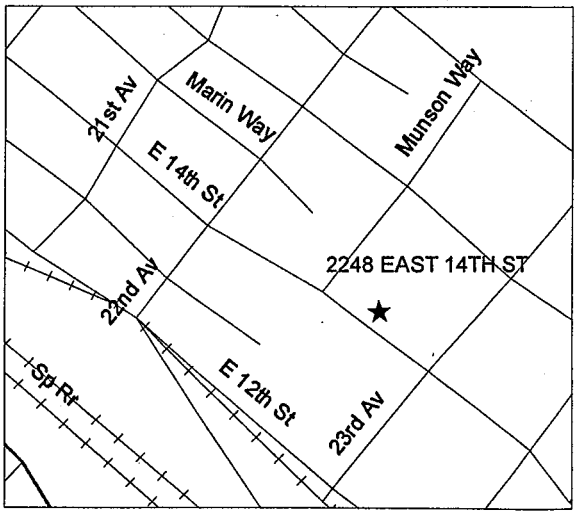
(see plans continuation page)

B11. Resource Attributes: HP06--commercial building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



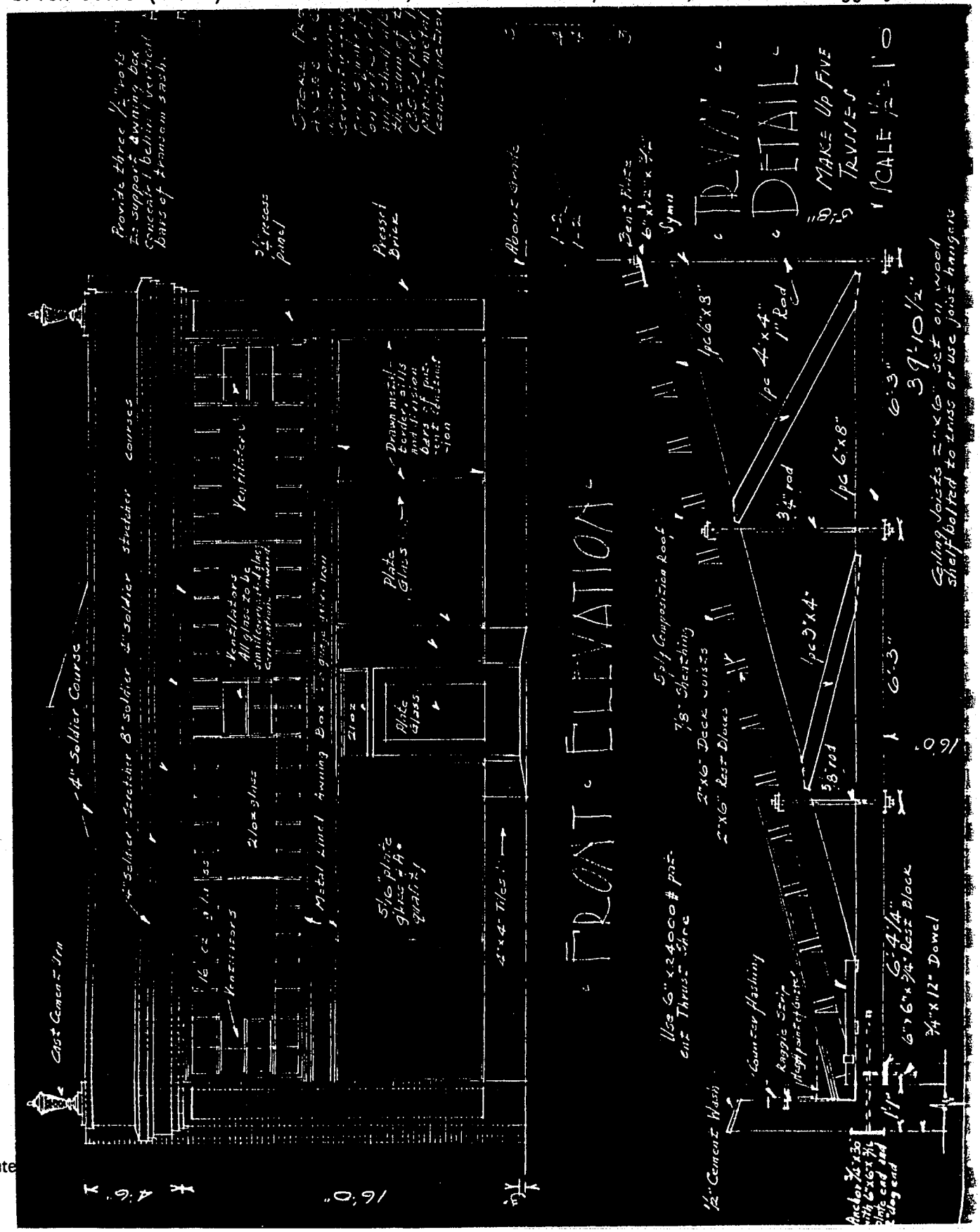
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET
Page B2 of 2

Primary # _____
HRI # _____

*Resource Name or #: Ser. No. 993-Peterson (E.)-Nelson (C.) paint store
2248 EAST 14TH ST Oakland CA 94606

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #A43574, 01/13/30 Plans and specs on file with City of Oakland (excerpt)
1s brick store (40x90) for E. Petersen, N E14th St 250W/23rd Av, Lawrence Flagg Hyde arch



Substitute

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS Dc2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 994
b. Other Identifier: Knopf & Hughes building
*P2. Location:
a. County Alameda
*b. Address 2255-61 EAST 14TH ST
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0106 005 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2255-61 EAST 14TH ST is a 1920s decorative brick store and apartment building in the 23rd Avenue and East 14th Street Commercial district. It is two stories, rectangular plan, on an interior lot. It has a peaked parapet, storefronts, and transom. Exterior walls are brown pressed brick in front and stucco on the sides. Roof is composition. Foundation is concrete. Structure is masonry bearing wall. Sanborn maps describe it as hollow terra cotta tile. The building has three-dimensional brickwork on the parapet in rectangular and diamond panels, and brick coping. Present use is store below apartments/office. Surroundings are densely built up, commercial.

Visible alterations include aluminum windows, window infill. The building is in fair condition; its integrity is fair.

b. Resource attributes: HP03,06--store and apartment building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 666-3
Photo date: 07/15/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1923 F
building permit

*P7. Owner and Address:
COELHO ALFRED H & HAZEL J TRS
& DAVID A
75-730 PAINTED DESERT DR
INDIAN WELLS CA 92210

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
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Primary # _____
HRI # _____

*NRHP Status Code: 5B
Local/Other Rating: Dc2+

*Resource Name or #: Serial No. 994
2255-61 EAST 14TH ST Oakland CA 94606

B1. Historic Name: Knopf & Hughes building
B2. Common Name: None
B3. Original Use: Commerce/Domestic
B4. Present Use: Commerce/Domestic
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1923
aluminum windows, window infill
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: not named on permit b. Builder: Knopf, G.T.

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: store and apartment building N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2255-61 EAST 14TH ST, the Knopf & Hughes building, is a very good example of a 1920s decorative brick store and apartment building (now remodeled). It was built in 1923, architect not named on permit and builder G.T. Knopf. It is dated by building permit 85147, and was originally valued at $15,000. Historically the building reflects neighborhood commercial development, and 1920s speculative development. The original owner and builder, about 1925, was George Knopf, Piedmont resident. Hughes, the other owner and developer on the permit, is unidentified.

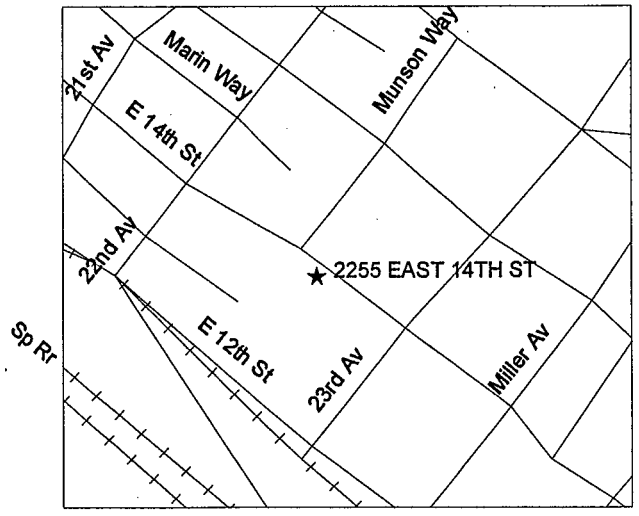
The Oakland Cultural Heritage Survey rates this property Dc2+ (D, minor importance; potentially C, secondary importance or superior example, if restored). It is a contributor to the locally important 23rd Avenue and East 14th Street Commercial district (Area of Secondary Importance: 2+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

B11. Resource Attributes: HP03,06--store and apartment building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS C2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 999
b. Other Identifier: Kronenberg Bros. store & apartment bldg

*P2. Location:
a. County Alameda
*b. Address 2277-89 EAST 14TH ST
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0106 006 02

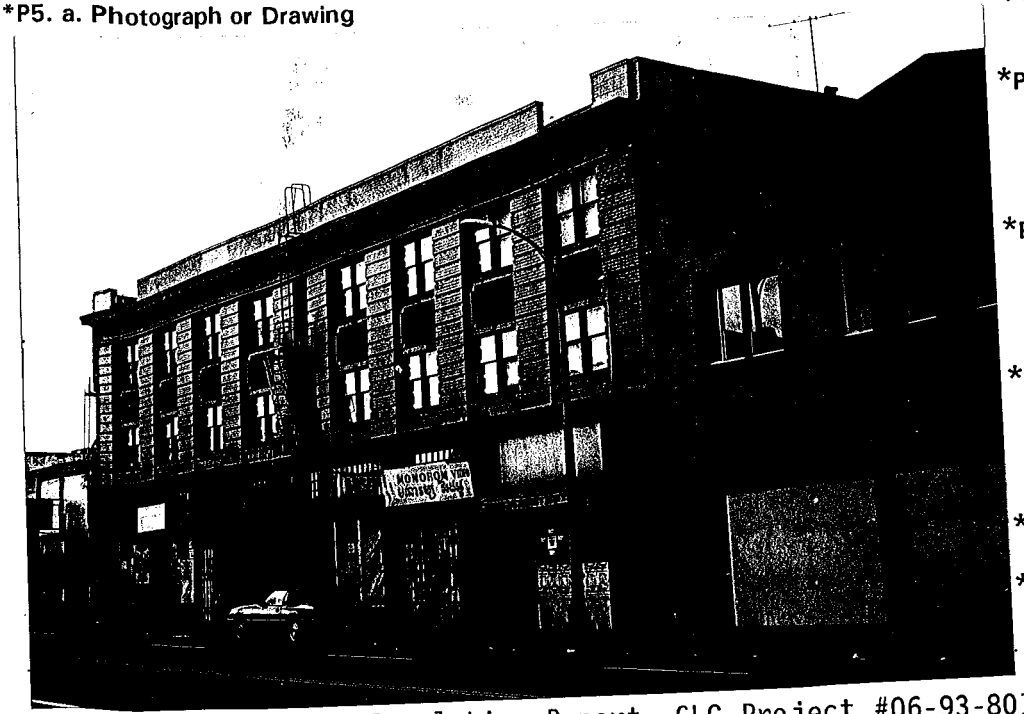
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2277-89 EAST 14TH ST is a Classical Revival store and apartment building in the 23rd Avenue and East 14th Street Commercial district. It is three stories, rectangular plan, on an interior lot. It has a straight parapet, cornice, paired windows and quoins. Exterior walls are pressed brick and common brick. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick with interior walls of hollow terra cotta tile. The building has series of storefronts with ornamental transom lights, ceramic tile base and pilasters and plate glass. Present use is store below apartments/office. Surroundings are densely built up.

Visible alterations include ornament removed, security grilles, fire escapes, painted brick. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP03,06--store and apartment building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 610-15
Photo date: 05/24/92

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1926 F
building permit

*P7. Owner and Address:
CHACON ESTHER
2283 E 14TH ST
OAKLAND CA 94606

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 1

Primary # _____
HRI # _____

*NRHP Status Code: 5B
Local/Other Rating: C2+

*Resource Name or #: Serial No. 999
2277-89 EAST 14TH ST Oakland CA 94606

B1. Historic Name: Kronenberg Bros. stores & apartments
B2. Common Name: None
B3. Original Use: Commerce/Domestic
B4. Present Use: Commerce/Domestic
*B5. Architectural Style: Classical Revival
*B6. Construction History: built 1926
ornament removed, security grilles, fire escapes, painted brick
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Hyde, Lawrence Flagg b. Builder: Heyer, C.W.

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: store and apartment building N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2277-89 EAST 14TH ST, the Kronenberg Bros. stores & apartments, is a very good example of a Classical Revival store and apartment building. It was built in 1926, architect Lawrence Flagg Hyde and builder C.W. Heyer. It is dated by building permit A16966, and was originally valued at $50,000. Plans are on file with the City of Oakland. Historically the building reflects neighborhood commercial development, and 1920s speculative development. The original owner and developer, about 1926, was Joseph & Rudolph Kronenberg, hardware store across street. Oakland architect Lawrence Flagg Hyde was an active designer of houses, apartments, and commercial buildings in the 1920s and 30s.

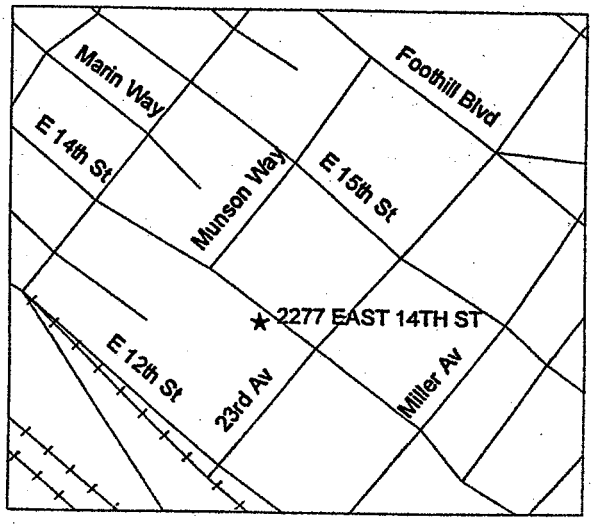
The Oakland Cultural Heritage Survey rates this property C2+ (C, secondary importance or superior example), particularly for its design quality and type/style. It is a primary contributor to the locally important 23rd Avenue and East 14th Street Commercial district (Area of Secondary Importance: 2+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

B11. Resource Attributes: HP03,06--store and apartment building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS C2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1000
b. Other Identifier: Koenig(M.A.)-Abreu(J.)drugstore building
*P2. Location:
a. County Alameda
*b. Address 2278-86 EAST 14TH ST/1405 23RD AV
City Oakland, CA Zip 94606
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 020 0152 007 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2278-86 EAST 14TH ST is a Colonial Revival store and apartment building in the 23rd Avenue and East 14th Street Commercial district. It is two stories, rectangular plan, on a corner lot. It has a straight parapet, modillion cornice, and rounded corner. A band of deeply recessed, double-hung windows extends across both facades of building between narrow continuous belt courses. Exterior walls are stucco over brick. Roof is composition. Structure is brick bearing wall. Sanborn maps describe it as brick, veneered or clad with stone. The building has wood sash windows and minimal quoins. Present use is store below apartments/office, K&S Market. Surroundings are densely built up, commercial.

Visible alterations include ground floor alteration, transom covered, stucco. The building is in excellent condition; its integrity is good.

b. Resource attributes: HP03,06--store and apartment building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 605-22
Photo date: 10/28/91

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1903 F rem 1926
assessor's block books

*P7. Owner and Address:
WILLIAMS BESSIE G
1924 MELVIN RD
OAKLAND CA 94602

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: / /Intensive
/X/Reconnaissance / /Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 1

Primary # _____
HRI # _____

*NRHP Status Code: 5B
Local/Other Rating: C2+

*Resource Name or #: Serial No. 1000
2278-86 EAST 14TH ST/1405 23RD AV Oakland CA 94606

B1. Historic Name: Koenig (M.)-Abreu (J.)drugstore building
B2. Common Name: K&S Market
B3. Original Use: Commerce/Domestic B4. Present Use: Commerce/Domestic
*B5. Architectural Style: Colonial Revival
*B6. Construction History: built 1903, remodeled 1926
ground floor alteration, transom covered, stucco
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: ~~unknown~~ Walter J Mathews b. Builder: ~~unknown~~ C. Christiansen

*B10. Significance: Theme: masonry buildings (commercial) Area: Oakland
Period: 1850-1948 Property Type: store and apartment building N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2278-86 EAST 14TH ST, the Koenig (M.)-Abreu (J.) drugstore building, is a very good example of a Colonial Revival store and apartment building. It was built in 1903, ~~architect and builder unknown~~. It is dated by assessor's block books, and was originally valued at $5,200. It was remodeled in 1926, opening up additional show windows on the ground floor. Historically the building reflects neighborhood commercial development. It is one of the earliest surviving buildings at the 23rd Avenue-East 14th Street node. The original owner and developer, about 1903, was M.A. Koenig. The property is also associated with E.J. Koenig, owner and commercial occupant c.1903, 23rd Avenue Cafe here or nearby, and Joseph A. Abreu, owner and commercial occupant c.1920s-40s, druggist here. The German and Portuguese names are characteristic of the San Antonio/Fruitvale neighborhood in the early 20th century.

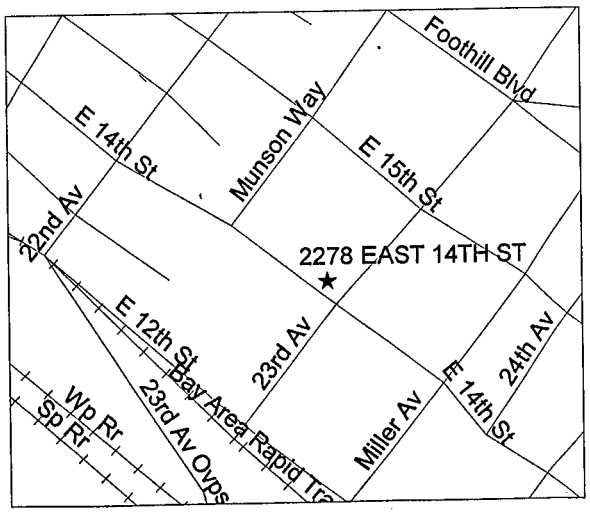
The Oakland Cultural Heritage Survey rates this property C2+ (C, secondary importance or superior example), particularly for its design quality and type/style. It is a contributor to the locally important 23rd Avenue and East 14th Street Commercial district (Area of Secondary Importance: 2+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

B11. Resource Attributes: HP03,06--store and apartment building
*B12. References:
City & county tax rolls & block books, 1869-1925; Sanborn maps, 1882-1970s; city directories & phone books; U.S. census; building & alt. permits; biographical & subject indexes, Oakland History Room

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 02/28/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

March 19, 2019 NWIC File No.: 18-1739

Cinnamon Crake
AEM Consulting
422 Larkfield Center #104
Santa Rosa, CA 95403

Re: Record search results for the proposed Ancora Place, 2227-2257 International Blvd., Oakland, Alameda County, California 94606.

Dear Ms. Cinnamon Crake:

Per your request received by our office on March 14, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Alameda County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the Ancora Place project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource studies that cover the Ancora Place project area. This Ancora Place project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists two recorded buildings or structures within the proposed Ancora Place project area; The first property is Property # 163114 at 2245 E. 14th Street with a status code of 6Y, meaning it was determined ineligible for the National Register by consensus through Section 106 process, but has not been evaluated for the California Register or Local Listing. The second property is Property # 092421 at 2255 E. 14th Street, the Knopf & Hughes Building, with a status code of 5S2, meaning this individual property is eligible for local listing or designation. Please note, International Boulevard is also known as East 14th Street. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Ancora Place project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Chochenyo language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed Ancora Place project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Alameda County have been found in areas marginal to the bayshore and inland near intermittent and perennial watercourses. The Ancora Place project area is located approximately four meters east of the historic margin of the Oakland Inner Habor and contains Holocene alluvial fan soils. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources to be within the proposed Ancora Place project area.

Review of historical literature and maps indicated historic-period activity within the Ancora Place project area. The 1897, 1915 and 1948 Concord USGS 15-minute topographic quadrangle depicts one or more buildings within the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Ancora Place project area.

The 1948 Concord USGS 15-minute topographic quadrangle depicts an urban area, indicating one or more buildings or structures within the Ancora Place project area. These unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate to high potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. Given the potential for archaeological resources in the proposed Ancora Place project area, our usual recommendation would include archival research and a field examination. The proposed project area, however, has been highly developed and is presently covered with asphalt, buildings, or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection.

Therefore, prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. Please refer to

the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org.

2) Our research indicates that there are two recorded historic properties in the Ancora Place project area, Property # 163114 at 2245 E. 14th Street, and Property # 092421 at 2255 E. 14th Street, the Knopf & Hughes Building, and possibly other unrecorded historic properties in the project area. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the

federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Historical Resources Information System, Northwest Information Center, the following literature was reviewed:

Bowman, J.N.
1951 *Adobe Houses in the San Francisco Bay Region*. In Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

Cook, S.F.
1957 *The Aboriginal Population of Alameda and Contra Costa Counties*. University of California Anthropological Records 16(4):131-156. Berkeley and Los Angeles.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe
1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle
1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard
1978 Costanoan. In *California,* edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Myers, William A. (editor)
1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.

Nelson, N.C.
1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. (Reprint by Kraus Reprint Corporation, New York, 1964)

Nichols, Donald R., and Nancy A. Wright
1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

Sanborn Insurance Maps
1889 Oakland. Sanborn Map Publishing Co. Oakland, CA (Hardcopy).

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **
2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Thompson & West
1878 Official and Historical Atlas Map of Alameda County, California. Thompson & West, Oakland. (Reprint by Valley Publishers, Fresno, 1976)

Williams, James C.
1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.
1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration
1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as California: A Guide to the Golden State in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Back to search

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Contact Information for Tribes with Interests in Alameda County, California

	Tribal Name	County Name
—	California Valley Miwok Tribe, California	Alameda

Contact Name	Title	Mailing Address	Work Phone	Fax Number	Cell Phone	Email Address	URL
Silvia Burley	Chairperson	4620 Shippee Lane Stockton, CA 95212-9231	(209) 931-4567	(209) 931-4333		office@cvmt.net	www.californiavalleymiwoktribe-nsn.gov

1 - 1 of 1 results

« ‹ 1 › » 10

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CITY OF OAKLAND

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

Department of Planning and Building
Bureau of Planning

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

March 14, 2019

Chairperson Silvia Burley
California Valley Miwok Tribe
4620 Shippee Lane
Stockton, CA 95212-9231

Re: Ancora Place, 2227-2257 International Boulevard, Oakland, Alameda County, California 94606
U.S. HUD Funds – Project-Based Section 8 Vouchers

Dear Chairperson Burley,

The Oakland Housing Authority is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under regulation 24 CFR 58.4, the City has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties, on behalf of HUD. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

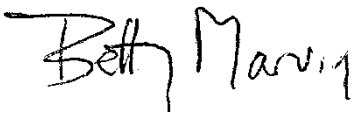
To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns with impacts of the project on religious or cultural properties, can you please note them in your response?

Enclosed are maps showing the project area. Satellite Affordable Housing Associates proposes to develop Ancora Place affordable housing, mixed-use project located on 0.89 acres at 2227-2257 International Blvd. in Oakland, Alameda County, CA 94606. Ancora Place will construct a five-story building with 77 apartments with parking and ground level retail. Existing improvements will be demolished. The project will be 100% affordable housing.

More information on the Section 106 review process is available at http://www.comcon.org/sites/default/files/historic_preservation/ . HUD's process for tribal consultation under Section 106 is described in a Notice available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/atec .

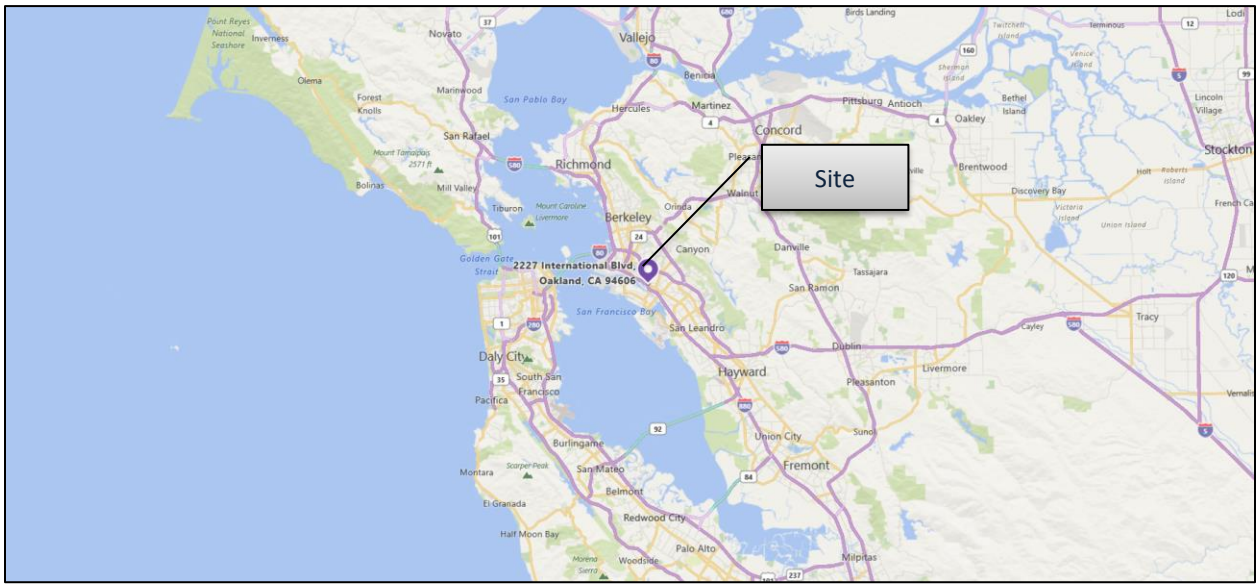
If you do not wish to consult on this project, can you please inform us? If you do wish to consult, can you please include in your reply the name and contact information for the tribe's principal representative in the consultation? Thank you very much. We value your assistance and look forward to consulting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

Sincerely,

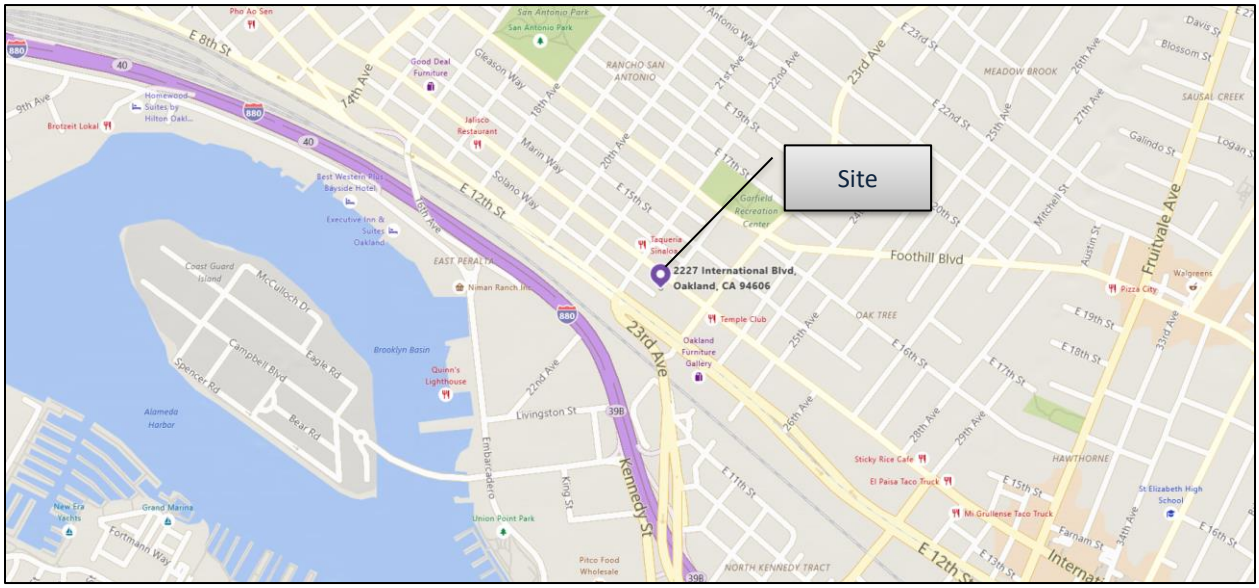


Betty Marvin
Historic Preservation Planner
(510) 238-6879
bmarvin@oaklandca.gov

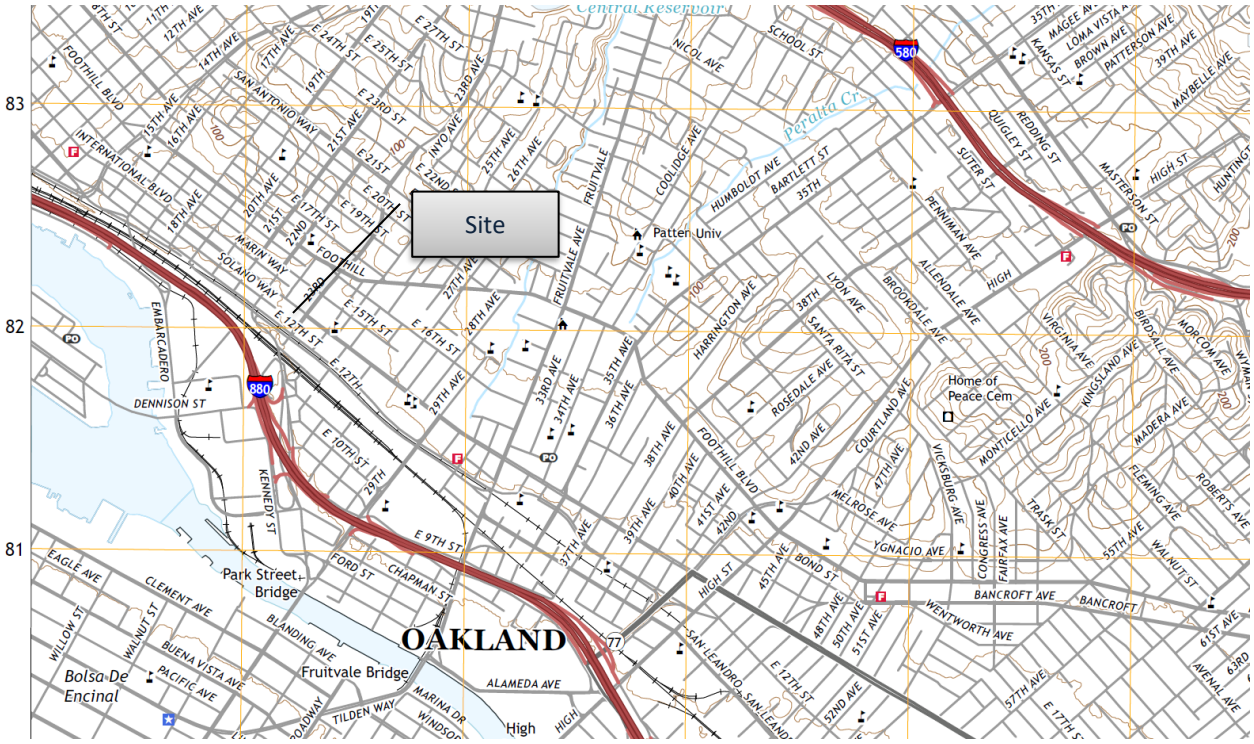
enclosures



Map 1 Region



Map 2 Detail



Map 3 U.S.G.S. Map

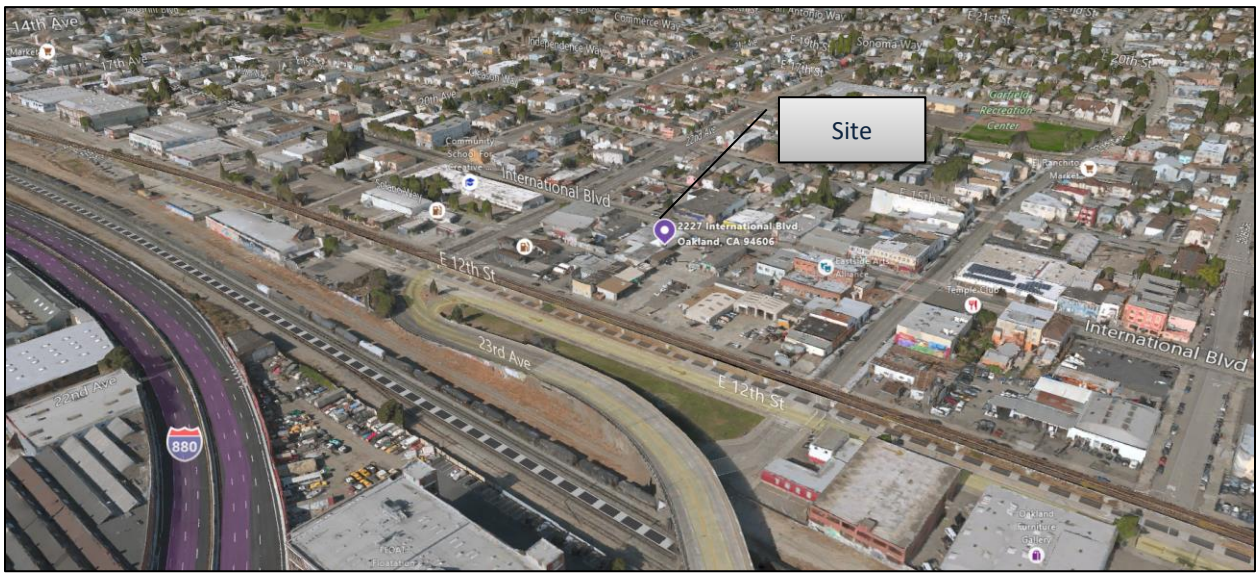


Figure 1 Aerial view

Figure 2 Assessor Parcel Map

Figure 3 Street View (courtesy Google EARTH)

AEM CONSULTING
Planning, Public Policy & Environmental Studies

March 13, 2019

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

VIA EMAIL: NAHC@nahc.ca.gov

Dear NAHC Representative:

Our firm is conducting a cultural resources evaluation for new construction project in Oakland, Alameda County, California. We are seeking information from the Native American Heritage Commission regarding possible sacred lands and other cultural sites within the project area. We would also like to obtain a list of individuals whom it would be appropriate to contact regarding this project.

- County: Alameda County
- USGS Map: OAKLAND EAST 7.5' Quadrangle
- Township: T – 2 S
- Range: R – 3 W
- Section: 6

The project will be funded in part with federal funding from Project-Based Section 8 Voucher program of U.S. HUD, as administered by the City of Oakland. A brief description follows.

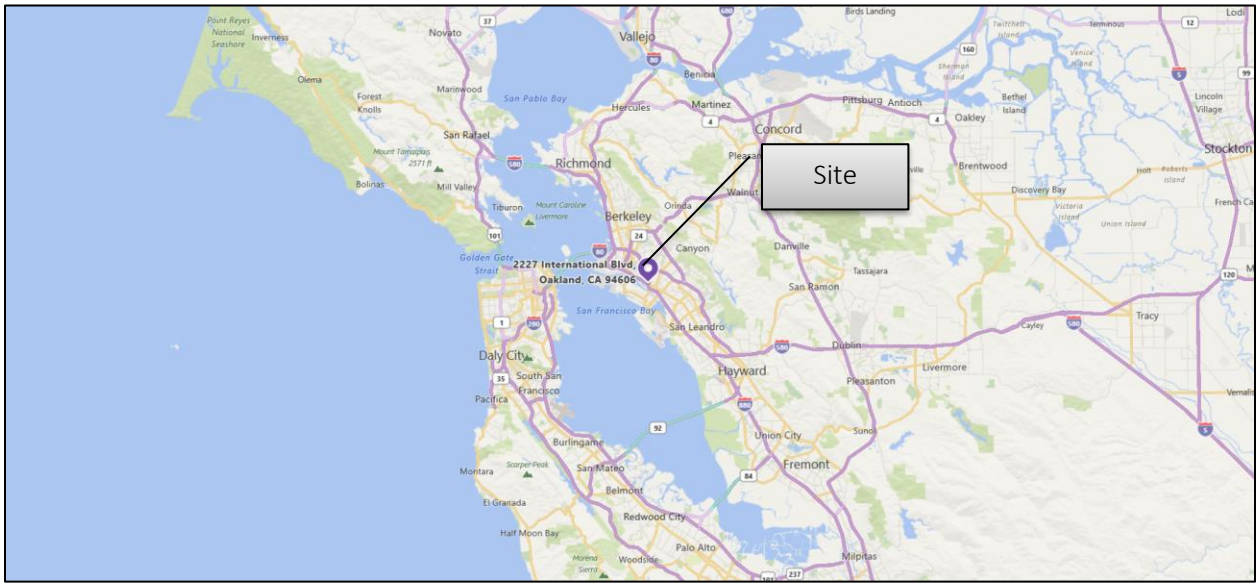
Ancora Place is the proposed new construction of 77 units of affordable housing with parking and ground floor commercial in a five story building. The project site is comprised of five parcels that total 0.89 acres with address 2227-2257 International Blvd, Oakland, Alameda County, California 94606.

Please contact me by phone (707) 523-3710, our FAX number (707) 595-5098, or email ccrake@aemconsulting.net if you have any questions or need additional information. Thank you for your time and attention to this matter.

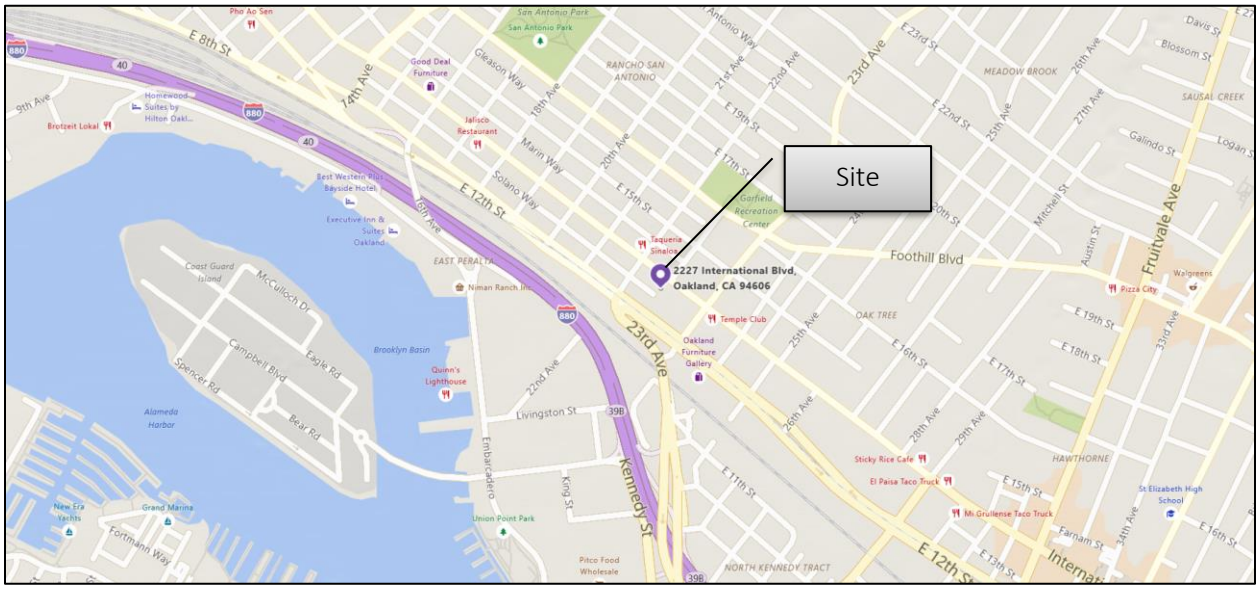
Sincerely,

Cinnamon Crake

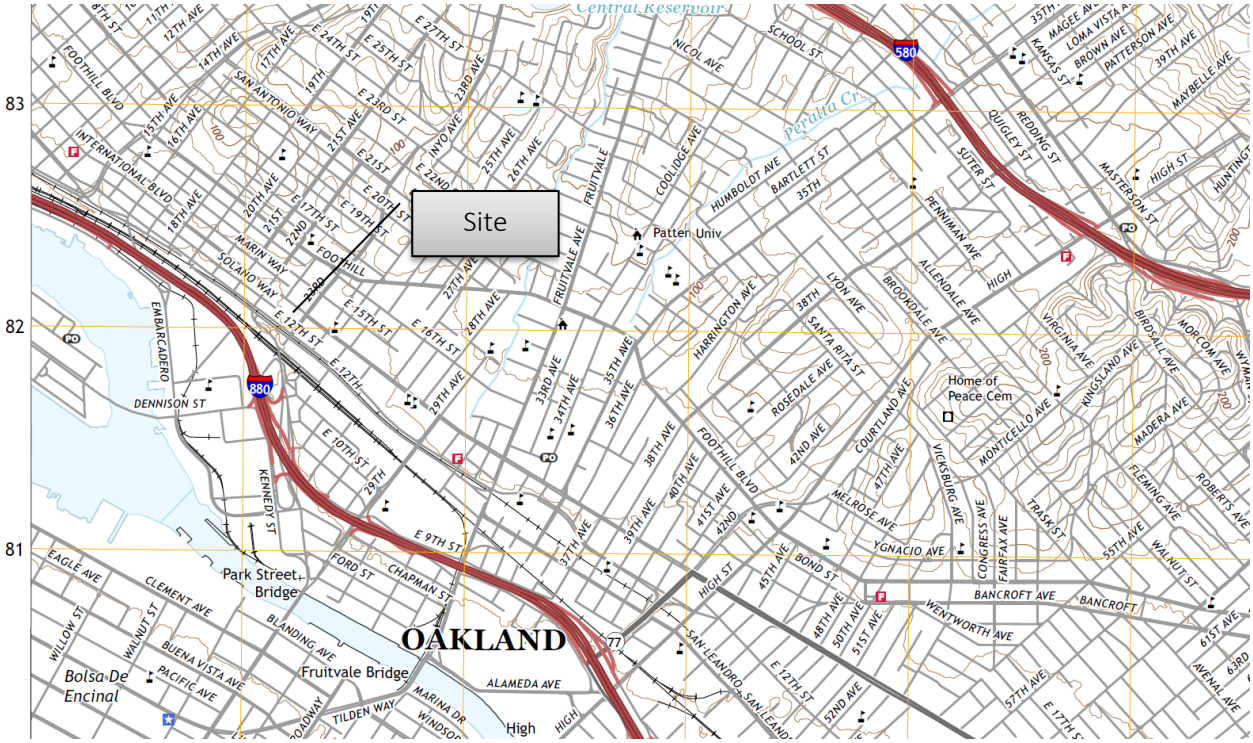
Cinnamon Crake, Associate



MAP 1 REGION



MAP 2 DETAIL



MAP 3 U.S.G.S. MAP

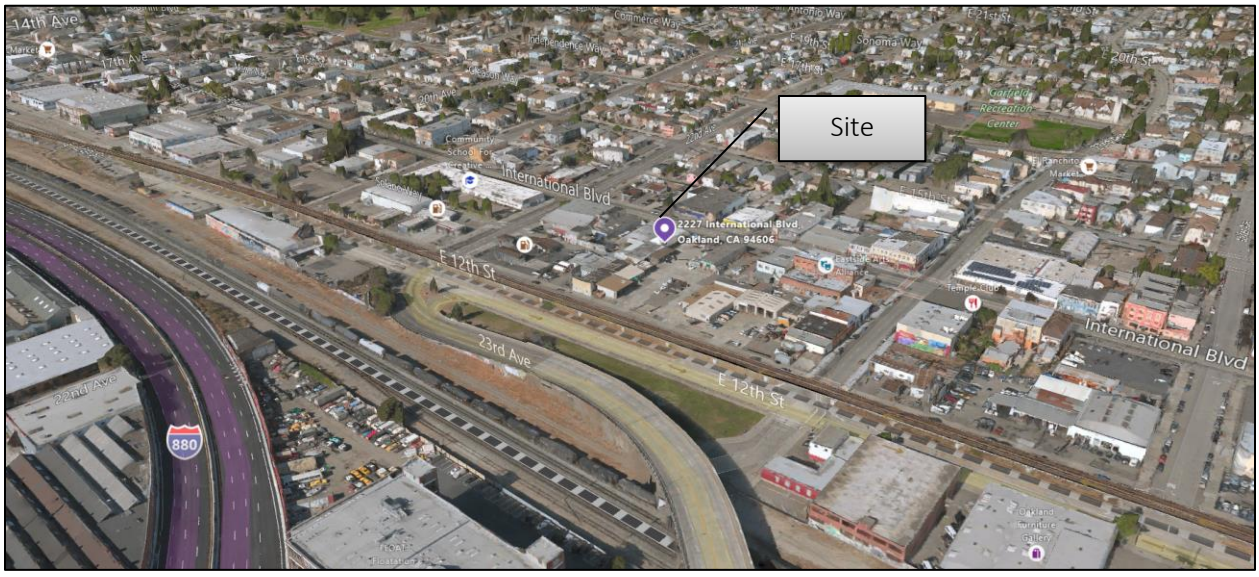


FIGURE 1 AERIAL VIEW

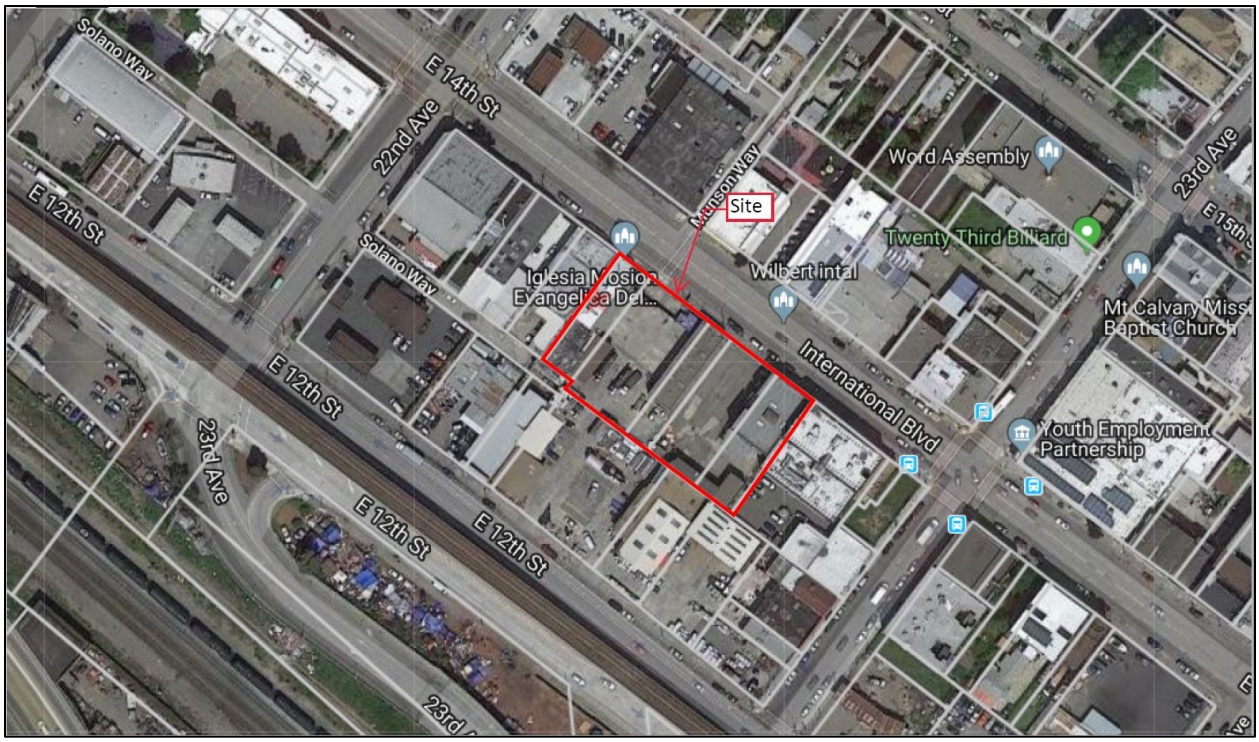


FIGURE 2 ASSESSOR PARCEL MAP

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov

March 15, 2019

Cinnamon Crake
AEM Consulting

VIA Email to: ccrake@aemconsulting.net

RE: Ancora Place Project, City of Oakland; Oakland East USGS Quadrangle, Alameda County, California.

Dear Ms. Crake:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton

Gayle Totton, B.S., M.A., Ph.D.
Associate Governmental Program Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Alameda County
3/15/2019

Amah MutsunTribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916) 743 - 5833
vlopez@amahmutsun.org

Costanoan
Northern Valley
Yokut

Amah MutsunTribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area
Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

Costanoan

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
Phone: (209) 887 - 3415
canutes@verizon.net

Costanoan
Northern Valley
Yokut

The Ohlone Indian Tribe
Andrew Galvan,
P.O. Box 3388
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com

Bay Miwok
Ohlone
Patwin
Plains Miwok

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Ancora Place Project, Alameda County.

Appendix G – Noise

- Gilchrist, William. *Special Environmental Clearance and Waiver of EIS for Ancora Place, 2227-2257 International Blvd., Oakland, CA 94606.* s.l. : City of Oakland, March 2021.
- Illingworth & Rodkin, Inc. *HUD Figure 19, Description of Noise Attenuation Measures, 2227 International Blvd. Exterior-Facing Apartments on all Sides of Building (Worst-Case Noise Exposure).* May 9, 2019.
- Illingworth & Rodkin, Inc. *International Boulevard Facade DNL Calculator, Ancora Place.* March 29, 2021.
- U.S Department of Housing and Urban Development. *Outdoor Space DNL Calculator Tool, Ancora Place.* s.l. : Illingworth & Rodkin, Inc., March 15, 2020.
- Illingworth & Rodkin, Inc. *HUD Barrier Performance Module.* March 12, 2021.
- Merkamp, Robert D. *Planning Application Approval - 20' Noise Wall; Case File No. PLN18-381-R-01; 2227-2257 International Blvd. APN: 020-0107-005-01 & 020-0106-001& 020-0106-002 & 020-0106-03-01 & 020-0106-005 .* s.l. : City of Oakland, Planning and Building Department, Bureau of Planning, March 22, 2021.
- Pyatok Architects. *Ancora Place Sound Wall Submittal.* Oakland, CA : s.n., October 11, 2019. Plans & Drawings.
- Illingworth & Rodkin, Inc. *NEPA Noise Assessment, 2227 International Boulevard Housing Project, Oakland, California.* Cotati, CA : s.n., December 4, 2019. Project: 19-053.

MEMORANDUM

TO: Whom it May Concern

FROM: William Gilchrist, Director of Planning and Building
City of Oakland

DATE: March 31, 2021

RE: Special Environmental Clearance and Waiver of EIS for Ancora Place, 2227-2257 International Blvd., Oakland, CA 94606

The Environmental Assessment conducted for the Ancora Place project contains a Noise Assessment prepared per HUD guidelines for new construction of housing at the above-named address. Based upon this Assessment, the proposed site is impacted by external future noise that has a rating of up to 76 DNL which is considered "Unacceptable" per HUD Guidelines.

Under authority granted to me under 24 CFR Part 51, Section 51.104 (b)(1) and in order to provide a relatively noise free environment for the proposed project's residents, I am requiring the following noise mitigations be included in the final project:

1. The minimum STC ratings for windows is STC 35 or greater for all elevations.
2. Tile or cement plaster exterior siding, resilient channels between drywall and framing, and gypsum board interior to meet STC rating for walls of STC 57.
3. Construct a noise barrier at the rear courtyard (south elevation) to ensure noise in the center of the open spaces is less than 65 DNL. The barrier shall be a precast concrete wall system comprised of 4 inch thick precast concrete panels 12 feet wide and 20 feet high. Concrete panels span between precast concrete columns that are 12 inches wide x 16 inches deep and 20 feet tall.
4. To maintain a habitable interior environment, all units shall be mechanically ventilated so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors (see attached HUD Figure 19).

Under my authority as Certifying Officer and Environmental Clearance Officer, per 24 CFR Section 51.104(b)(1), I am waiving the requirement to prepare an EIS for the project as it has been demonstrated to me that the noise exposure of the proposed living areas on site can be adequately mitigated, and no other issues or statutes were found to be of concern in the Environmental Assessment which would merit preparation of an EIS.

William Gilchrist, Director of Planning and Building Date

HUD Figure 19

Figure 19
Description of Noise Attenuation Measures
(Acoustical Construction)

Part I

Project Name: 2227 International Blvd, Exterior-Facing Apartments on all Sides of Building (Worst-Case Noise Exposure)

Location: Oakland, California

Sponsor/Developer: Satellite Affordable Housing Associates (SAHA)

Noise Level (From NAG): 72-76 dBA DNL Attenuation Required: 35 dBA
Primary Noise Source(s): International Boulevard, E 12th Street, Bay Area Rapid Transit rail line

Part II

1. For all exterior walls parallel and perpendicular to the noise source(s):
   a. Description of wall construction*: Tile or cement plaster exterior siding, resilient channels between drywall and framing, and gypsum board interior
   b. STC rating for wall (rated for no windows or doors): STC 57
   c. Description of windows: Vinyl, dual-pane
   d. STC rating for window type: STC 35
   e. Description of doors: Vinyl, dual-pane
   f. STC rating for doors: STC 35
   g. Percentage of wall (per wall, per dwelling unit) composed of windows: 39-42% and doors: 0-13%
   h. Combined STC rating for wall component: 36-37 dBA

3. Roofing component (if overhead attenuation is required to aircraft noise):
   a. Description of roof construction: N/A
   b. STC rating (rated as if no skylights or other openings): N/A
   c. Description of skylights or overhead windows: N/A
   d. STC rating for skylights or overhead windows: N/A
   e. Percentage of roof composed of skylights or windows (per dwelling unit): N/A
   f. Percentage of roof composed of large uncapped openings such as chimneys: N/A
   g. Combined STC rating for roof component: N/A

4. Description of type of mechanical ventilation provided: Satisfactory forced air mechanical ventilation system.

Prepared by:
Cameron Heyvaert
Date: May 9, 2019

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	2227 International Blvd
Record Date	03/29/2021
User's Name	MST

Road # 1 Name:	**E. 12th St**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	350	350	350
Distance to Stop Sign			
Average Speed	50	50	50
Average Daily Trips (ADT)	17634	364	182
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	57	50	53
Calculate Road #1 DNL	59	Reset	

Road # 2 Name:	**International Blvd**

Road # 2 Name:	International Blvd

Road #2

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	35	35	35
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	23783	490	245
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	71	63	69
Calculate Road #2 DNL	74	Reset	

Road # 3 Name:	23rd Ave

Road #3

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	500	500	500
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	19883	410	205
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	53	46	52
Calculate Road #3 DNL	56	Reset	

Road # 4 Name:	I-880

Road #4

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	865	865	865
Distance to Stop Sign			

Average Speed	65	55	55
Average Daily Trips (ADT)	215897	8226	17642
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	64	58	68
Calculate Road #4 DNL	69	Reset	

Road # 5 Name:	**22nd Ave**

Road #5

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	400	400	400
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	9577	197	99
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	47	40	49
Calculate Road #5 DNL	52	Reset	

Railroad #1 Track Identifier:	**BART**

Rail # 1

Train Type	**Electric** ☑	**Diesel** ☐
Effective Distance	350	
Average Train Speed	60	
Engines per Train	2	
Railway cars per Train	7	
Average Train Operations (ATO)	700	
Night Fraction of ATO	30	

Railway whistles or horns?		Yes: ☐ No: ☑		Yes: ☐ No: ☐
Bolted Tracks?		Yes: ☐ No: ☑		Yes: ☐ No: ☐
Train DNL	66		0	
Calculate Rail #1 DNL	66	Reset		

Railroad #2 Track Identifier:	**UPRR**

Rail # 2

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		625
Average Train Speed		45
Engines per Train		3
Railway cars per Train		50
Average Train Operations (ATO)		24
Night Fraction of ATO		15
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	56
Calculate Rail #2 DNL	56	Reset

Add Road Source | Add Rail Source

Airport Noise Level	55
Loud Impulse Sounds?	○**Yes** ◉**No**

Combined DNL for all Road and Rail sources	**76**
Combined DNL including Airport	**76**
Site DNL with Loud Impulse Sound	

Calculate | Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
    - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
    - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
    - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
    - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
    - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

DNL Calculator

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Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	2227 International Boulevard
Record Date	03/15/2021
User's Name	MST

Road # 1 Name:	**E.12th Street**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	225	225	225
Distance to Stop Sign			
Average Speed	50	50	50
Average Daily Trips (ADT)	17634	364	182
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	60	53	56
Calculate Road #1 DNL	62	Reset	

Road # 2 Name:	**International Boulevard**

Road # 2 Name:	International Boulevard

Road #2

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	160	160	160
Distance to Stop Sign			
Average Speed	50	50	50
Average Daily Trips (ADT)	23783	490	245
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	63	56	59
Calculate Road #2 DNL	65	Reset	

Road # 3 Name:	23rd Avenue

Road #3

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	375	375	375
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	19883	410	205
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	55	48	54
Calculate Road #3 DNL	58	Reset	

Road # 4 Name:	I-880

Road #4

Vehicle Type	Cars ☑	Medium Trucks ☑	Heavy Trucks ☑
Effective Distance	775	775	775
Distance to Stop Sign			

Average Speed	65	55	55
Average Daily Trips (ADT)	215897	8226	17642
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	65	59	68
Calculate Road #4 DNL	70	Reset	

Road # 5 Name:	**22nd Avenue**

Road #5

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	450	450	450
Distance to Stop Sign			
Average Speed	25	25	25
Average Daily Trips (ADT)	9577	197	99
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	46	40	48
Calculate Road #5 DNL	51	Reset	

Railroad #1 Track Identifier:	**BART**

Rail # 1

Train Type	**Electric** ☑	**Diesel** ☐
Effective Distance	225	
Average Train Speed	60	
Engines per Train	2	
Railway cars per Train	7	
Average Train Operations (ATO)	700	
Night Fraction of ATO	30	

Railway whistles or horns?	Yes: ☐ No: ☑	Yes: ☐ No: ☐
Bolted Tracks?	Yes: ☐ No: ☑	Yes: ☐ No: ☐
Train DNL	69	0
Calculate Rail #1 DNL	69	Reset

Railroad #2 Track Identifier:	**UPRR**

Rail # 2

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		525
Average Train Speed		45
Engines per Train		3
Railway cars per Train		50
Average Train Operations (ATO)		24
Night Fraction of ATO		15
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	57
Calculate Rail #2 DNL	57	Reset

Add Road Source | Add Rail Source

Airport Noise Level	55
Loud Impulse Sounds?	○**Yes** ○**No**
Combined DNL for all Road and Rail sources	**74**
Combined DNL including Airport	**74**
Site DNL with Loud Impulse Sound	

Calculate | Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
    - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
    - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
    - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
    - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
    - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	20	**R[1]**	200
S	30	**D[1]**	25
O	5	**α**	165

Calculate Output

Output Data

h	12	**R**	200
D	26	**FS**	11.3107

Reduction From Barrier (dB):

-11.3107

Refresh

Note: If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

Road DNL:

72

Rail DNL:

69

Calculate

Combined Road/Rail DNL with Barrier Reduction:

62.4893

Input/Output Variables

Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

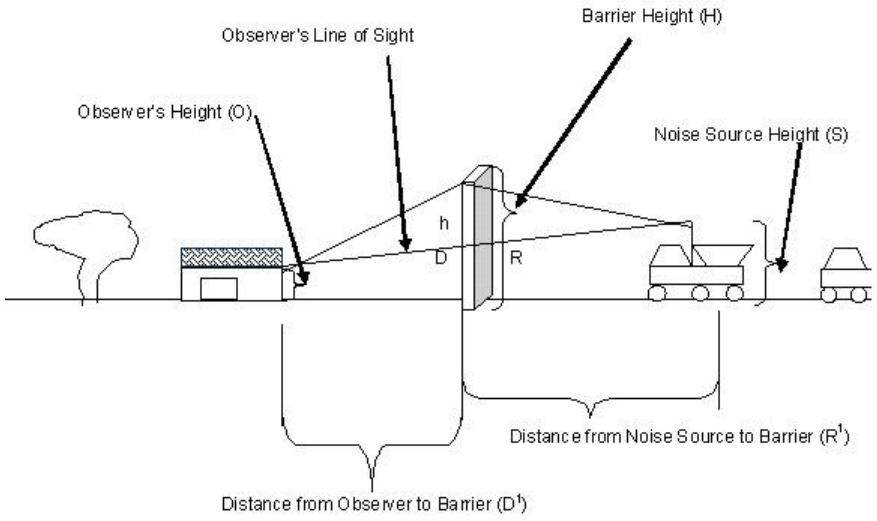
- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- R^1 = Distance from Noise Source to Barrier
- D^1 = Distance from the Observer to the Barrier
- α = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

Output Variables

Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to the Observer.
- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

The “actual barrier performance for barriers of finite length” is noted on the worksheets(in the Guidebook) as **FS**.



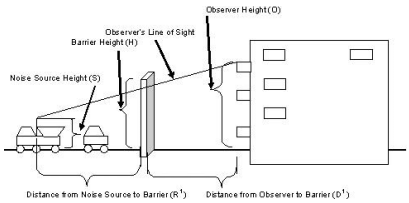
Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

Scenario #1:

Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

Scenario #1:

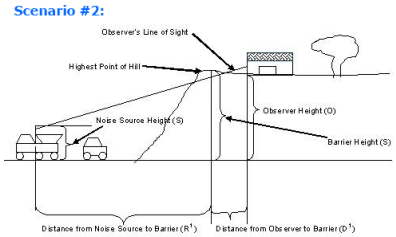


Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #2:



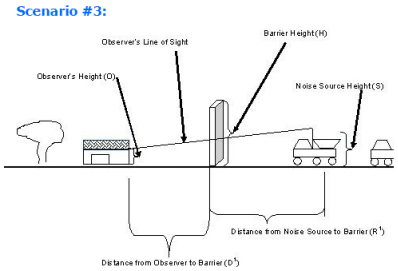
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

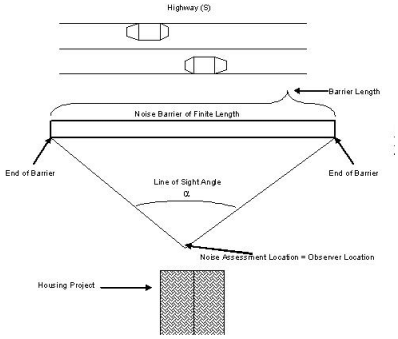
(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #4:

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α, subtended by the barrier at the observer's location.

Scenario #4:



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle a, subtended by the barrier at the observer's location.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Contents

CITY OF OAKLAND

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

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

March 22, 2021

Satellite Affordable Housing Associates (SAHA)
Mr. Adam Kuperman
1835 Alcatraz Avenue
Berkeley CA. 94703

RE: Case File No. PLN18-381-R-01; 2227-2257 International Blvd. APN: 020-0107-005-01 & 020-0106-001 & 020-0106-002 & 020-0106-03-01 & 020-0106-005

Dear Mr. Kuperman,

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below

The following table summarizes the proposed project:

Proposal:	The proposal is to construct a 20' tall sound wall and landscaping located at rear portion parcel to provide sound proofing for the required group open space at the previously approved 77-unit affordable housing development (PLN18-381).
Planning Permits Required:	Revision to the previous affordable housing development planning approval. Regular Design Review and a Minor Variance to construct a 20' tall sound wall located at the rear property line where 8' tall is allowed.
General Plan:	Neighborhood Center Mixed Use
Zoning:	CN-3
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development; Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	FDc2+
City Council District:	2

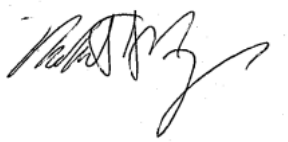
If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten (10) calendar days from the date of this letter, by **4:00 p.m. on April 1, 2021**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted via email to: (1) **Jason Madani, Planner III, at jmadani@oaklandca.gov,** (2) **Robert Merkamp, Zoning Manager, at** Rmerkamp@oaklandca.gov**,** and (3) Catherine Payne, Development Planning Manager, at Cpayne@oaklandca.gov. The appeal form is available online at https://www.oaklandca.gov/documents/appeal-application-form. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in the amount of **$ 2404.01** in accordance with the City of Oakland Master Fee Schedule must be paid within five (5) calendar days **April 6, 2021** of filing the appeal**.**

If the fifth (5th) calendar day falls on a weekend or City holiday, appellant will have until the end of the following City business day to pay the appeal fee. Failure to timely appeal (or to timely pay all appeal fees) will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter. For further information, see the attached Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

If the ten (10) day appeal period expires without an appeal, you are expected to contact case planner **Jason Madani** in order to receive the signed Notice of Exemption (NOE) certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Jason Madani, Planner III**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA. The NOE will also be posted on the City website at https://aca.accela.com/OAKLAND/Welcome.aspx.

If you have any questions, please contact the case planner, **Jason Madani, Planner III** at (510)238-4790 or **jmadani@oaklandca.gov ,** however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,



ROBERT D. MERKAMP
Zoning Manager

cc: Ms. Janey Mandamba, Pyatok Architects: 1611 Telegraph Avenue, Suite# 200, Oakland CA 94612
Mr. Christopher Kent PGA Design Landscape Architects: 444 17th Street Oakland CA 94612

Attachments:

A. Findings for Variance and Design Review
B. Conditions of Approval, including Standard Conditions of Approvals
C. Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under the Variance (OMC Sec. 17.148.050) and Design Review Criteria of the Oakland Planning Code (OMC Sec. 17.136.050(A) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

Section 17.148.050A Variance findings required:

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the Zoning Regulations, due to unique physical or topographical circumstances or conditions of design; or, as an alternative in the case of a Minor Variance, that such strict compliance would preclude an effective design solution improving the livability, operational efficiency, or appearance.**

   The project was approved under separate Planning Permit (PLN18-381) for 77-affordable apartment units with group open space at the rear portion of the lot. The proposed open space courtyard at the ground floor of the building faces the elevated BART tracts, Union Pacific Railroad (UPRR) and the I-880 freeway. The residential project is located in a "Normally Unacceptable" area per the land use compatibility table in the Noise Element at 74 dBa. However, with the standard Condition of Approval related to exposure to noise and the proposed sound wall, the noise will be mitigated to 45 dBa on the interior and 65 dBa at the interior courtyard. The proposed 20' tall sound wall will also provide a screening buffer from the abutting adjacent construction yard to the rear. The proposal will also include extensive tree planting along the entirety of the wall located at the rear property line which will further help with the noise.

2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a Minor Variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

   The L-shaped building is designed to activate International Boulevard, provide a generous open space at the interior of the site that is sheltered from International Boulevard and better solar orientation. Strict compliance with the requirements would necessitate the open space being located in the middle of an O-shaped building with a "wing" along the rear property line since the noise is coming from all directions. This solution produced a less desirable courtyard in terms of solar access and resulted in a four-story building wall along the rear property line, significantly taller than the proposed 20' tall sound wall. As such, the sound wall proposal is an effective solution to addressing the noise.

3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

   The variance will not have significant adverse impacts to the adjacent neighboring parcel. The adjacent properties to the rear are in the Commercial Industrial Mix Industrial Zone (CIX-2), and currently occupied by roof supply and auto repair businesses. The proposed sound wall would be located on north east boundary line of the adjacent property and will provide a screening buffer between the industrial use and proposed residential development. As such, the variance will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area. Residential properties are not permitted in the CIX-2 Zone.

4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations.**

   The proposed 20' tall sound wall will not constitute a special privilege inconsistent with the other properties or the purpose of the Zoning Regulations. The purpose of the wall height requirement is to ensure that the project does not result in walls that are out of scale with the area, creating a fortress like effect resulting in solar access, light and view impacts in these mixed-use areas. The project is located is a noisy area due to the BART, UPRR and the surrounding roads. The project is located in the CN-3 Zone and height areas 60 and 45. There are no side setbacks. The sound wall

height would be less than the overall allowable building height, and from the sides and rear of the property, the wall will look like an extension of the building. As the wall is located in a commercial area, surrounded by commercial uses along International Blvd. and behind on E. 12th Street, no residences will be affected in regard to solar access or privacy. The wall will also not affect views as the site is flat lot.

5. That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls fences, driveways, garages and carports, etc.) conform with the design review procedure at Section 17.136.050:

The proposal meets the Design Review findings at Section 17.136.050 as discussed below.

6. That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:

a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy.

-OR-

b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site, plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

Staff has made Finding A. The proposed residential project was already approved in 2019. This revision, to construct a 20' sound wall and related planting design, will provide noise mitigation for residents in the interior of the courtyard from the BART, UPRR and the surrounding roads and freeway. The project is located in the CN-3 Zone and height areas 60 and 45. The sound wall height would be less than the overall allowable building height, and from the sides and rear of the property, the wall will look like an extension of the building. As the wall is located in a commercial area, surrounded by commercial uses along International Blvd. and behind on E. 12th Street, no residences will be affected in regard to solar access or privacy. The wall will also not affect views as the site is flat lot.

17.136.050 A - RESIDENTIAL DESIGN REVIEW CRITERIA:

1. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.

The subject site is located at 2227-2257 International Boulevard between 22nd Avenue and 23rd Avenue in the lower San Antonio neighborhood. The site currently contains one-story commercial buildings and two-story mixed used buildings. The proposed site is bounded by one-story commercial building and a three-story mixed use building owned and operated by Satellite Affordable Housing along International Boulevard and commercial uses to the rear.

The proposed residential project was approved in 2019 with an at-grade open space courtyard at the rear of the site. This revision, to construct a 20' sound wall and related planting design around the courtyard, will provide noise mitigation for residents in the interior of the courtyard from the BART, UPRR and the surrounding roads and freeway. The project is located in the CN-3 Zone and height areas 60 and 45. There are no side setbacks. The sound wall height would be less than the overall allowable building height, and from the sides and rear of the property, the wall will look like an extension of the building. The scale and massing of the proposed sound wall will be screened by extensive tree

planting along the entirety of the wall located at the rear property line as seen from the interior. The wall material is concrete which would be consistent with the commercial and industrial materials in the area but will buffer the residents from these uses.

Therefore, the proposed design relates well with the surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.

The proposed project is located in an area with commercial and industrial uses and mixed character and intent. The proposed residential project was approved in 2019 with an at-grade open space courtyard at the rear of the site. This revision, to construct a 20' sound wall and related planting design around the courtyard will not affect the desirable neighborhood characteristics. The proposal will buffer the residents from these surrounding uses and noise.

3. The proposed design will be sensitive to the topography and landscape.

The proposed 20' tall sound wall is located on the rear portion of a flat lot and as such there is no topography**.** Grading would include surface preparation, utility connections and excavation for footings and utility services.

The project proposes new mature trees along the entirety of the wall located at the rear property line. Therefore, the proposed design is sensitive to the topography and landscape**.**

4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

The proposed project is located on a flat lot, and so this Finding is not applicable.

5. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The subject site is in the Neighborhood Center Mixed Use classification of the Land Use and Transportation Element (LUTE) of the General Plan. This classification is intended to create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by 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. The residential project was approved under separate Planning Permit. This proposal to construct a 20' tall sound wall at the rear portion of property surrounding at at-grade open space.

The proposed project is consistent with the intent of the LUTE as well as the following objectives and policies:

Policy N1.8 Making Compatible Development. The height and bulk of commercial development in "Neighborhood Mixed-Use Center" areas should be compatible with that which is allowed for residential development.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

Objective N3- To encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community. The proposal provides 77 affordable residential units and one commercial units for the Oakland community.

Objective N6- Encourage a mix of housing costs, unit sizes, types and ownership structures. The proposal provides a mix of one, two bedrooms residential units and affordable units.

POLICY 1 Ensure the compatibility of existing and, especially, of proposed development projects not only with neighboring land uses but also with their surrounding noise environment.

ACTION 1.1: Use the noise-land use compatibility matrix (Figure 6) in conjunction with the noise contour maps (especially for roadway traffic) to evaluate the acceptability of residential and other proposed land uses and also the need for any mitigation or abatement measures to achieve the desired degree of acceptability.

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans dated **October 8, 2019,** as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The

project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

a. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multifamily residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.
When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti, including on the sound wall. Such best management practices may include, without limitation:
   i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
   ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
   iii. Use of paint with anti-graffiti coating.
   iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
   v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
   i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
   ii. Covering with new paint to match the color of the surrounding surface.
   iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Landscape Plan

a. ***Landscape Plan Required***

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***Landscape Installation***

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

a. Project Information:

i. Date,
ii. Applicant and property owner name,
iii. Project address,
iv. Total landscape area,
v. Project type (new, rehabilitated, cemetery, or home owner installed),
vi. Water supply type and water purveyor,
vii. Checklist of documents in the package, and
viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

b. Water Efficient Landscape Worksheet

i. Hydrozone Information Table
ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use

c. Soil Management Report
d. Landscape Design Plan
e. Irrigation Design Plan, and
f. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-

%20Official%20CCR%20pages.pdf
When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

Specific Conditions of Approval

16. Conditions of Approval Related to Case File PLN18381

All Conditions of Approval outlined in the decision letter for Case File PLN18381 are still applicable with this decision letter and must be implemented as outlined in that letter by the project applicant. The Conditions in this letter are in addition to and do not supersede the Conditions under PLN18381.

17. Tree Planting

Prior to issuance of building permit.

The Applicant shall submit a landscape plan to include 24" box trees along entire sound wall to provide dense landscaping to screen sound wall located at rear portion of property line.

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

_____
Signature of Project Applicant

_____
Name of Project Applicant

_____
Date

SITE PLAN
1/16" = 1'-0" (1)

SITE PLAN NOTES

1	THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, & DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2	THE CONSTRUCTION & SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT, & SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3	THE CONTRACT DOCUMENTS ARE COMPLIMENTARY & TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDLE & PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS & SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, & A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4	CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR & PEDESTRIAN PAVING, & LANDSCAPING, ARE PROVIDED IN DRAWINGS & SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER & THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
5	AT THE TIME OF FOUNDATION INSPECTION, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA & VERIFIED IN THE FIELD BY THE FIELD INSPECTOR TO ENSURE NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PER CBC SECTION 107.

SITE PLAN NOTES

6	PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER FREE NOTES ON SHEET G0.30 & CBC CHAPTER 11A & 11B.
7	SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED NAD DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS & ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.
8	CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
9	ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN, IN WHICH CASE, THE SLOP SHALL NOT EXCEED 1:12 (8.33%).
10	A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.
11	EXTERIOR DOORS SHALL HAVE A STRIKESIDE CLEARANCE OF 24" & A LANDING WITH A MINIMUM DEPTH OF 60" SLOPED NO STEEPER THAN 1:48 (2%) PER CBC SECTION 11B 402.2.4.1, & CBC SECTION 11B 404.2.4.4.
12	ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.
13	CHECK DIMENSION NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

10/3/2019 7:59:34 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APArch.com
Anne Phillips Architecture
3032 MAGNOLIA ST.
OAKLAND, CA 94608
T. 510.841.7056
www.aparch.com

PYATOK
1611 Telegraph
Suite 200
Oakland, CA 94612

ANCORA PLACE
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
	50% DESIGN DEVELOPMENT	08/23/2019
	100% DESIGN DEVELOPMENT	10/11/2019

JOB NUMBER:	1722
DRAWN BY:	HH
CHECKED BY:	JM
ISSUE DATE:	11 OCTOBER 2019
SCALE:	1/16" = 1'-0"

TITLE:
SITE PLAN

SHEET:
A1.00

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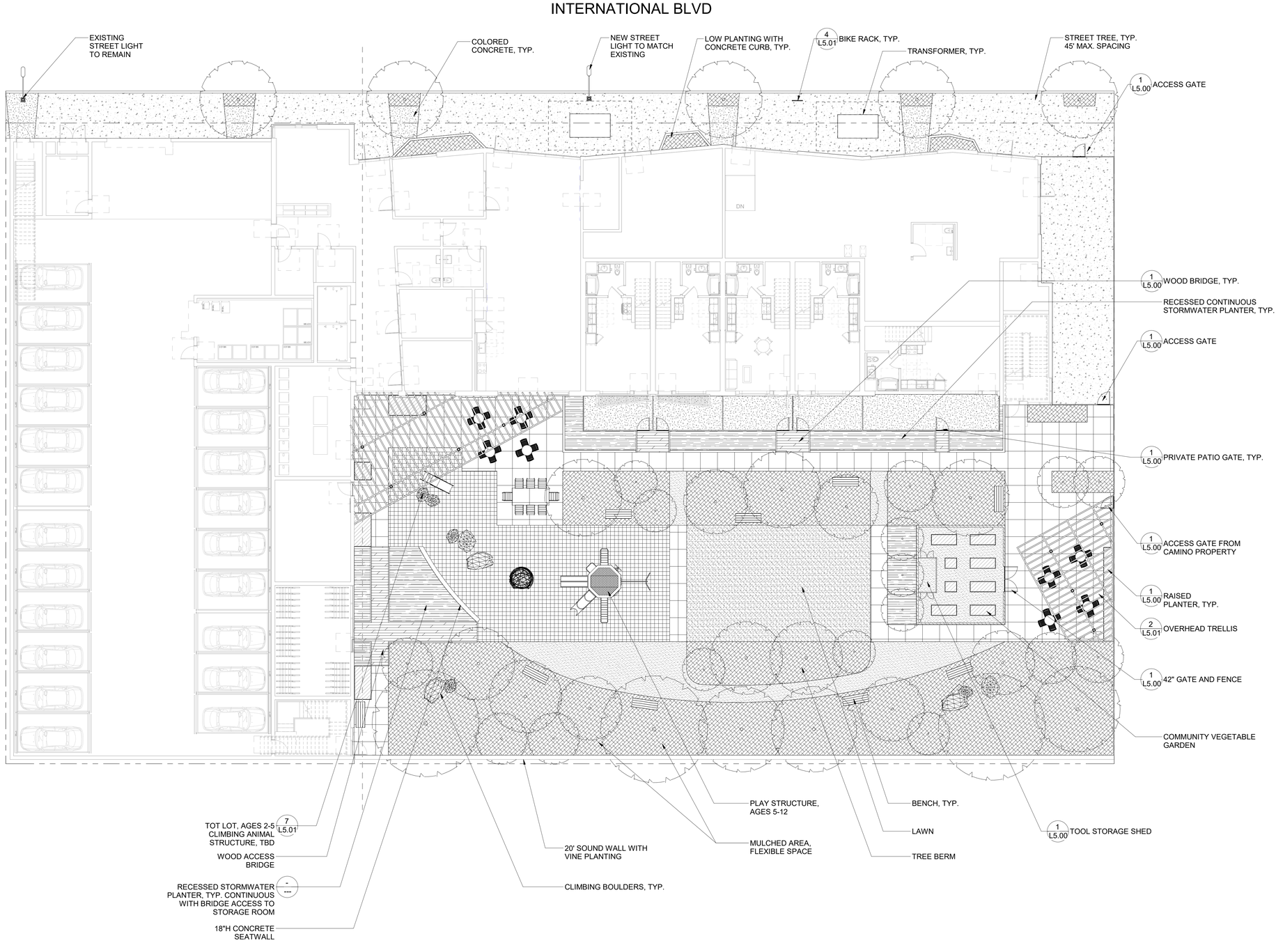


LANDSCAPE MATERIAL LEGEND

- CITY STANDARD SIDEWALK GRAY CONCRETE
- COLORED CONCRETE
- ASPHALT PAVING
- WOODEN DECKING SET ATOP PIERS TO MINIMIZE REDWOOD ROOT DISTURBANCE
- RESILIENT RUBBER SAFETY SURFACING TO MEET ASTM F1487
- DECOMPOSED GRANITE
- STORMWATER TREATMENT AREA WITH PLANTING
- SHRUB/GROUNDCOVER PLANTING AREA
- LAWN / BERM
- 42" STEEL FENCE

0 5 10 15 25ft

10/2/2019 9:31:20 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APArch.com
Anne Phillips Architecture
3032 MAGNOLIA ST.
OAKLAND, CA 94608
T. 510.841.7056
www.aparch.com

PGAdesign
LANDSCAPE ARCHITECT
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

ANCORA PLACE

2227 INTERNATIONAL BLVD
OAKLAND, CA 94606

STAMP:

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT KENT
MAY 31, 2020
Renewal Date
Date
STATE OF CALIFORNIA

REVISION SCHEDULE

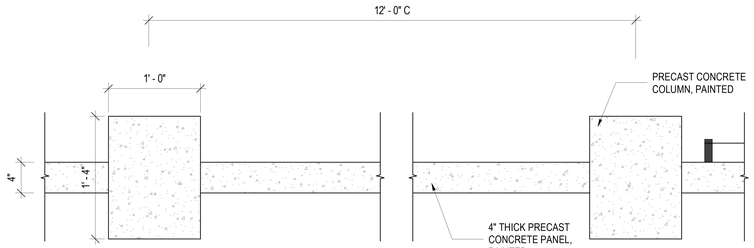
NO.	ISSUE	DATE

JOB NUMBER:	-
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	Issue Date
SCALE:	1" = 10'-0"

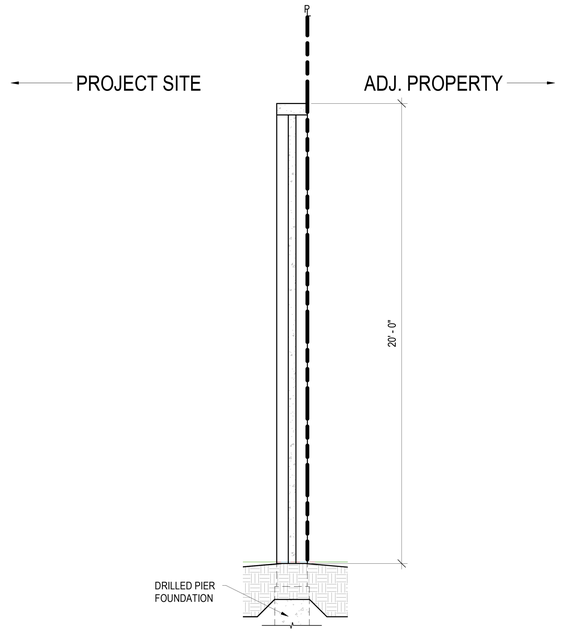
TITLE:
MATERIALS PLAN

SHEET:
L1.00

PRELIMINARY - Not for Construction -

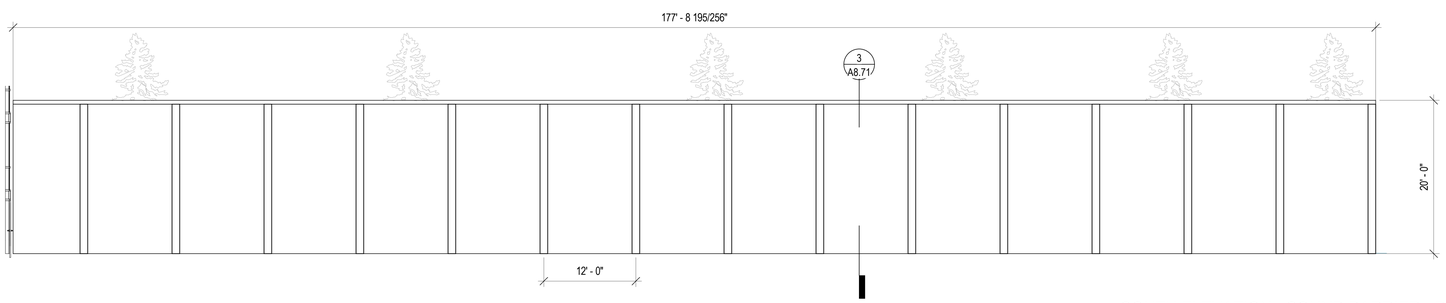


PLAN



PRECAST SOUND WALL PLAN DETAIL 4
1 1/2" = 1'-0"

SOUND BARRIER SECTION - PRECAST OPTION 3
3/8" = 1'-0"



SOUTH ELEVATION - SOUND BARRIER - PRECAST OPTION 2
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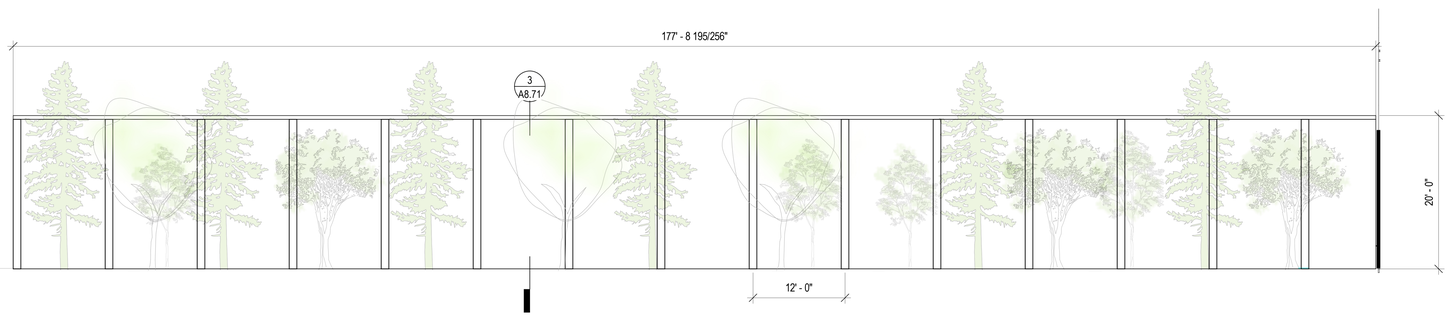

NORTH ELEVATION - SOUND BARRIER - PRECAST OPTION 1
1/8" = 1'-0"

9/23/2019 6:21:47 PM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APArch.com
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PYATOK
1611 Telegraph
Suite 200
Oakland, CA 94612

ANCORA PLACE
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	1722
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	11 OCTOBER 2019
SCALE:	As indicated

TITLE:

SOUND BARRIER - ELEVATION, SECTIONS, & DETAILS

SHEET:

A8.71

PRELIMINARY - Not for Construction -

PGA design
LANDSCAPE ARCHITECTS

10/2/2019

Janey Mandamba
Pyatok Architects
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612

From Christopher Kent
RE: Ancora Tree List

Below see our preliminary tree list *(being considered but not all will be selected)*

Large courtyard trees:

Pinus canarienses, Canary Island Pine
Cedrus decurrens, Incense Cedar
Cupressus leylandii, Leyland Cypress
Sequoia sempervirens, Giant Sequoia
Eucalyptus sideroxylon, Red Ironbark
Pinus eldarica, Eldarica Pine

Medium courtyard trees

Alnus corota, Italian Alder
Ceratonia siliqua, Carob Tree
Quercus agrifilia, Coast Live Oak
Pistacia, chinensis, Chinese Pistache

Small courtyard trees:

Cercis canadensis, Eastern Redbud
Jacaranda mimosifolia, Jacaranda
Lagerstroemia indica 'Natchez', Natchez Crape Myrtle'

Street tree:

Platanus Acerifolia 'Yarwood', London Plane Tree
Ulmus parvifolia, Frontier Elm

ANCORA PLACE - 2227 INTERNATIONAL BLVD.
SOUND WALL PERSPECTIVE
OCTOBER 1, 2019

PYATOK

ANCORA PLACE - 2227 INTERNATIONAL BLVD.
SOUND WALL PERSPECTIVE
OCTOBER 1, 2019

PYATOK

2227 INTERNATIONAL BOULEVARD HOUSING PROJECT NEPA NOISE ASSESSMENT

Oakland, California

December 4, 2019

Prepared for:

Adam Kuperman
Satellite Affordable Housing Associates (SAHA)
1835 Alcatraz Avenue
Berkeley, CA 94703

Prepared by:

Cameron Heyvaert
Michael S. Thill

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
429 E. Cotati Avenue
Cotati, CA 94931
(707) 794-0400

Project: 19-053

INTRODUCTION

The 2227 International Boulevard project proposes to construct a five-story affordable housing development at 2227-2257 International Boulevard in Oakland, California. A one-story commercial building and a two-story mixed-use building currently occupy the site but will be demolished as part of the project. The proposed building will consist of four stories of residential units above ground floor retail units and a parking garage, and will provide a total of 77 affordable apartment units, 43 total parking spaces, a community room, 5th floor event space, and a laundry room. An exterior courtyard will be located on the ground floor behind the retail space. The project will be bordered by International Boulevard to the northeast, a three-story mixed use building to the southeast, commercial-industrial mixed use to the southwest and neighborhood center commercial land use to the northwest.

The project's potential to result in adverse effects, with respect to applicable National Environmental Policy Act (NEPA) guidelines, is assessed in this report. The report is divided into two sections: 1) The Setting Section provides a brief description of the fundamentals of environmental noise, summarizes applicable regulatory criteria, and discusses the results of the ambient noise monitoring survey completed to document existing noise conditions; 2) The NEPA Noise Assessment Section evaluates noise effects resulting from the project. Mitigation is recommended to avoid the potential for adverse effects.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA

are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level* (*CNEL*) is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level* (L_{dn} or *DNL*) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Effects of Noise

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA DNL. Typically, the highest steady traffic noise level during the daytime is about equal to the DNL and nighttime levels are 10 dB lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12 to 17 dB with open windows. With standard construction and closed windows in good condition, the noise attenuation factor is around 20 dB for an older structure and 25 dB for a newer dwelling. Sleep and speech interference is therefore of concern when exterior noise levels are about 57 to 62 dBA DNL with open windows and 65 to 70 dBA DNL if the windows are closed. Levels of 55 to 60 dBA are common along collector streets and secondary arterials, while 65 to 70 dBA is a typical value for a primary/major arterial. Levels of 75 to 80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, November 2009.

Regulatory Background - Noise

U.S. Department of Housing and Urban Development. HUD environmental noise regulations are set forth in 24CFR Part 51B (Code of Federal Regulations). The following exterior noise standards for new housing construction would be applicable:

- 65 dBA DNL or less – acceptable.

- Exceeding 65 dBA DNL but not exceeding 75 dBA DNL – normally unacceptable (appropriate sound attenuation measures must provide an additional 5 decibels of attenuation over that typically provided by standard construction in the 65 dBA DNL to 70 dBA DNL zone; 10 decibels additional attenuation in the 70 dBA DNL to 75 dBA DNL zone).

- Exceeding 75 dBA DNL – unacceptable.

These noise standards also apply, "… at a location 2 meters from the building housing noise sensitive activities in the direction of the predominant noise source…" and "…at other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site."

A goal of 45 dBA DNL is set forth for interior noise levels and attenuation requirements are geared toward achieving that goal. It is assumed that with standard construction any building will provide sufficient attenuation to achieve an interior level of 45 dBA DNL or less if the exterior level is 65 dBA DNL or less. Where exterior noise levels range from 65 dBA DNL to 70 dBA DNL, the project must provide a minimum of 25 decibels of attenuation, and a minimum of 30 decibels of attenuation is required in the 70 dBA DNL to 75 dBA DNL zone. Where exterior noise levels range from 75 dBA DNL to 80 dBA DNL, the project must provide a minimum of 35 decibels of attenuation to achieve an interior level of 45 dBA DNL or less.

Existing Noise Environment

The project site is located within five parcels at 2227-2257 International Boulevard in Oakland, California. The site is surrounded by neighborhood center commercial zoning to the northwest and southeast, and commercial industrial mixed zoning to the southwest. The site is located approximately 165 feet northeast of E 12th Street, 190 feet northeast of the nearest Bay Area Rapid Transit (BART) rail line, approximately 465 feet northeast of the nearest Union Pacific Railroad (UPRR) track, and approximately 620 feet northeast of the closest through lane of I-880.

A noise monitoring survey was performed to quantify and characterize ambient noise levels at the site between Friday, April 12, 2019 and Tuesday, April 16, 2019. The monitoring survey included two long-term noise measurements (LT-1 and LT-2) and four short-term measurements (ST-1 through ST-4), as shown in Figure 1. The noise environment at the site results primarily from vehicular traffic along International Boulevard and BART, with secondary noise sources from neighboring commercial and industrial land uses, distant rail operations along the UPRR, and distant traffic along E 12th Street and I-880.

Long-term noise measurement LT-1 was made in front of 2245 International Boulevard, approximately 32 feet south of the International Boulevard centerline. Hourly average noise levels at this location ranged from 68 to 77 dBA L_{eq} during the day, and from 65 to 75 dBA L_{eq} at night. The average DNL noise level from Saturday, April 13th through Monday, April 15th, was 76 dBA DNL. The daily trends in noise levels at LT-1 are shown in Appendix A.

Long-term noise measurement LT-2 was made from a balcony on the northwest façade of 2250 International Boulevard, approximately 73 feet south of the International Boulevard centerline and 320 feet north of the BART centerline. This measurement was made 30 feet above the ground to quantify noise levels at the upper stories of the proposed project, within a direct line-of-sight to the elevated BART trains. Hourly average noise levels at this location ranged from 63 to 72 dBA L_{eq} during the day, and from 59 to 70 dBA L_{eq} at night. The average DNL noise level from Saturday, April 13th through Monday, April 15th, was 71 dBA DNL. The daily trends in noise levels at LT-2 are shown in Appendix A. Table 4 summarizes the results of long-term measurements LT-1 and LT-2.

Short-term noise measurement ST-1 was made across the street from the proposed project in front of the Advance Day Care Center parking lot to quantify noise levels from International Boulevard. The site was approximately 38 feet north of the International Boulevard centerline and approximately 80 feet north of the project site. This site was chosen to quantify noise levels along International Boulevard in the vicinity of the proposed project. ST-2 was made at the northwest corner of the proposed project site, approximately 3 feet north of the project site, and 38 feet south of the International Boulevard centerline. This site was chosen to further quantify noise levels from International Boulevard at the approximate setback of the proposed building. ST-3 was made 3 feet south of the Sam Jin Roofing Supply property boundary, and 63 feet north of the E 12th Street centerline. This site was chosen to quantify noise levels from E 12th Street, BART, and the commercial industrial mixed-use located south of the project site. Table 3 summarizes the results of short-term measurements ST-1, ST-2, and ST-3.

Short-term measurement ST-4 was made at the same location as LT-2. This measurement was located 10 feet above LT-2, at a height of 40 feet above the ground. This noise measurement was used to determine the typical maximum noise levels produced by BART trains when passing by the site. During two consecutive 10-minute intervals, beginning at 11:20 a.m. on Tuesday, April 16, 2019, northbound BART trains produced maximum noise levels of 74 to 79 dBA L_{max} and southbound BART trains produced maximum noise levels of 74 to 78 dBA L_{max}.

FIGURE 1 Noise Measurement Locations

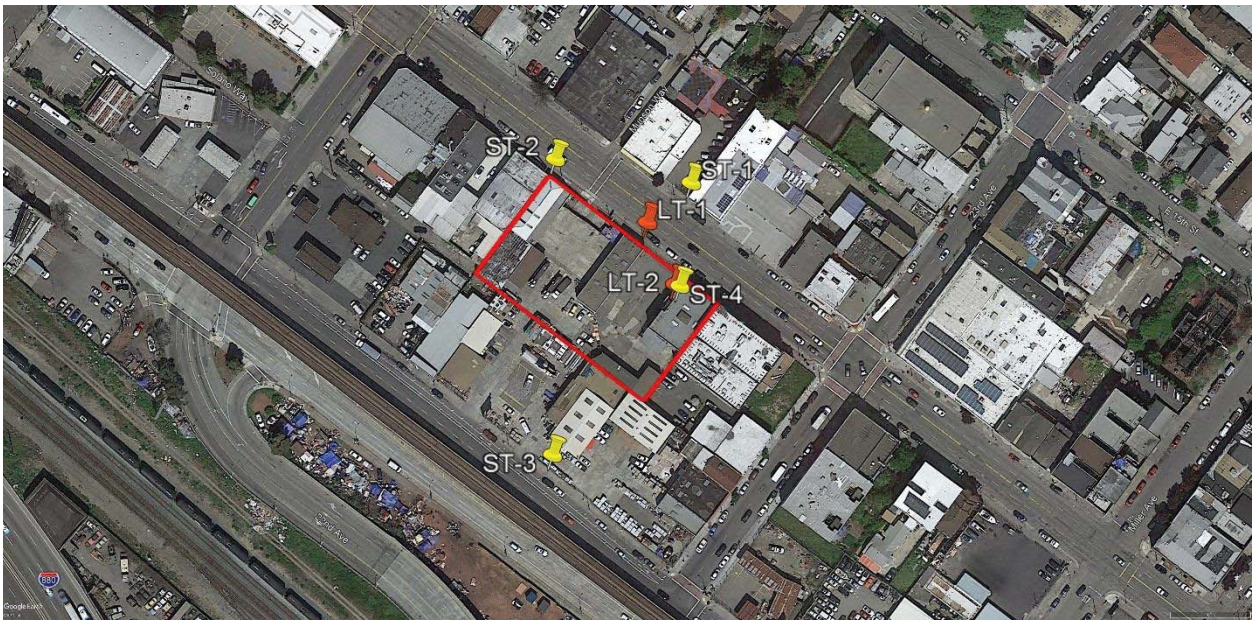


TABLE 3 Summary of Short-Term Noise Measurement Data (dBA)

Noise Measurement Location	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	DNL
ST-1: In front of Advance Day Care Center (4/12/2019, 12:10 p.m. – 12:20 p.m.)	86	81	72	66	59	69	75
ST-2: NW corner of project site (4/12/2019, 12:30 p.m. – 12:40 p.m.)	86	79	75	68	59	71	77
ST-3: In front of Sam Jin Roofing Supply (4/12/2019, 1:00 p.m. – 1:20 p.m.)	91	88	72	65	59	74	76
ST-4: 10 feet above LT-2 (4/16/2019, 11:20 a.m. - 11:40 a.m.)	81	78	72	66	63	68	71

TABLE 4 Summary of Long-Term Noise Measurement Data (dBA)

Noise Measurement Location	Period	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	DNL
LT-1: In front of 2245 International Blvd (4/12/2019, 11:20 a.m. – 4/16/2019, 10:50 a.m.)	Day[1]	82	79	74	68	59	71	76
	Night[2]	80	77	72	64	54	69	
LT-2: NW balcony of 2257 International Blvd (4/12/2019, 12:00 p.m. – 4/16/2019 10:50 a.m.)	Day[1]	81	79	70	64	61	68	71
	Night[2]	75	72	66	60	57	64	

1. Average noise level during daytime period (7:00 a.m. to 10:00 p.m.)
2. Average noise level during nighttime period (10:00 p.m. to 7:00 a.m.)

NEPA NOISE ASSESSMENT

Significance Criteria

An adverse effect would result if noise levels at the project site would exceed HUD Compatibility Guidelines for acceptability. Exterior noise levels exceeding 65 dBA DNL at common outdoor use areas or interior noise levels exceeding 45 dBA DNL would result in an adverse effect.

Future Exterior Noise Environment

The future noise environment at the project site would continue to result primarily from vehicular traffic along International Boulevard and E 12th Street, as well as frequent, intermittent rail operations from BART. Secondary noise sources would include commercial and commercial-industrial land uses to the west and south, occasional UPRR freight trains, and I-880 traffic to the southwest. The overall number of BART trains is not expected to substantially increase in the future and BART trains passing by the site would continue to produce maximum instantaneous noise levels of up to 84 dBA L_{max} at 190 feet from the nearest BART rail line. A traffic study for the proposed project was not available at the time of this study. The future traffic noise level increase was estimated based on a review of data contained in the City of Oakland's Noise Element Update[1]. From these data, traffic noise levels on the surrounding roadways are not anticipated to measurably increase by the year 2025. For projections beyond 2025, the same traffic rates were applied, and traffic noise levels from the surrounding roadways are not anticipated to significantly increase between 2025 and 2035. Therefore, the overall day-night average noise level at the project site by the year 2035 would remain 76 dBA DNL at the project setback from International Boulevard (LT-1 measurement location).

Based on a review of the building plans, the courtyard and streetscape proposed in the southern corner of the project site has been identified as an open space area. While the open space area will be shielded from International Boulevard by the proposed five-story building to the north, the open space area will be exposed to BART noise from the elevated tracks located to the south. This noise exposure would also include daily operations of the commercial industrial mixed-use area to the south, as well as noise levels from vehicle traffic along E 12th Street and I-880, and distant rail operations along the UPRR. Exterior noise levels would reach 74 dBA DNL and 83 dBA L_{max} at the center of the open space area.

A sound barrier is proposed along the southern property line to reduce the noise exposure from ground-level sources and the elevated BART tracks to the south. In order to reduce sound exposure to less than 65 dBA DNL at the center of the open space area, where it is anticipated that residents will spend most of their time, the barrier must maintain a minimum height of 20 feet above the elevation of the open space area, be solid from grade to top, and have a minimum surface density of 3 lbs/ft^2. For a wood wall to meet the surface weight and solidity requirements, it is typically recommended that a homogenous sheet material, such as 3/4" plywood or steel framing, be used as a backing for typical 1" thick (nominal) wood fence slats. Using the sheet material ensures the continued effectiveness of the barrier with age, since wood slats alone tend to warp and separate

[1] Illingworth & Rodkin, Inc., "City of Oakland Noise Element Update Environmental Noise Background Report", December 16, 2004.

with age allowing gaps to form and the barrier effect of the wall to diminish. The inclusion of a sound barrier that meets the requirements listed above would reduce future exterior noise exposure to less than 65 dBA DNL at the center of the open space area. See Appendix B for draft sound barrier plans.

Future Interior Noise Environment

The HUD requirement for interior noise levels is 45 dBA DNL or less for residential land uses. Unshielded façades of residential units proposed along International Boulevard would be exposed to future noise levels of up to 76 dBA DNL. Unshielded façades of residential units along the rear of the building, facing southwest, would be exposed to future noise levels of up to 72 to 75 dBA DNL and maximum instantaneous noise level from BART trains of 79 to 84 dBA L_{max} depending on the view of each unit to the elevated BART tracks Similarly, residential units along the building's northwestern and southeastern façades would be exposed to future noise levels of up to 72 to 76 dBA DNL. The predicted exterior noise level would exceed HUD's "normally acceptable" threshold of 65 dBA DNL at all four exterior façades.

Though the HUD noise criteria are typically sufficient to achieve an acceptable interior noise environment with respect to common transportation-related noise sources, loud intermittent noise sources, such as passing BART trains, may still result in maximum instantaneous noise levels great enough to result in potential sleep disturbance and annoyance. Studies have been undertaken to determine the effect of short-term maximum noise levels related to sleep disturbance and annoyance. The conclusions of the studies related to the sleep disturbance give the probability of sleep disturbance with regard to the maximum noise level of the event and the duration of the event. A review of these data shows that limiting maximum noise levels to 55 dBA within bedrooms will limit the probability of waking residents when trains pass to less than five percent per occurrence.[2] Therefore, though this is not a City, State, or Federal requirement, it is recommended that additional interior sound level criteria be adopted to limit maximum noise levels to 55 dBA within bedrooms. To limit annoyance and disturbance of non-sleeping residents, maximum noise levels should be limited to 65 dBA in other residential living areas.

Preliminary calculations were made to quantify the transmission loss provided by building elements and to estimate interior noise levels resulting from exterior noise sources. Floor plans and building elevations were reviewed to determine the approximate wall area of rooms within proposed residential units. Based on the site plans provided and the complexity of noise sources surrounding the site, it is recommended that resilient channels are included within the exterior wall framing (or staggered studs) on all floors to provide a Sound Transmission Class (STC)[3] rating of up to 57, given that the exterior maintains a tile or cement plaster finish. In addition, it is recommended that all windows and doors that face the exterior of the building are STC 35 or greater. This would maintain interior noise levels below 45 dBA DNL and 55 dBA L_{max} with an adequate margin of safety. All units throughout the site should be mechanically ventilated so that

[2] Kryter Karl D., The effects of Noise on Man, Second Edition, Academic Press, Inc. London, 1985, p.444-446

[3] **Sound Transmission Class (STC)** A single figure rating designed to give an estimate of the sound insulation properties of a partition. Numerically, STC represents the number of decibels of speech sound reduction from one side of the partition to the other. The STC is intended for use when speech and office noise constitute the principal noise problem.

windows can be kept closed at the occupant's discretion to control noise intrusion indoors. HUD Figure 19, located at the end of this report, provides a summary of the inputs used to complete the calculations of interior noise levels at residential units with the future worst-case noise exposure.

The above noise insulation features would adequately reduce interior noise levels in all units to 45 dBA DNL or less, satisfying the interior noise level requirements of HUD, and meeting the recommended 55 dBA L_{max} noise threshold to avoid potential sleep disturbance. The above recommendations should be re-evaluated by a qualified acoustical consultant if project plans change substantially.

HUD Figure 19

Figure 19
Description of Noise Attenuation Measures
(Acoustical Construction)

Part I

Project Name: 2227 International Blvd, Exterior-Facing Apartments on all Sides of Building (Worst-Case Noise Exposure)

Location: Oakland, California

Sponsor/Developer: Satellite Affordable Housing Associates (SAHA)

Noise Level (From NAG): 72-76 dBA DNL Attenuation Required: 35 dBA
Primary Noise Source(s): International Boulevard, E 12th Street, Bay Area Rapid Transit rail line

Part II

1. For all exterior walls parallel and perpendicular to the noise source(s):
   a. Description of wall construction*: Tile or cement plaster exterior siding, resilient channels between drywall and framing, and gypsum board interior
   b. STC rating for wall (rated for no windows or doors): STC 57
   c. Description of windows: Vinyl, dual-pane
   d. STC rating for window type: STC 35
   e. Description of doors: Vinyl, dual-pane
   f. STC rating for doors: STC 35
   g. Percentage of wall (per wall, per dwelling unit) composed of windows: 39-42% and doors: 0-13%
   h. Combined STC rating for wall component: 36-37 dBA

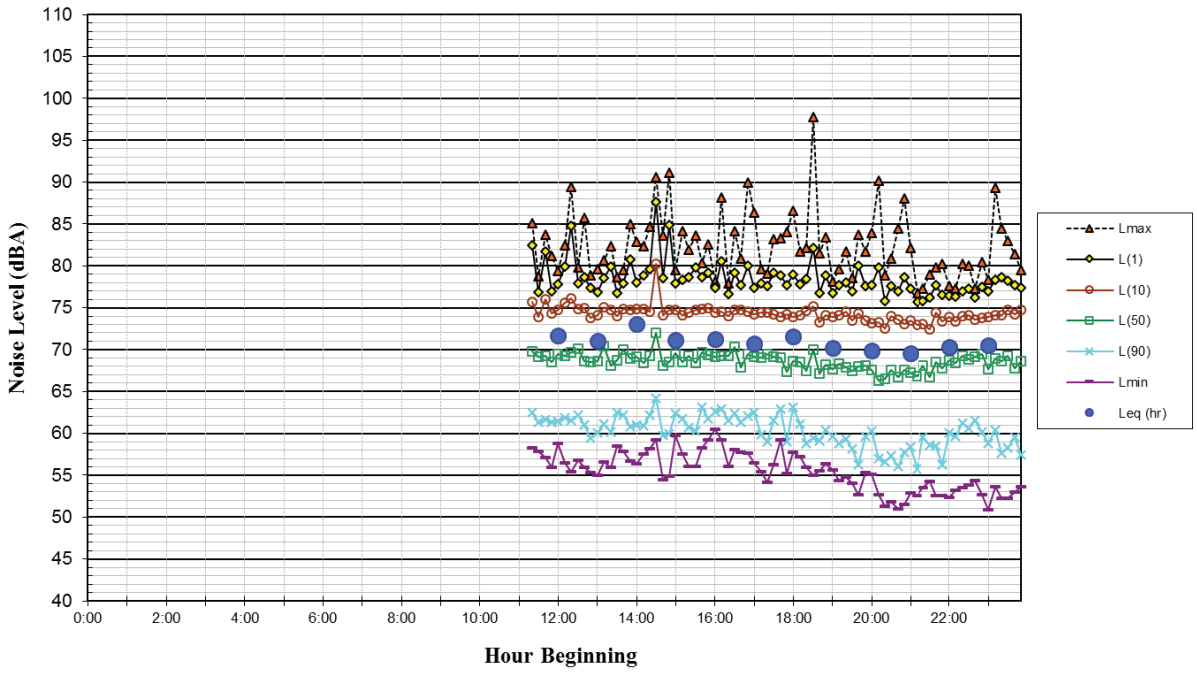
3. Roofing component (if overhead attenuation is required to aircraft noise):
   a. Description of roof construction: N/A
   b. STC rating (rated as if no skylights or other openings): N/A
   c. Description of skylights or overhead windows: N/A
   d. STC rating for skylights or overhead windows: N/A
   e. Percentage of roof composed of skylights or windows (per dwelling unit): N/A
   f. Percentage of roof composed of large uncapped openings such as chimneys: N/A
   g. Combined STC rating for roof component: N/A

4. Description of type of mechanical ventilation provided: Satisfactory forced air mechanical ventilation system.

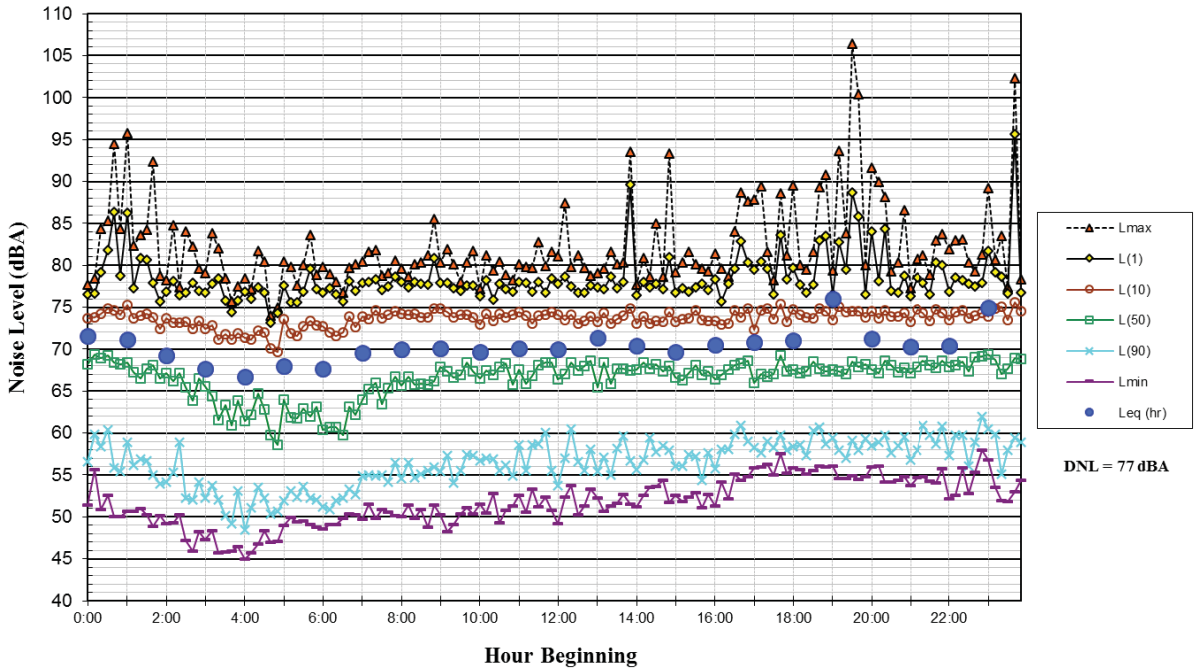
Prepared by:
Cameron Heyvaert
Date: May 9, 2019

Appendix A

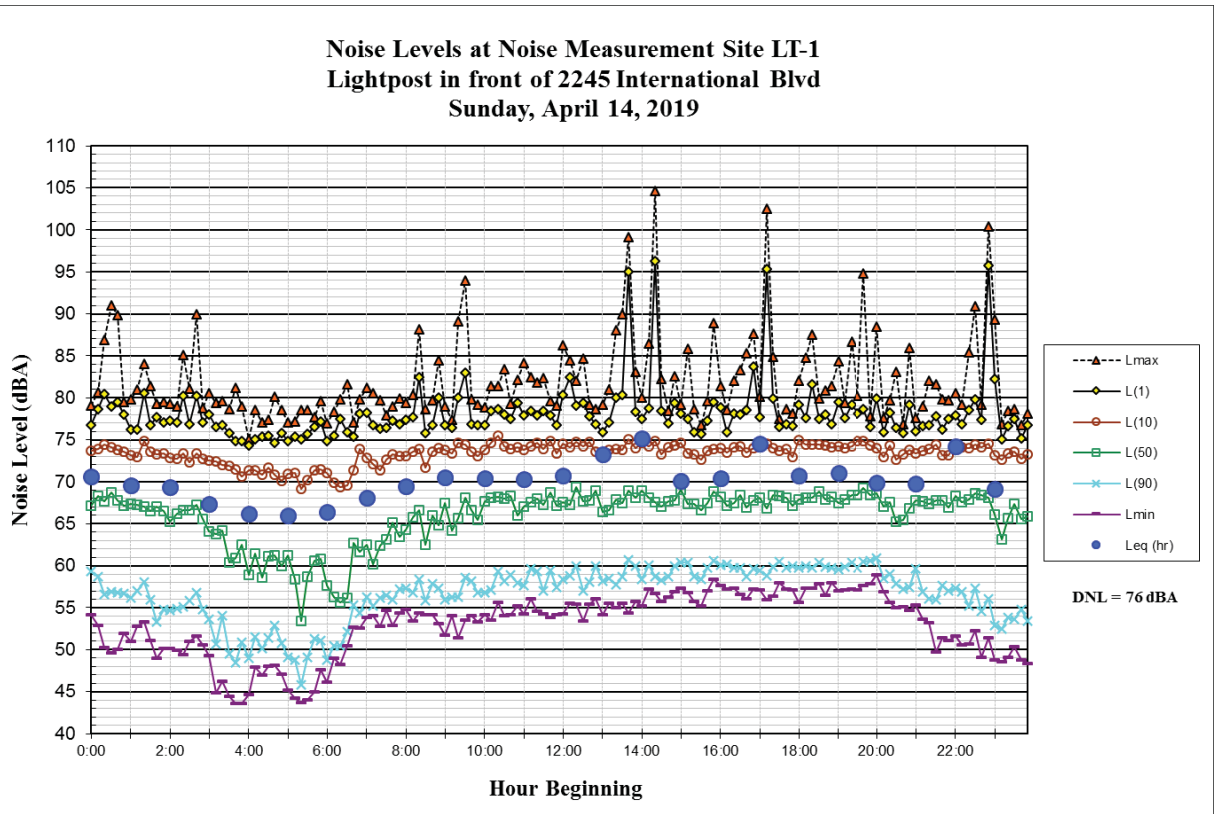
Noise Levels at Noise Measurement Site LT-1
Lightpost in front of 2245 International Blvd
Friday, April 12, 2019

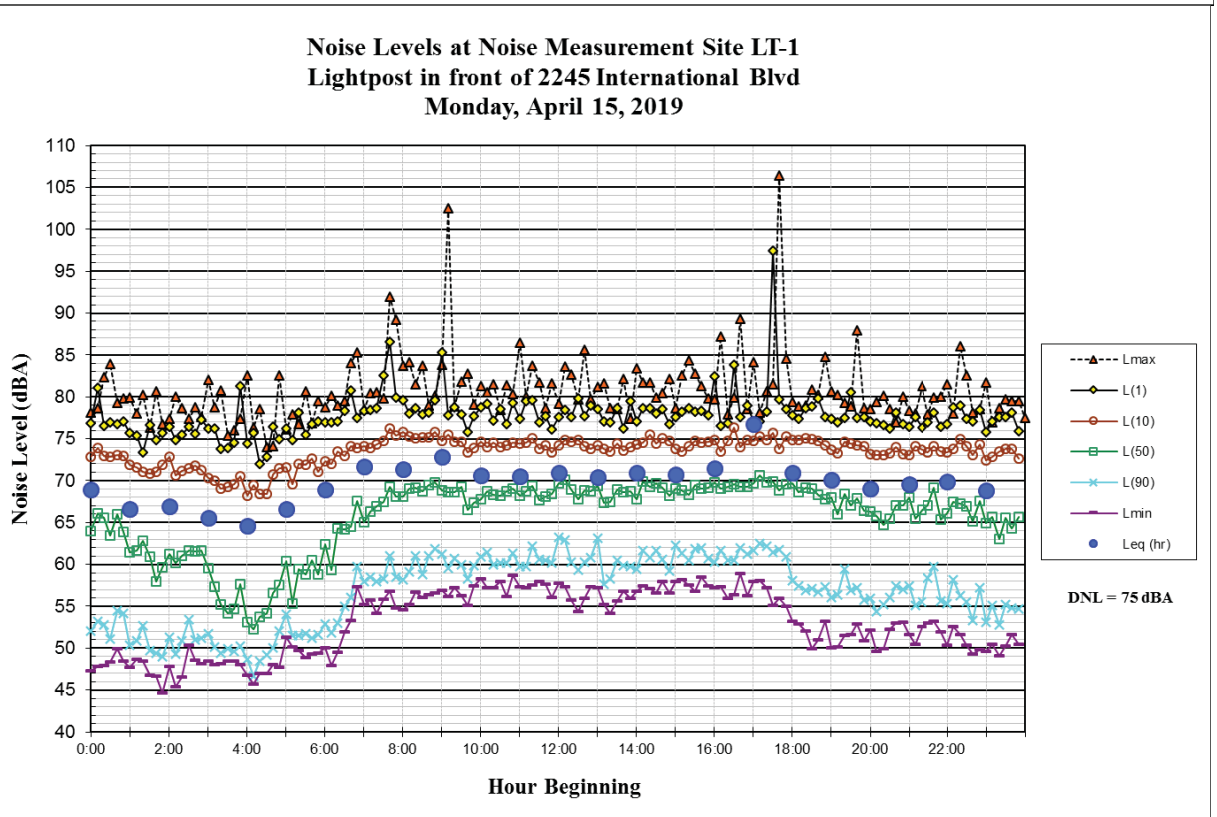


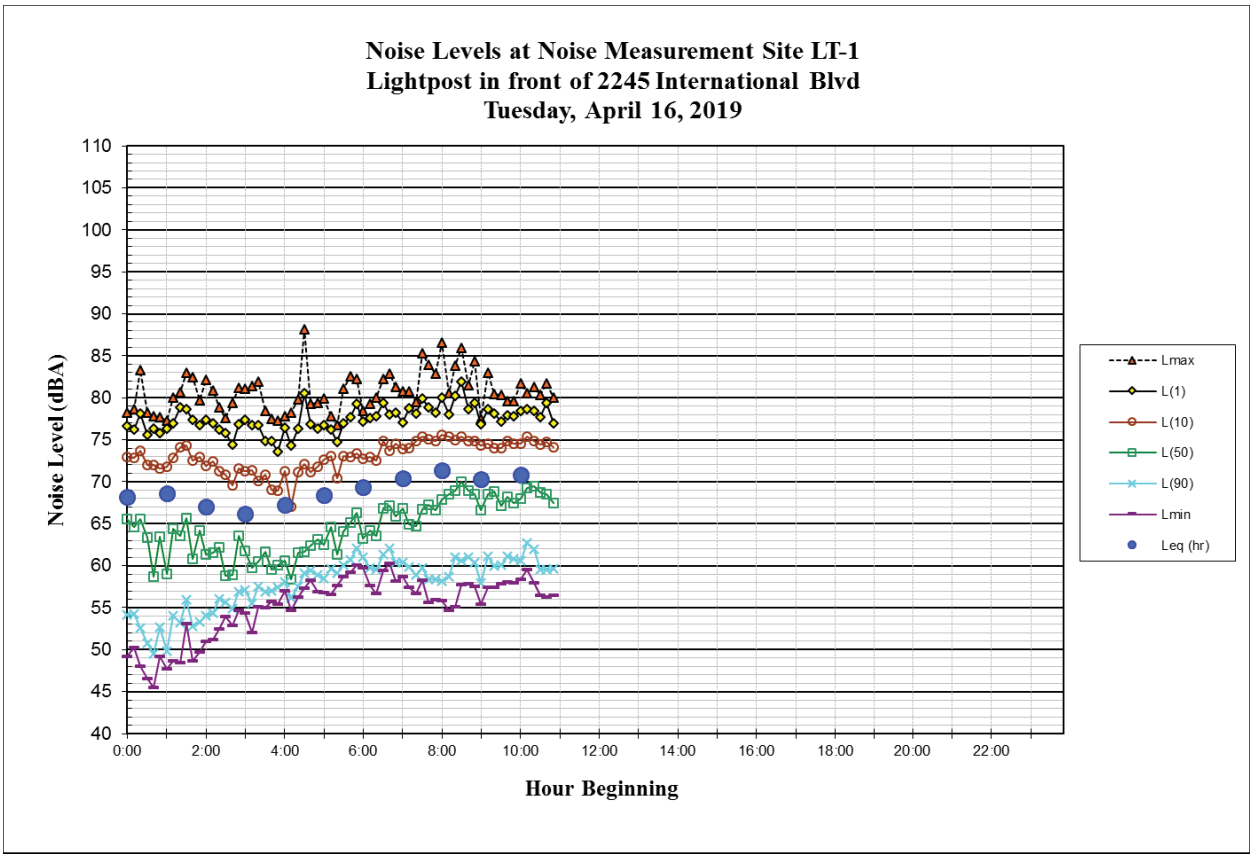
Noise Levels at Noise Measurement Site LT-1
Lightpost in front of 2245 International Blvd
Saturday, April 13, 2019

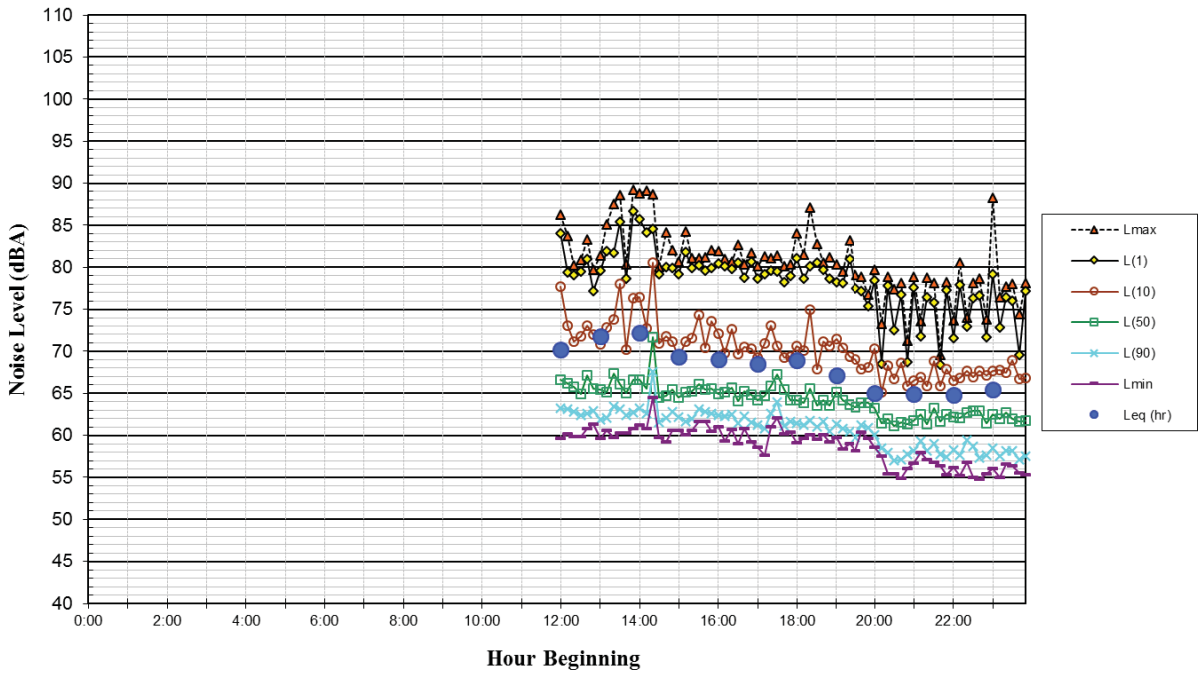


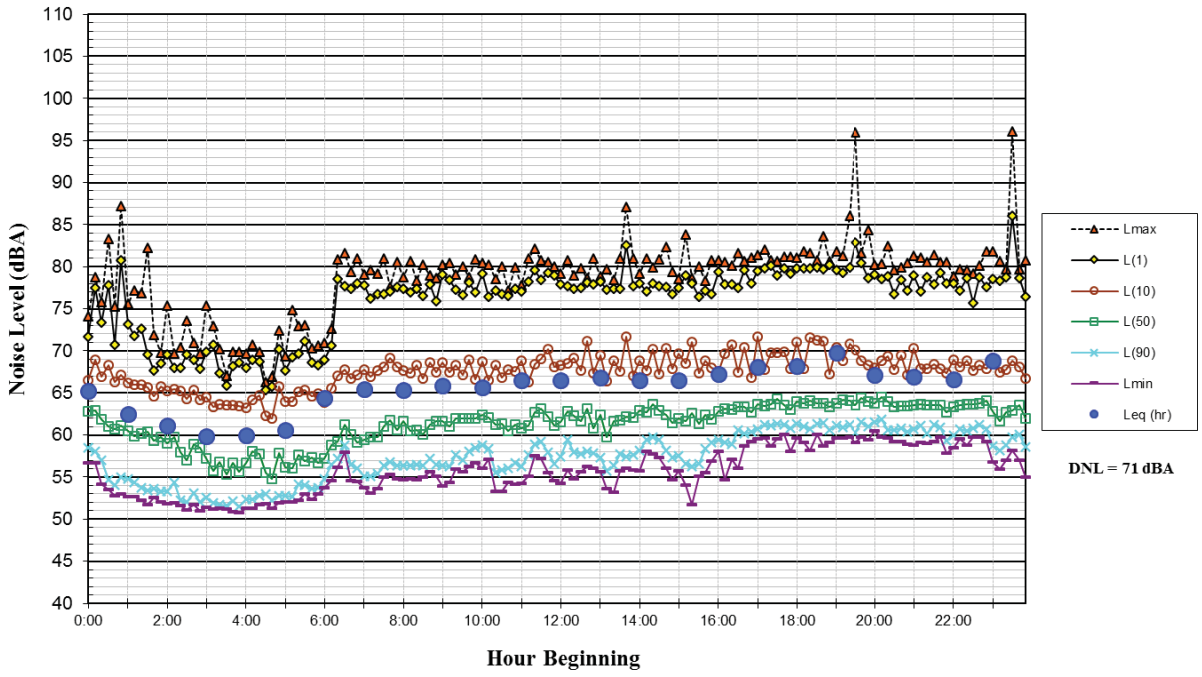
DNL = 77 dBA


Noise Levels at Noise Measurement Site LT-1
Lightpost in front of 2245 International Blvd
Sunday, April 14, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)
DNL = 76 dBA

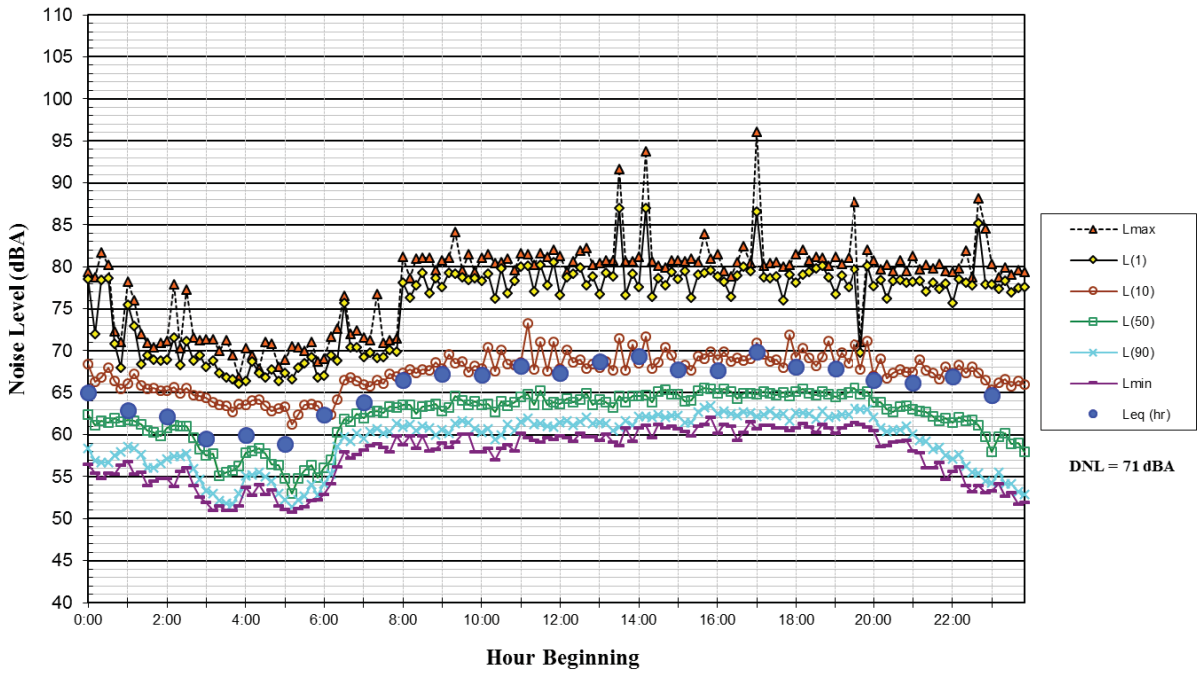

Noise Levels at Noise Measurement Site LT-1
Lightpost in front of 2245 International Blvd
Monday, April 15, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)
DNL = 75 dBA


Noise Levels at Noise Measurement Site LT-1
Lightpost in front of 2245 International Blvd
Tuesday, April 16, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)

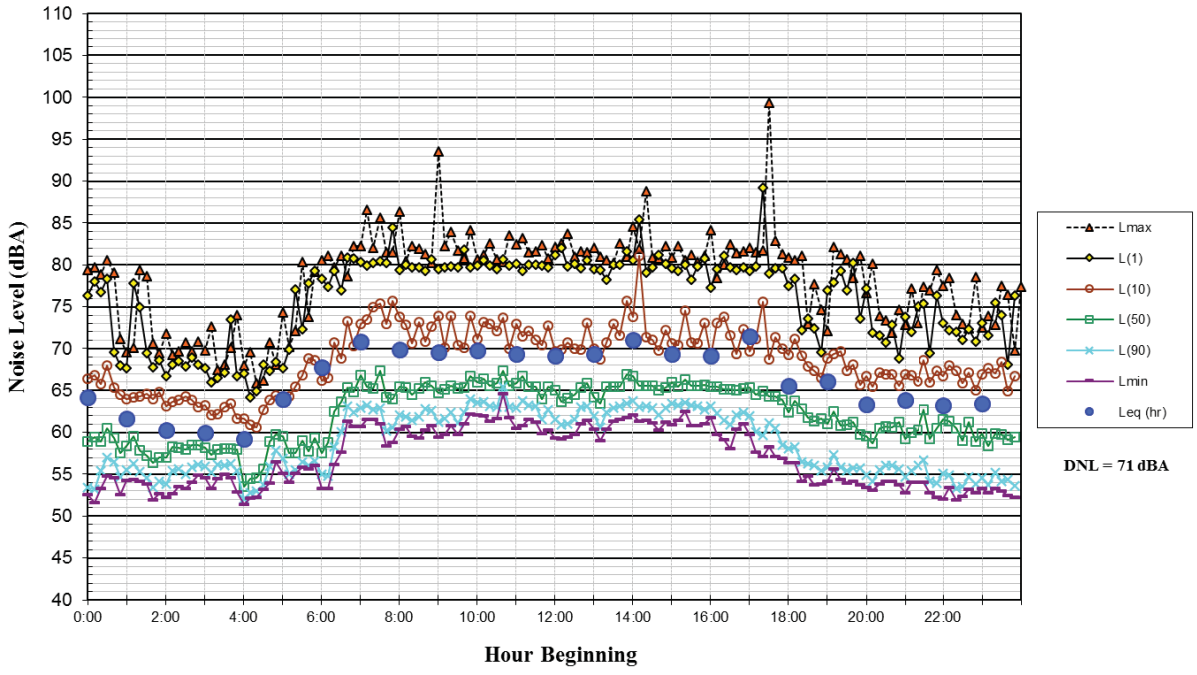

Noise Levels at Noise Measurement Site LT-2
Northwest Balcony of 2257 International Blvd
Friday, April 12, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)

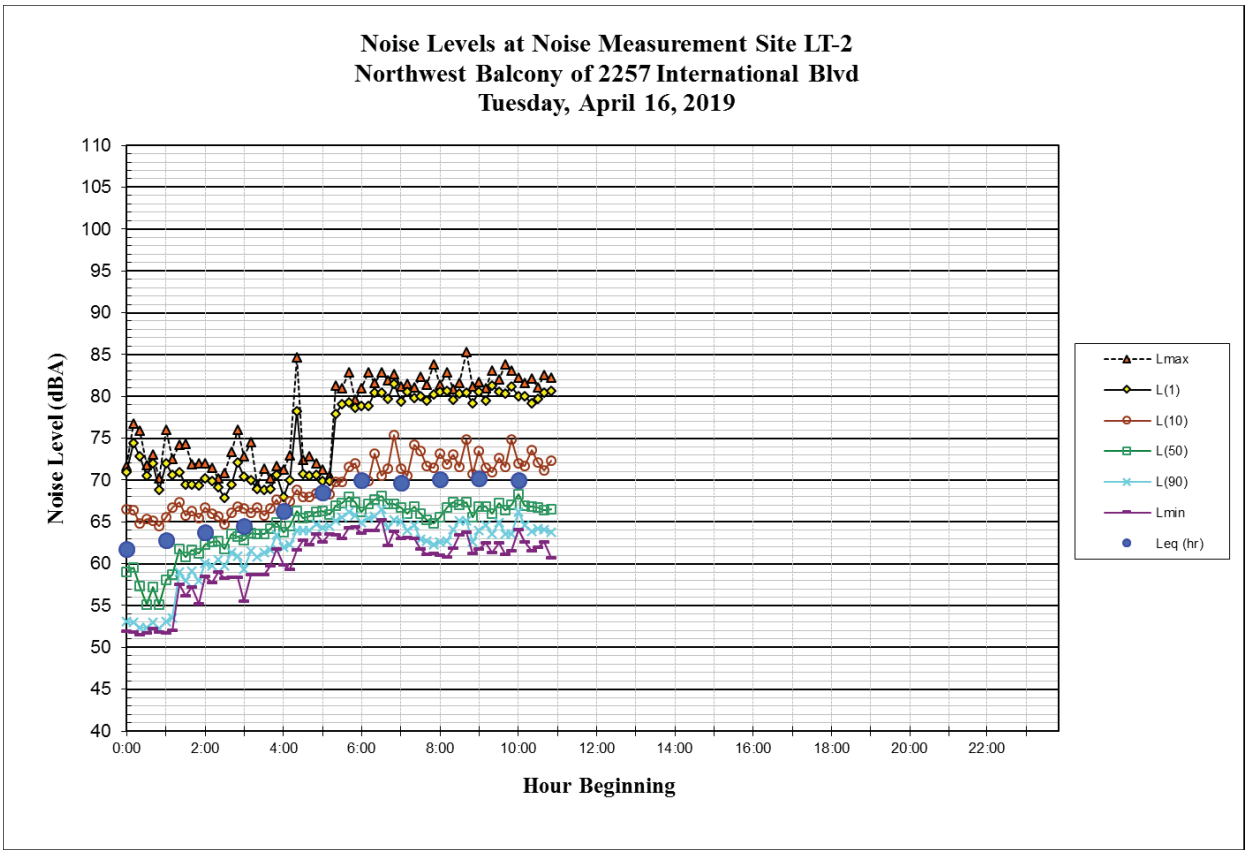

Noise Levels at Noise Measurement Site LT-2
Northwest Balcony of 2257 International Blvd
Saturday, April 13, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)
DNL = 71 dBA

Noise Levels at Noise Measurement Site LT-2
Northwest Balcony of 2257 International Blvd
Sunday, April 14, 2019

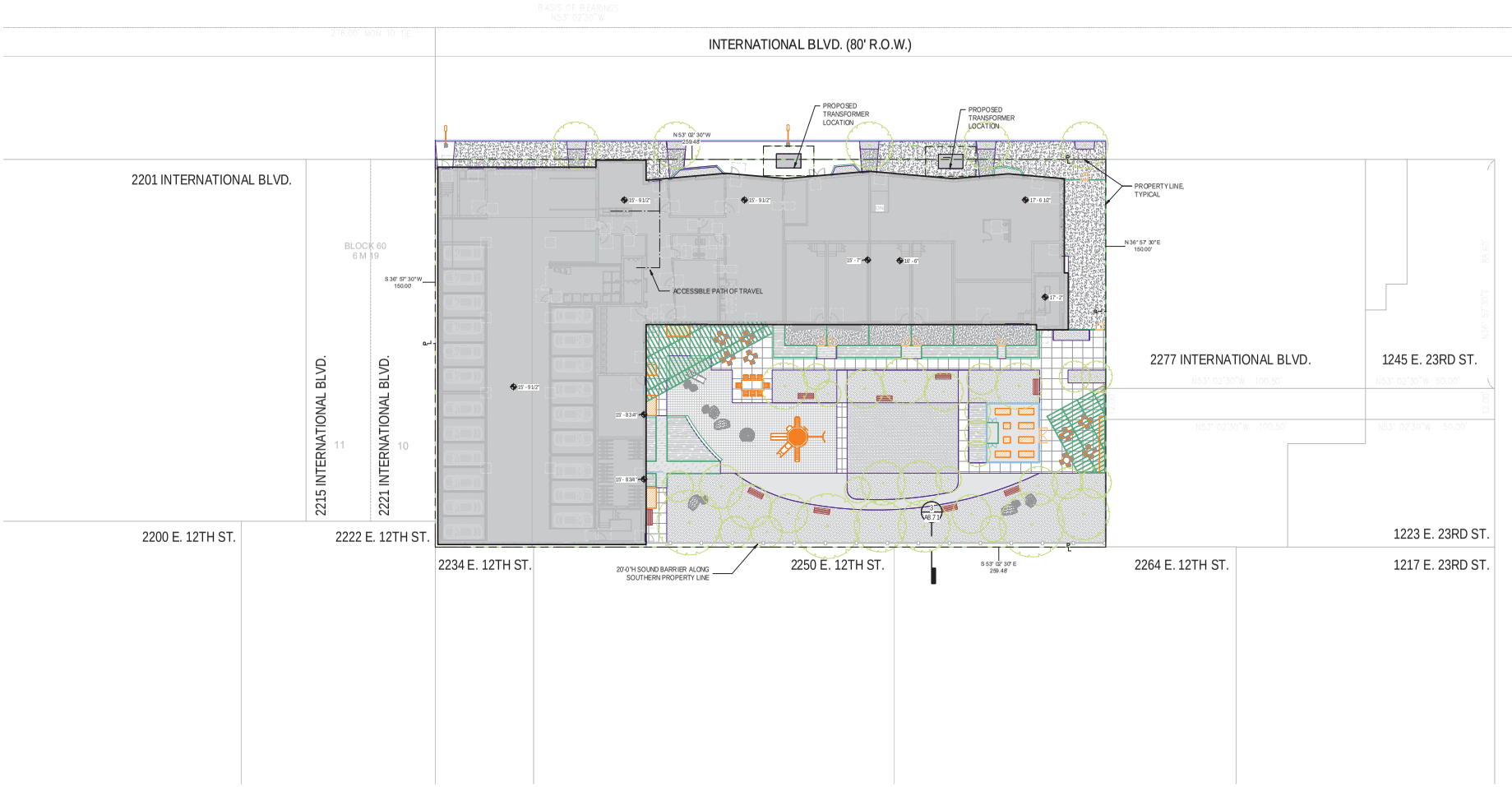


Noise Levels at Noise Measurement Site LT-2
Northwest Balcony of 2257 International Blvd
Monday, April 15, 2019




Noise Levels at Noise Measurement Site LT-2
Northwest Balcony of 2257 International Blvd
Tuesday, April 16, 2019
Noise Level (dBA)
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
0:00
2:00
4:00
6:00
8:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Hour Beginning
Lmax
L(1)
L(10)
L(50)
L(90)
Lmin
Leq (hr)

Appendix B



SITE PLAN 1
1/16" = 1'-0"

SITE PLAN NOTES

1	THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, & DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2	THE CONSTRUCTION & SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT, & SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3	THE CONTRACT DOCUMENTS ARE COMPLIMENTARY & TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDLE & PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS & SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, & A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4	CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR & PEDESTRIAN PAVING, & LANDSCAPING, ARE PROVIDED IN DRAWINGS & SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER & THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
5	AT THE TIME OF FOUNDATION INSPECTION, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA & VERIFIED IN THE FIELD BY THE FIELD INSPECTOR TO ENSURE NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PER CBC SECTION 107.

SITE PLAN NOTES

6	PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER FREE NOTES ON SHEET G0.30 & CBC CHAPTER 11A & 11B.
7	SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED NAD DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS & ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.
8	CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
9	ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN, IN WHICH CASE, THE SLOP SHALL NOT EXCEED 1:12 (8.33%).
10	A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.
11	EXTERIOR DOORS SHALL HAVE A STRIKESIDE CLEARANCE OF 24" & A LANDING WITH A MINIMUM DEPTH OF 60" SLOPED NO STEEPER THAN 1:48 (2%) PER CBC SECTION 11B 402.2.4.1, & CBC SECTION 11B 404.2.4.4.
12	ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.
13	CHECK DIMENSION NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APA Arch.com
Anne Phillips Architecture
3032 MAGNOLIA ST.
OAKLAND, CA 94608
T. 510.841.7056
www.aparch.com

PYATOK
1611 Telegraph
Suite 200
Oakland, CA 94612

ANCORA PLACE
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
	50% DESIGN DEVELOPMENT	08/23/2019
	100% DESIGN DEVELOPMENT	10/11/2019

JOB NUMBER	1722
DRAWN BY:	HH
CHECKED BY:	JM
ISSUE DATE:	11 OCTOBER 2019
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SHEET:
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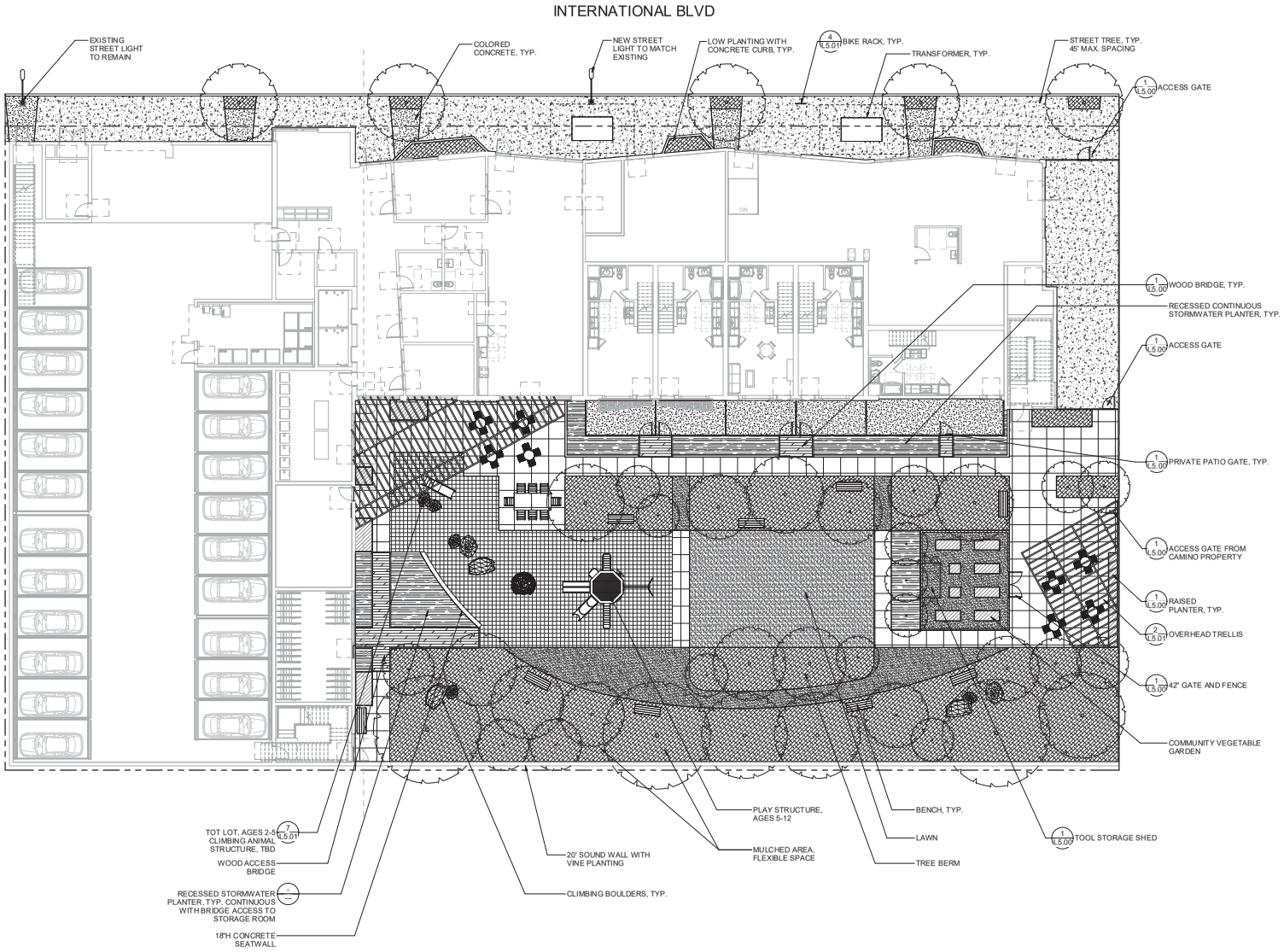

LANDSCAPE MATERIAL LEGEND

- CITY STANDARD SIDEWALK GRAY CONCRETE
- COLORED CONCRETE
- ASPHALT PAVING
- WOODEN DECKING SET ATOP PIERS TO MINIMIZE REDWOOD ROOT DISTURBANCE
- RESILIENT RUBBER SAFETY SURFACING TO MEET ASTM F1487
- DECOMPOSED GRANITE
- STORMWATER TREATMENT AREA WITH PLANTING
- SHRUB/GROUNDCOVER PLANTING AREA
- LAWN / BERM
- 42" STEEL FENCE

0 5 10 15 25ft

10/2/2019 9:31:20 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APArch.com
3032 MAGNOLIA ST.
OAKLAND, CA 94608
T. 510.841.7056
www.aparch.com

PGAdesign
LANDSCAPE ARCHITECT
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

ANCORA PLACE
2227 INTERNATIONAL BLVD
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: -
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: Issue Date
SCALE: 1" = 10' 0"
TITLE: MATERIALS PLAN

SHEET: L1.00

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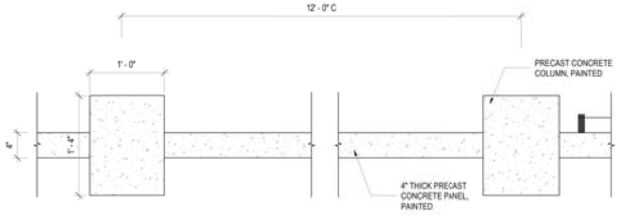
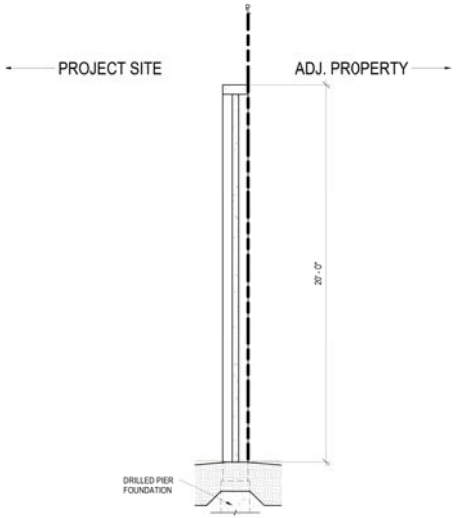
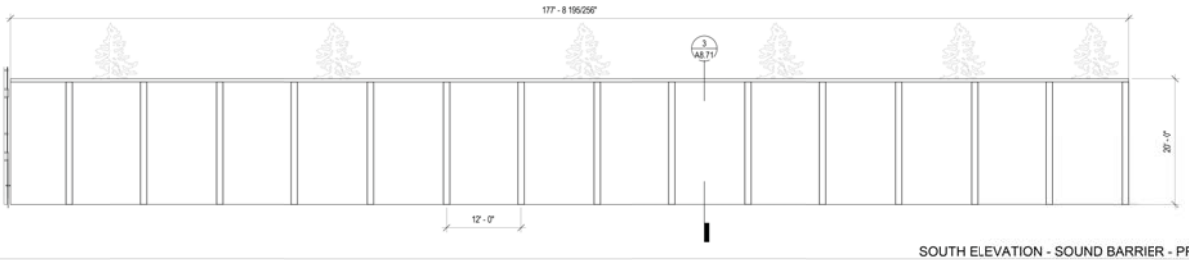


PLAN



PRECAST SOUND WALL PLAN DETAIL 4
1 1/2" = 1'-0"

SOUND BARRIER SECTION - PRECAST OPTION 3
3/8" = 1'-0"



SOUTH ELEVATION - SOUND BARRIER - PRECAST OPTION 2
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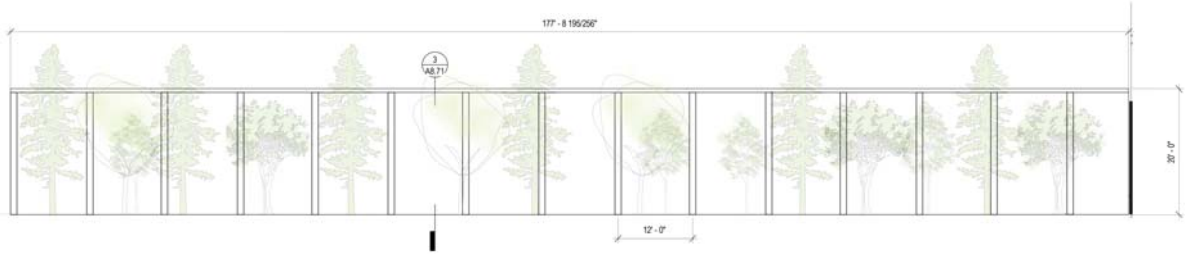


NORTH ELEVATION - SOUND BARRIER - PRECAST OPTION 1
1/8" = 1'-0"

9/23/2019 6:21:47 PM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

APArch.com
3032 MAGNOLIA ST.
OAKLAND, CA 94608
T. 510.841.7056
www.aparch.com

PYATOK
1611 Telegraph
Suite 200
Oakland, CA 94612

ANCORA PLACE
2227 INTERNATIONAL BLVD.
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER:	1722
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	11 OCTOBER 2019
SCALE:	As indicated

TITLE:
SOUND BARRIER - ELEVATION, SECTIONS, & DETAILS

SHEET:
A8.71

PRELIMINARY - Not for Construction

PGA design
LANDSCAPE ARCHITECTS

10/2/2019

Janey Mandamba
Pyatok Architects
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612

From Christopher Kent
RE: Ancora Tree List

Below see our preliminary tree list *(being considered but not all will be selected)*

Large courtyard trees:

Pinus canarienses, Canary Island Pine
Cedrus decurrens, Incense Cedar
Cupressus leylandii, Leyland Cypress
Sequoia sempervirens, Giant Sequoia
Eucalyptus sideroxylon, Red Ironbark
Pinus eldarica, Eldarica Pine

Medium courtyard trees

Alnus corota, Italian Alder
Ceratonia siliqua, Carob Tree
Quercus agrifilia, Coast Live Oak
Pistacia, chinensis, Chinese Pistache

Small courtyard trees:

Cercis canadensis, Eastern Redbud
Jacaranda mimosifolia, Jacaranda
Lagerstroemia indica 'Natchez', Natchez Crape Myrtle'

Street tree:

Platanus Acerifolia 'Yarwood', London Plane Tree
Ulmus parvifolia, Frontier Elm

ANCORA PLACE - 2227 INTERNATIONAL BLVD.
SOUND WALL PERSPECTIVE
OCTOBER 1, 2019

PYATOK

ANCORA PLACE - 2227 INTERNATIONAL BLVD.
SOUND WALL PERSPECTIVE
OCTOBER 1, 2019

PYATOK

Appendix H – Soils and Miscellaneous

- United States Environmental Protection Agency. *EJSCRREEN Report, Ancora Place.* April 25, 2019.
- Rockridge Geotechnical. *Final Report, Geotechnical Investigation, Ancora Place Residential Development, 2227 International Boulevard, Oakland, California.* Oakland, CA : s.n., June 18, 2019. Project No. 19-1677.
- Merkamp, Robert. *Planning Application Approval - Case File No. PLN18-381/TPM10921; 2227-2257 International Blvd. APN: 020-0107-005-01 & 020-0106-001 & 020-0106-002 & 020-0106-03-01 & 020-0106-005.* s.l. : City of Oakland, Planning and Building Department, Bureau of Planning, December 21, 2018. Add emsils from Jason about conditions that do not apply. I would ask him in one email to confirm.

EJSCREEN Report (Version 2018)

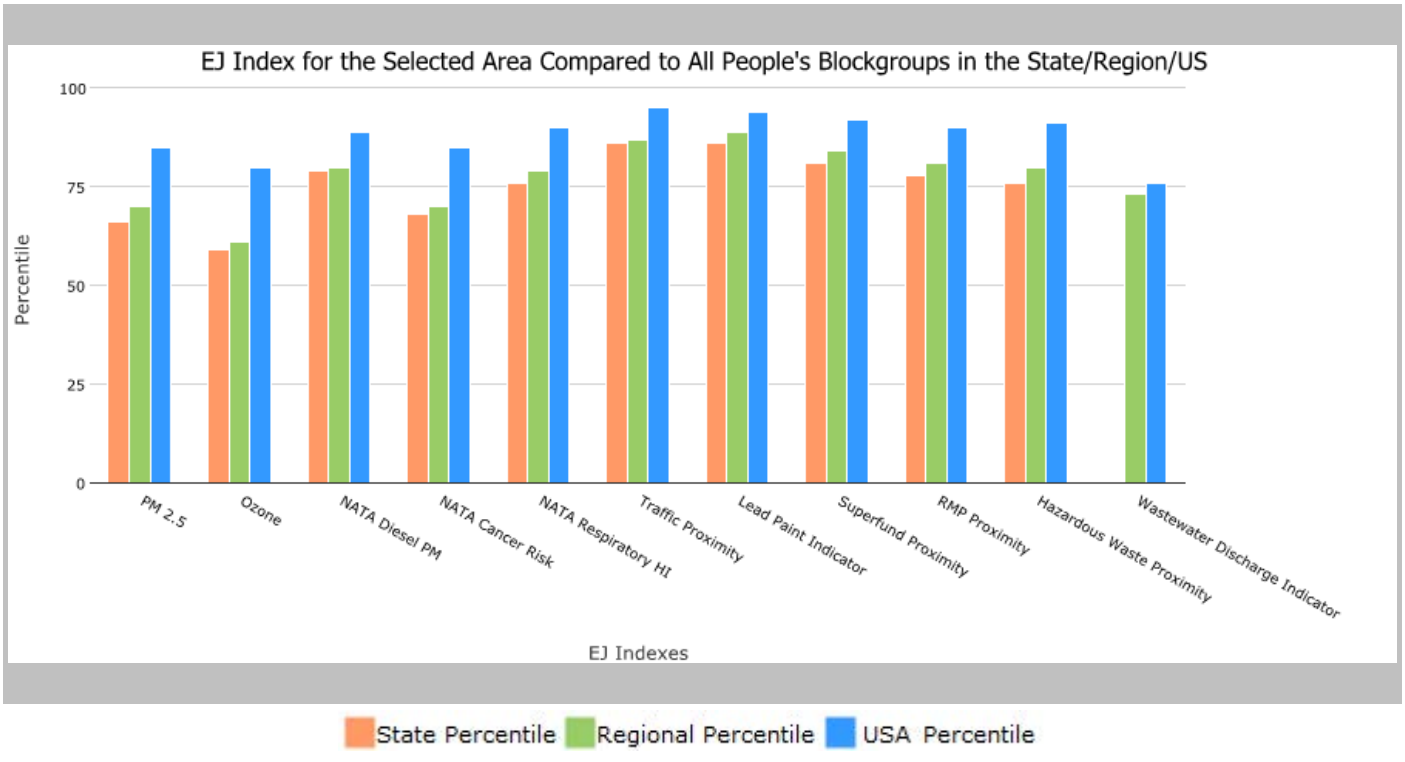
1 mile Ring Centered at 37.784026,-122.237328, CALIFORNIA, EPA Region 9

Approximate Population: 42,272

Input Area (sq. miles): 3.14

Ancora Place

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	66	70	85
EJ Index for Ozone	59	61	80
EJ Index for NATA* Diesel PM	79	80	89
EJ Index for NATA* Air Toxics Cancer Risk	68	70	85
EJ Index for NATA* Respiratory Hazard Index	76	79	90
EJ Index for Traffic Proximity and Volume	86	87	95
EJ Index for Lead Paint Indicator	86	89	94
EJ Index for Superfund Proximity	81	84	92
EJ Index for RMP Proximity	78	81	90
EJ Index for Hazardous Waste Proximity	76	80	91
EJ Index for Wastewater Discharge Indicator	N/A	73	76



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

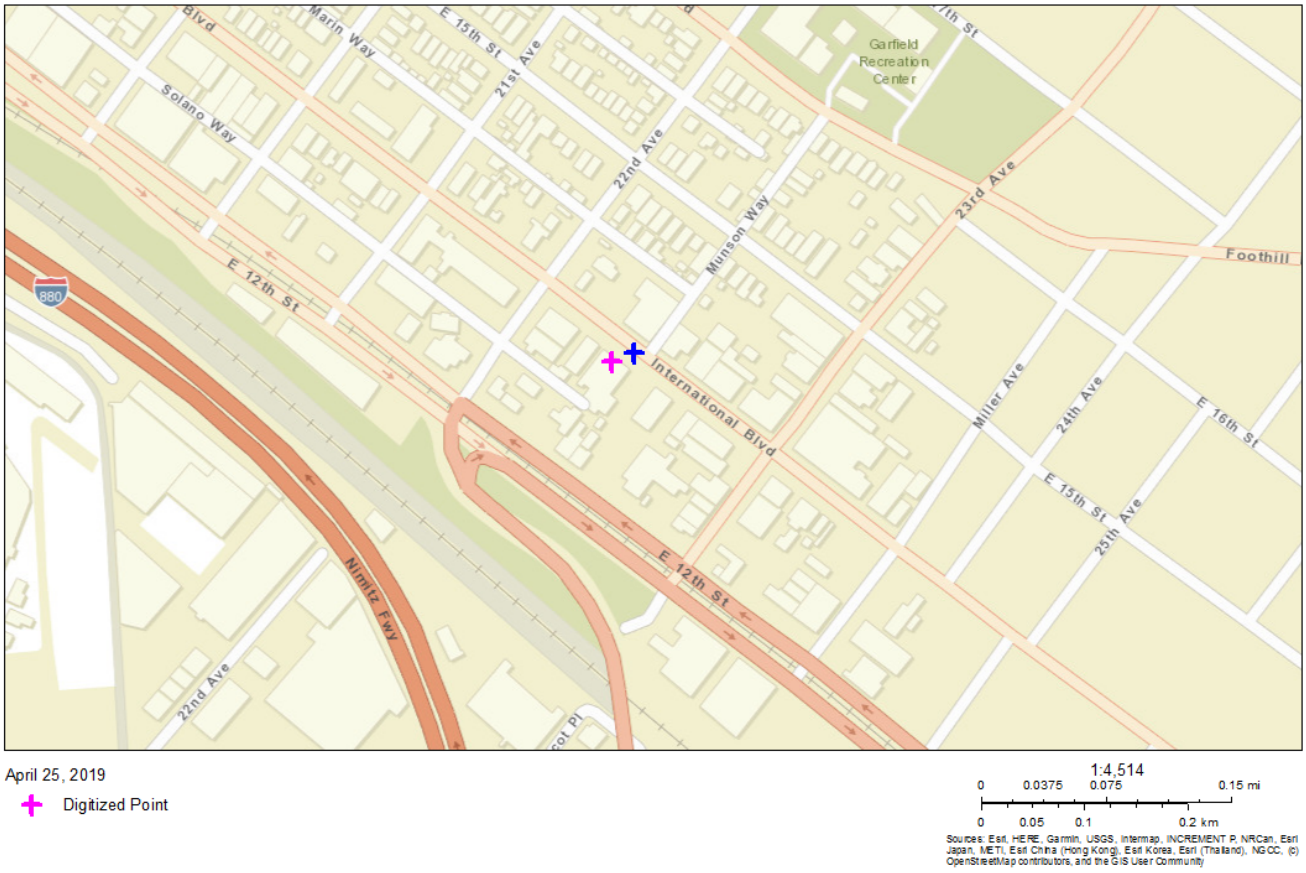
EJSCREEN Report (Version 2018)

1 mile Ring Centered at 37.784026,-122.237328, CALIFORNIA, EPA Region 9

Approximate Population: 42,272

Input Area (sq. miles): 3.14

Ancora Place



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	1

EJSCREEN Report (Version 2018)

1 mile Ring Centered at 37.784026,-122.237328, CALIFORNIA, EPA Region 9

Approximate Population: 42,272

Input Area (sq. miles): 3.14

Ancora Place

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m^3)	9.36	10.7	33	10.1	44	9.53	43
Ozone (ppb)	29.7	47.4	5	48.3	4	42.5	1
NATA* Diesel PM (µg/m^3)	1.45	0.972	80	0.978	70-80th	0.938	80-90th
NATA* Cancer Risk (lifetime risk per million)	41	44	40	43	<50th	40	50-60th
NATA* Respiratory Hazard Index	2.7	2.1	77	2	80-90th	1.8	80-90th
Traffic Proximity and Volume (daily traffic count/distance to road)	1800	1200	81	1100	82	600	92
Lead Paint Indicator (% Pre-1960 Housing)	0.63	0.29	83	0.24	86	0.29	83
Superfund Proximity (site count/km distance)	0.16	0.17	78	0.14	82	0.12	83
RMP Proximity (facility count/km distance)	1.2	1.1	71	0.97	75	0.72	81
Hazardous Waste Proximity (facility count/km distance)	3.1	3.3	64	2.8	70	4.3	84
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0	16	N/A	12	59	30	40
Demographic Indicators							
Demographic Index	72%	48%	82	47%	83	36%	90
Minority Population	89%	62%	78	59%	80	38%	89
Low Income Population	56%	35%	79	35%	79	34%	82
Linguistically Isolated Population	27%	9%	91	8%	92	4%	96
Population With Less Than High School Education	34%	18%	79	17%	82	13%	92
Population Under 5 years of age	6%	6%	50	6%	50	6%	54
Population over 64 years of age	9%	13%	38	13%	38	14%	29

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice

ROCKRIDGE GEOTECHNICAL

Prepared for **Satellite Affordable Housing Associates**

FINAL REPORT
GEOTECHNICAL INVESTIGATION
ANCORA PLACE RESIDENTIAL DEVELOPMENT
2227 INTERNATIONAL BOULEVARD
OAKLAND, CALIFORNIA

June 18, 2019
Project No. 19-1677

270 Grand Avenue
Oakland, CA 94610

www.rockridgegeo.com

510 420-5738 tel
510 652-3096 fax

ROCKRIDGE GEOTECHNICAL

June 18, 2019
Project No. 19-1677

Mr. Adam Kuperman
Project Manager
Satellite Affordable Housing Associates
1835 Alcatraz Avenue
Berkeley, California 94703

Subject: Final Report
Geotechnical Investigation
Proposed Ancora Place Residential Building
2227 International Boulevard
Oakland, California

Dear Mr. Kuperman,

We are pleased to present our final geotechnical report, dated June 18, 2019, for the proposed Ancora Place residential building to constructed on the southern side of International Boulevard, between its intersection with 22nd and 23rd streets in Oakland, California. Our geotechnical services are being provided for this project in accordance with our proposal, dated March 15, 2019.

The project site is rectangular-shaped and is comprised of five contiguous parcels in the middle of the block between 22nd and 23rd avenues. The site encompasses an area of 38,922 square feet and is relatively flat, with ground surface elevations (City of Oakland datum) ranging from 14.4 feet in the southwestern corner of the site to about 17.5 feet in the northeastern corner. It is currently occupied by one-story commercial buildings as well as a mixed-use two-story building. The area between the existing buildings is generally paved with asphalt or Portland cement concrete. The site is bordered by International Boulevard to the north, a three-story mixed-use building and the future courtyard of the Camino 23 residential development to the east, a one-story commercial building and pavement to the west, and a roofing supply company with several one-story structures surrounded by pavement to the south.

Plans are to construct an L-shaped five-story at-grade residential building that will occupy the northern and western portions of the site. Plans also include a courtyard in the southeastern portion of the site including both private and community space. The building will have a one-story at-grade concrete podium and four stories of wood-framed residential units above the podium.

From a geotechnical standpoint, we conclude the proposed residential development can be constructed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for the project is the presence of moderately to highly expansive near-surface soil. Based on our experience with similar structures and soil conditions, we conclude the most appropriate foundation types for the proposed building would be either deepened spread footings, a post-tensioned slab-on-grade (P-T slab), or a conventionally reinforced mat bearing on firm native soil and/or recompacted engineered fill.

This report presents our recommendations regarding site grading, foundation design, and seismic design. The recommendations contained in our report are based on a limited subsurface investigation. Consequently, variations between expected and actual subsurface conditions may be found in localized areas during construction. Therefore, we should be engaged to observe grading and foundation installation during which time we may make changes in our recommendations, if deemed necessary.

We appreciate the opportunity to provide our services to you on this project. If you have any questions, please call.

Sincerely yours,
ROCKRIDGE GEOTECHNICAL, INC.

Craig S. Shields, P.E., G.E.
Principal Geotechnical Engineer

Enclosure

ROCKRIDGE GEOTECHNICAL

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LIST OF FIGURES

APPENDIX A

APPENDIX B

ROCKRIDGE GEOTECHNICAL

GEOTECHNICAL INVESTIGATION
ANCORA PLACE
2227 INTERNATIONAL BOULEVARD
Oakland, California

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation performed by Rockridge Geotechnical, Inc. for the proposed Ancora Place residential development to be constructed at 2227 International Boulevard in Oakland, California. The site is on the southern side of International Boulevard, between 22nd and 23rd avenues, as shown on the Site Location Map, Figure 1.

The project site is rectangular-shaped and is comprised of five contiguous parcels in the middle of the block between 22nd and 23rd avenues. The site encompasses an area of 38,922 square feet and is relatively flat, with ground surface elevations (City of Oakland datum) ranging from 14.4 feet in the southwestern corner of the site to about 17.5 feet in the northeastern corner. It is currently occupied by one-story commercial buildings as well as a mixed-use two-story building. The area between the existing buildings is generally paved with asphalt or Portland cement concrete. The site is bordered by International Boulevard to the north, a three-story mixed-use building and the future courtyard of the Camino 23 residential development to the east, a one-story commercial building and pavement to the west, and a roofing supply company with several one-story structures surrounded by pavement to the south.

Plans are to construct an L-shaped five-story at-grade residential building that will occupy the northern and western portions of the site. Plans also include a courtyard in the southeastern portion of the site including both private and community space. The building will have a one-story at-grade concrete podium and four stories of wood-framed residential units above the podium. Structural loads were not available for the proposed building when we prepared this report. For our settlement analysis, we assumed a maximum interior column load of 400 kips.

2.0 SCOPE OF SERVICES

Our geotechnical investigation was performed in accordance with our proposal dated March 15, 2019. Our scope of work consisted of performing three cone penetration tests (CPTs), drilling two exploratory borings, performing geotechnical laboratory testing on selected soil samples, and performing engineering analyses using the subsurface data from our field investigation and laboratory testing to develop conclusions and recommendations regarding:

- site seismicity and seismic hazards, including the potential for liquefaction and lateral spreading, and total and differential settlement resulting from liquefaction and/or cyclic densification
- the most appropriate foundation type(s) for the proposed building
- design criteria for the recommended foundation type(s), including vertical and lateral capacities
- estimates of foundation settlement
- temporary cut slopes
- site preparation and grading, including criteria for fill quality and compaction
- subgrade preparation for slab-on-grade floors
- 2016 California Building Code site class and design spectral response acceleration parameters
- corrosivity of the near-surface soil and the potential effects on buried concrete and metal structures and foundations
- construction considerations.

3.0 FIELD INVESTIGATION AND LABORATORY TESTING

Subsurface conditions at the site were investigated by performing three CPTs, designated as CPT-1 through CPT-3, drilling two exploratory borings, designated as B-1 and B-2, and performing laboratory testing on selected soil samples from the test borings. The approximate boring and CPT locations are shown on Figure 2.

Prior to performing the CPTs and drilling the borings, we obtained a drilling permit from the Alameda County Public Works Agency (ACPWA), contacted Underground Service Alert (USA) to notify them of our work, as required by law, and retained a private utility locator, Precision

Locating, LLC, to confirm the CPT and boring locations were clear of existing utilities. Details of the field investigation are described in the remainder of this section.

3.1 Test Borings

Borings B-1 and B-2 were drilled on May 3, 2019 by Benevent Building of Concord, California using a portable drill rig equipped with four-inch-diameter solid-stem flight augers. Each boring was drilled to about 31-1/2 feet below the existing ground surface (bgs). During drilling, our field geologist logged the soil encountered and obtained representative samples for visual classification and laboratory testing. The final boring logs were developed based on laboratory test data, review of soil samples in our office, and the conditions recorded on the field logs. Boring logs are presented on Figures A-1 and A-2 in Appendix A. The soil encountered in the borings was classified in accordance with the classification chart shown on Figure A-3.

Soil samples were obtained from the borings using the following samplers:

- Sprague and Henwood (S&H) split-barrel sampler with a 3.0-inch outside diameter and 2.5-inch inside diameter, lined with 2.43-inch inside diameter stainless steel tubes.
- Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside and 1.5-inch inside diameter, without liners.

The S&H and SPT samplers were driven with a 140-pound, above-ground, rope-and-cathead hammer falling about 30 inches per drop. The samplers were driven up to 18 inches and the hammer blows required to drive the sampler were recorded every six inches and are presented on the boring logs. A "blow count" is defined as the number of hammer blows per six inches of penetration or 50 blows for six inches or less of penetration. The blow counts required to drive the S&H and SPT samplers were converted to approximate SPT N-values using factors of 0.7 and 1.2, respectively, to account for sampler type, approximate hammer energy, and the fact that the SPT sampler was designed to accommodate liners, but liners were not used. The converted SPT N-values are presented on the boring logs.

When free groundwater was encountered during the drilling of borings, groundwater levels were noted on the field logs. The level and time at which groundwater was measured are noted on the boring logs. The recorded groundwater levels may not be representative of the static groundwater table because the boreholes were not open long enough for the groundwater to stabilize.

After completion, the borings were backfilled with neat cement grout using a tremie pipe in accordance with ACPWA requirements. The soil cuttings generated during drilling were left on-site near the boring B-2 location.

3.2 Laboratory Testing

We re-examined each soil sample obtained from our borings to confirm the field classifications and selected representative samples for laboratory testing. Soil samples were tested by B. Hillebrandt Soils Testing, Inc. of Alamo, California to measure moisture content, dry density, plasticity (Atterberg limits), particle size distribution, and shear strength. Corrosivity testing of one near-surface soil sample from Boring B-1 was performed by Project X Corrosion Engineering of Murrieta, California. The results of the laboratory tests are presented on the boring logs and in Appendix B.

3.3 Cone Penetration Tests

To provide in-situ soil data for our engineering analysis and to supplement the test boring data, three CPTs (CPT-1 through CPT-3) were performed Middle Earth Geo Testing, Inc. of Orange, California on April 12, 2019. Each CPT was advanced to a depth of about 50 feet bgs. The CPTs were performed by hydraulically pushing a 1.7-inch-diameter cone-tipped probe with a projected area of 15 square centimeters into the ground using a 25-ton truck rig. The cone-tipped probe measured tip resistance and the friction sleeve behind the cone tip measured frictional resistance. Electrical strain gauges within the cone continuously measured soil parameters for the entire depth advanced. Soil data, including tip resistance, frictional resistance, and pore water pressure, were recorded by a computer while the test was conducted. Accumulated data were processed by a computer to provide engineering information such as the soil behavior

types, approximate strength characteristics, and the liquefaction potential of the soil encountered. The CPT logs, showing tip resistance, friction ratio, and pore water pressure by depth, as well as correlated soil behavior type (Robertson, 2010), are presented in Appendix A on Figures A-4 through A-6. The depth to groundwater was measured with a tape drop at the completion of each CPT. Upon completion, the CPT holes were backfilled with neat cement grout under the observation of the ACPWA inspector.

4.0 SUBSURFACE CONDITIONS

The Regional Geologic Map (see Figure 3) prepared by Graymer et al. (2006) indicates the site is underlain by Holocene-age alluvium (Qha). Alluvial deposits are generated when sediments are transported and deposited by rivers and streams. These types of deposits can be composed of interbedded layers of mixed gravelly, sandy, and clayey soils.

The results of our field investigation indicate the site is generally blanketed by about 1-1/2 to 2 feet of undocumented fill that typically consists of medium dense clayey sand with gravel. The fill is underlain by alluvial deposits that extend to the maximum depth explored of 50.5 feet bgs. The alluvium encountered in our borings and CPTs consists primarily of medium stiff to hard clay with varying sand content interbedded with occasional, relatively thin layers of clayey sand with gravel, clayey gravel with sand, and silty sand. The granular layers range in thickness from about 1 to 4 feet.

Atterberg limits tests performed on samples of the near-surface soil in Boring B-1 indicates the near-surface soil at the site is moderately to highly expansive. A more detailed discussion of potential impacts of expansive soil on the proposed development is discussed in Section 6.2.

Groundwater level measurements were taken during and after CPT soundings and while drilling borings. Based on the measurements, we estimate the static groundwater depth ranged from about 9 to 10 feet bgs at the time of our investigation.

The depth to groundwater is expected to vary several feet seasonally, depending on the amount of rainfall. The California Geological Survey (CGS) Seismic Hazard Zone Report for the

Oakland East Quadrangle (CGS, 2005, Plate 1.2), indicates the historic high groundwater level in the immediate site vicinity is approximately nine feet bgs. Based on this information and the measurements taken during our investigation, we conclude a design high groundwater level of nine feet below existing grade should be used for design.

5.0 SEISMIC CONSIDERATIONS

5.1 Regional Seismicity

The site is located in the Coast Ranges geomorphic province of California that is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon plate and North American plate and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The major active faults in the area are the Hayward, San Andreas, and Calaveras faults. These and other faults of the region are shown on Figure 4. The fault systems in the Bay Area consist of several major right-lateral strike-slip faults that define the boundary zone between the Pacific and the North American tectonic plates. Numerous damaging earthquakes have occurred along these fault systems in recorded time. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated mean characteristic moment magnitude[1] [Working Group on California Earthquake Probabilities (WGCEP, 2008) and Cao et al. (2003)] are summarized in Table 1.

[1] Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

TABLE 1
Regional Faults and Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Mean Characteristic Moment Magnitude
Total Hayward	4.5	Northeast	7.00
Total Hayward-Rodgers Creek	4.5	Northeast	7.33
Mount Diablo Thrust	20	East	6.70
Total Calaveras	20	East	7.03
N. San Andreas - Peninsula	25	West	7.23
N. San Andreas (1906 event)	25	West	8.05
Green Valley Connected	25	East	6.80
N. San Andreas - North Coast	30	West	7.51
San Gregorio Connected	32	West	7.50
Greenville Connected	37	East	7.00
Rodgers Creek	38	Northwest	7.07
Monte Vista-Shannon	39	South	6.50
West Napa	42	North	6.70
Great Valley 5, Pittsburg Kirby Hills	43	Northeast	6.70

Since 1800, four major earthquakes have been recorded on the San Andreas Fault. In 1836, an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) scale occurred east of Monterey Bay on the San Andreas Fault (Toppozada and Borchardt, 1998). The estimated Moment magnitude, M_w, for this earthquake is about 6.25. In 1838, an earthquake occurred with an estimated intensity of about VIII-IX (MM), corresponding to a M_w of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas Fault from Shelter Cove to San Juan Bautista approximately

470 kilometers in length. It had a maximum intensity of XI (MM), a M_w of about 7.9, and was felt 560 kilometers away in Oregon, Nevada, and Los Angeles. The most recent earthquake to affect the Bay Area was the Loma Prieta Earthquake of October 17, 1989, with an M_w of 6.9. This earthquake occurred in the Santa Cruz Mountains about 89 kilometers southwest of the site.

In 1868, an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward Fault. The estimated M_w for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (probably an M_w of about 6.5) was reported on the Calaveras Fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake ($M_w = 6.2$).

The U.S. Geological Survey's 2014 Working Group on California Earthquake Probabilities has compiled the earthquake fault research for the San Francisco Bay area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring in the San Francisco Region during the next 30 years (starting from 2014) is 72 percent. The highest probabilities are assigned to the Hayward Fault, Calaveras Fault, and the northern segment of the San Andreas Fault. These probabilities are 14.3, 7.4, and 6.4 percent, respectively.

5.2 Geologic Hazards

Because the project site is in a seismically active region, we evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction,[2] lateral spreading,[3] and cyclic densification[4]. We used the results of our field investigation to evaluate the potential of these phenomena occurring at the project site.

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[2] Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

[3] Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

[4] Cyclic densification is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

5.2.1 Ground Shaking

The seismicity of the site is governed by the activity of the Hayward fault, although ground shaking from future earthquakes on other faults will also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to very strong ground shaking could occur at the site during a large earthquake on one of the nearby faults.

5.2.2 Fault Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. Therefore, we conclude the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low.

5.2.3 Liquefaction and Liquefaction-Induced Settlement

When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction. The site is within a mapped liquefaction hazard zone, as shown on Figure 5 from the map titled *State of California, Seismic Hazard Zones, Oakland East and Part of Las Trampas Ridge Quadrangles, Official Map*, dated February 14, 2003.

Liquefaction susceptibility was assessed using the software CLiq v2.06.92 (GeoLogismiki, 2016). CLiq uses measured field CPT data and assesses liquefaction potential, including post-earthquake vertical settlement, given a user-defined earthquake magnitude and peak ground

acceleration (PGA). Our liquefaction analyses were performed using the methodology proposed by Boulanger and Idriss (2014). Post-earthquake settlements were evaluated using the relationship proposed by Zhang, Robertson, and Brachman (2002) to estimate post-liquefaction volumetric strains and corresponding ground surface settlement, which is a relationship that is an extension of the work by Ishihara and Yoshimine (1992).

Our analysis was performed using an assumed "during earthquake" groundwater depth of nine feet bgs. In accordance with the 2016 California Building Code (CBC), we used a peak ground acceleration of 0.71 times gravity (g) in our liquefaction evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration adjusted for site effects (PGA_M). We also used a moment magnitude of 7.33, corresponding to the mean characteristic moment magnitude of the Total Hayward-Rodgers Creek fault (Table 1).

Our liquefaction analysis indicates there are only a few isolated, thin (less than one foot thick) sand and silty sand layers/lenses underlying the site that may liquefy during a major earthquake. We estimate that total and differential ground-surface settlement associated with liquefaction (referred to as post-liquefaction reconsolidation) after a major seismic event on a nearby fault will be less than 1/2 inch and 1/4 inch over a horizontal distance of 30 feet, respectively.

Ishihara (1985) presented empirical relationship that provides criteria that can be used to evaluate whether liquefaction-induced ground failure, such as sand boils, would be expected to occur under a given level of shaking for a liquefiable layer of given thickness overlain by a resistant, or protective, surficial layer. Our analysis indicates the non-liquefiable soil overlying the potentially liquefiable soil layers is sufficiently thick and the uppermost potentially liquefiable layers are sufficiently thin such that the potential for surface manifestations of liquefaction, such as sand boils, are very low.

Considering the relatively flat site grades and the depth and relative thickness of the potentially liquefiable layers, we conclude the risk of lateral spreading is very low.

5.2.4 Cyclic Densification

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The results of our CPTs indicate the soil above the groundwater at the site generally consists of cohesive soil which is not susceptible to cyclic densification due to its relatively high fines content and cohesion. Therefore, we conclude the potential for ground surface settlement resulting from cyclic densification at the site is very low.

6.0 DISCUSSION AND CONCLUSIONS

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical concern for the project is the presence of moderately to highly expansive near-surface soil. Our conclusions to address this and other geotechnical issues are presented below.

6.1 Foundation Support and Settlement

Selection of a suitable foundation system for the proposed building is controlled by the presence of moderately to highly expansive near-surface soil, which is subject to volume changes during seasonal fluctuations in moisture content. These volume changes can cause cracking of foundations and slabs. Therefore, foundations and slabs should be designed and constructed to resist the effects of the expansive clay. These effects can be mitigated by moisture-conditioning the expansive soil, providing non-expansive fill below interior and exterior slabs, and either supporting foundations below the zone of severe moisture change or providing a stiff, shallow foundation that can limit deformation of the superstructure as the underlying soil shrinks and swells.

Foundation alternatives for sites underlain by moderately to highly expansive clay include deepened spread footings and stiffened shallow foundations such as a conventionally reinforced concrete mat or a post-tensioned (P-T) slab-on-grade. Based on our experience with similar structures and soil conditions, we conclude the most appropriate foundation types for the

proposed building would be either deepened spread footings, a P-T slab, or a conventionally reinforced mat bearing on firm native soil and/or recompacted engineered fill. The edges of the P-T slab/mat should be deepened to reduce the potential for infiltration of water beneath the foundation. In addition, the subgrade for footing excavations or the P-T slab/mat, depending on which option is selected, should be kept moist prior to placement of the vapor retarder. We can provide recommendations for other foundation types upon request.

We estimate total settlement of the proposed building supported on footings or a P-T slab/mat bearing on undisturbed native soil and/or engineered fill, designed using the allowable bearing pressures presented in Section 7.2 of this report will be about one inch. We estimate differential settlement will be about 3/4 inch over a horizontal distance of 30 feet for the footing option and 1/2 inch over a horizontal distance of 30 feet for the P-T slab/mat option. Most of the settlement under static loading will occur during construction.

6.2 Expansive Soil

Atterberg limits tests performed on samples of the near-surface clay indicate that the surficial soil at the site is moderately to highly expansive. Expansive near-surface soil is subject to volume changes during seasonal fluctuations in moisture content. These volume changes can cause movement and cracking of foundations, sidewalks, and pavements. On expansive soil sites, it is also critical to properly manage surface and subsurface drainage to prevent water from collecting beneath pavements and sidewalks, where it can lead to cyclic swelling and shrinking of the subgrade soil and can cause subgrade instability under vehicular loads.

Recommendations for building pad preparation, exterior concrete flatwork subgrade preparation, and site drainage and landscaping considerations are included in Section 7.1.

6.3 Excavation and Construction Considerations

The soil to be excavated generally consists of clayey sand and clay which can be excavated with conventional earth-moving equipment such as loaders and backhoes. Removal of existing foundations will require equipment capable of breaking up reinforced concrete. There are existing buildings adjacent to the site. Heavy equipment should not be used within 10 horizontal

feet from adjacent buildings. Jumping jack or hand-operated vibratory plate compactors should be used for compacting fill within this zone.

If the depth of an excavation that will be entered by workers exceeds four feet, the sides of excavation should be sloped in accordance with CAL-OSHA standards (29 CFR Part 1926). The contractor should be responsible for the construction and safety of temporary slopes. Where there is insufficient space for slope cuts, shoring will likely be required. If shoring is required for this project, we conclude cantilevered soldier-pile-and-lagging shoring is likely the most economical system for this project.

6.4 Soil Corrosivity

Corrosivity testing was performed by Project X Corrosion Engineering on a sample of soil obtained during our field investigation from Boring B-1 at a depth of 4 feet bgs. The results of the test are presented in Appendix B of this report.

Based on the results of the corrosivity test, we conclude the near-surface native clay is considered "moderately corrosive" with respect to resistivity. Accordingly, all buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric-coated steel or iron should be protected against corrosion depending upon the critical nature of the structure. The results indicate that sulfate ion and chloride ion concentrations are insufficient to adversely impact buried concrete and steel reinforcement in concrete structures below ground. In addition, the results indicate the near-surface soil has a pH of 8.1, which should not have an adverse effect on buried concrete and buried metal.

7.0 RECOMMENDATIONS

Our recommendations for site preparation and grading, foundation design, and other geotechnical aspects of the project are presented in this section.

7.1 Site Preparation, Grading, and Fill Placement

Any vegetation and organic topsoil should be stripped in areas to receive improvements (i.e., building, pavement, or flatwork). Tree roots, if any, with a diameter greater than 1/2 inch within three feet of subgrade should be removed.

Site demolition should include removal of all existing pavements, foundations, and underground utilities. In general, abandoned underground utilities should be removed to the property line or service connections and properly capped or plugged with concrete. Where existing utility lines are outside of the footprint of the proposed improvements and will not interfere with the proposed construction, they may be abandoned in-place provided the lines are filled with lean concrete or cement grout to the property line. Voids resulting from demolition activities should be properly backfilled with engineered fill under the observation of our field engineer and following the recommendations provided later in this section.

7.1.1 Soil Subgrade Preparation

The soil subgrade beneath proposed improvements or areas to receive fill should be scarified to a depth of at least eight inches, moisture-conditioned to at least four percent above optimum moisture content, and compacted to between 87 and 92 percent relative compaction[5]. If the subgrade is within eight inches of finished subgrade in areas to receive vehicular traffic, it should be moisture-conditioned to above optimum moisture content and compacted to at least 90 percent relative compaction for moderate- to high-plasticity soil and at least 95 percent for low-plasticity soil. The soil subgrade should be kept moist until it is covered by fill or improvements.

[5] Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.

7.1.2 Building Pad Subgrade Preparation

Where existing undocumented fill or weak/unstable native soil are encountered below the building pad subgrade during site grading, the fill/weak soil should be overexcavated under the observation of our field engineer and replaced as properly compacted fill (engineered fill). The engineered fill may consist of on-site soil (general fill) or imported soil (select fill) as described in Section 7.1.3 and should be moisture-conditioned and compacted to the requirements presented in Table 2.

Excavations adjacent to neighboring buildings that extend below a 1.5:1 (horizontal to vertical) line projected downward from the bottom of adjacent foundations should be performed in slots. Prior to construction, we recommend test pits be excavated to determine the depth of the foundations for the neighboring buildings and to determine if slot excavations will be required.

To mitigate the detrimental effects of the moderately to highly expansive near-surface soil and to protect the underlying clay from excessive wetting or drying (depending on what time of year construction occurs), the slab-on-grade floor for the footing option should be underlain by 18 inches of select fill or lime-treated on-site soil. For the P-T slab option, the P-T slab subgrade should consist of six inches of select fill or 12 inches of lime-treated on-site soil.

Where lime-treated on-site soil is selected, the depth of lime treatment should be 12 inches, which is the minimum practical depth of expansive soil subgrade that may be treated in place with lime. The select fill or lime-treated soil should extend at least five feet outside the building footprint, except where there will be landscaping adjacent to the building or where constrained by property lines. Where there will be landscaping next to the building, the select fill or lime - treated on-site soil should extend to the edge of the building.

7.1.3 Fill Quality and Compaction

On-site soil may be used as general fill, provided the material is free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, and be approved by the Geotechnical Engineer. The grading subcontractor should expect to moisture condition the on-

site soil before use as general fill. Note that "moisture-conditioning" may require wetting or drying of the soil, depending on the conditions encountered.

If imported soil (select fill) is required, it should be free of organic matter, contain no rocks or lumps larger than three inches in greatest dimension, have a liquid limit less than 40 and plasticity index less than 12, and be approved by the Geotechnical Engineer. Samples of proposed select fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site. The grading contractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not available, up to two weeks should be allowed to perform analytical testing on the proposed imported material.

All fill should be placed in horizontal lifts not exceeding eight inches in loose thickness, moisture-conditioned, and compacted in accordance with the requirements provided below in Table 2.

TABLE 2
Summary of Compaction Requirements

Location	Required Relative Compaction (percent)	Moisture Requirement
Building pads – expansive clay	87 – 92	4+% above optimum
Building pads – low-plasticity soil	90+	Above optimum
Exterior slabs – expansive clay	87 – 92	4+% above optimum
Exterior slabs – low-plasticity soil	90+	Above optimum
Pavements – expansive clay	90+	2+% above optimum
Pavements – low-plasticity soil	95+	Above optimum
Pavements - aggregate base	95+	Near optimum
General fill – expansive clay	87 – 92	4+% above optimum
General fill – low-plasticity soil	90+	Above optimum
General fill – granular soil	95+	Near optimum
Utility trench backfill – expansive clay	87 – 92	4+% above optimum
Utility trench backfill – low-plasticity	90+	Above optimum
Utility trench - clean sand or gravel	95+	Near optimum

Fill consisting of granular soil (clean sand or gravel with less than five percent fines by weight) should be compacted to at least 95 percent relative compaction. Select fill placed within six inches of soil subgrade for pavement (concrete or asphalt concrete) that will be subjected to vehicular traffic, as well as the overlying Class 2 aggregate base, should be compacted to at least 95 percent relative compaction and be non-yielding.

Where the above recommended compaction requirements are in conflict with the City of Oakland standard details for pavements and sidewalks within the public right-of-way, the City Engineer or inspector should determine which compaction requirements should take precedence.

7.1.4 Lime-Treated Soil

One method to mitigate the detrimental effects of expansive near-surface soil and to protect the clay subgrade from excessive wetting or drying would be to treat the upper 12 inches of the building pad subgrade with lime. Where there are patios or sidewalks adjacent to the building, the lime treatment should extend to the outside edge of the patios or sidewalks. If there is landscaping adjacent to the building, the lime treatment should only extend to the edge of the proposed building.

Lime treatment of fine-grained soils generally includes site preparation, application of lime, mixing, compaction, and curing of the lime-treated soil. Field quality control measures should include checking the depth of lime treatment, degree of pulverization, lime spread rate measurement, lime content measurement, and moisture content and density measurements, and mixing efficiency.

The lime treatment process should be designed by a contractor specializing in its use and who is experienced in the application of lime in similar soil conditions. Based on our experience with lime treatment, we judge that the specialty contractor should be able to treat the moderately to highly expansive on-site material to produce a non-expansive fill for building pad subgrades and, if desired, for exterior flatwork and pavement subgrades. For planning purposes, we recommend assuming the lime treatment will consist of five percent Dolomitic Quicklime by dry weight of soil. The dry weight of soil should be assumed to be 105 pounds per cubic foot (pcf) for calculating lime quantities. The specialty contractor should: 1) perform a lime demand test prior to treatment to determine the percentage of Quicklime required to achieve a pH of 12.4 or higher in the treated soil, 2) perform an Atterberg limits test to confirm the proposed percentage of Quicklime will reduce the plasticity index of the treated soil to 12 or less, and 3) prepare a lime treatment procedure for our review prior to construction.

7.1.5 Exterior Concrete Flatwork

We recommend a minimum of four inches of Class 2 aggregate base be placed below exterior concrete flatwork, including patio slabs and sidewalks. In addition, we recommend the aggregate base be underlain by a minimum of eight inches of non-expansive soil (i.e. select fill or lime-treated onsite soil). The non-expansive fill should extend at least six inches beyond the slab edges. Non-expansive fill should be moisture-conditioned and compacted in accordance with the requirements provided above in Table 2.

Even with eight inches of non-expansive soil plus four inches of Class 2 aggregate base, exterior slabs may experience some cracking due to shrinking and swelling of the underlying expansive soil. Thickening the slab edges and adding additional reinforcement will control this cracking to some degree. Where slabs are adjacent to landscaped areas, thickening the concrete edge will help control water infiltration beneath the slabs. In addition, where slabs provide access to buildings, it would be prudent to dowel the entrance to the building to permit rotation of the slab as the exterior ground shrinks and swells and to prevent a vertical offset at the entries.

7.1.6 Utility Trench Backfill

Excavations for utility trenches can be readily made with a backhoe. All trenches should conform to the current CAL-OSHA requirements. To provide uniform support, pipes or conduits should be bedded on a minimum of four inches of sand or fine gravel. After the pipes and conduits are tested, inspected (if required) and approved, they should be covered to a depth of six inches with sand or fine gravel, which should be mechanically tamped. The pipe bedding and cover should be eliminated where an impermeable plug is required as described below. Backfill for utility trenches and other excavations is also considered fill, and should be placed and compacted as according to the recommendations previously presented. If imported clean sand or gravel (defined as soil with less than 10 percent fines) is used as backfill, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill should not be permitted. Special care should be taken when backfilling utility trenches in pavement areas. Poor compaction may cause excessive settlements, resulting in damage to the pavement section.

Foundations for the proposed building should be bottomed below an imaginary line extending up at a 1.5:1 (horizontal to vertical) inclination from the base of utility trenches. Alternatively, the portion of the utility trench (excluding bedding) that is below the 1.5:1 line can be backfilled with controlled low-strength material (CLSM) with a 28-day unconfined compressive strength of at least 100 pounds per square inch (psi).

Where utility trenches enter the building pad, an impermeable plug consisting of CLSM, at least three feet in length, should be installed where the trenches enter the building footprint. Furthermore, where sand- or gravel-backfilled trenches cross planter areas and pass below asphalt or concrete pavements, a similar plug should be placed at the edge of the pavement. The purpose of these recommendations is to reduce the potential for water to become trapped in trenches beneath the building or pavements. This trapped water can cause heaving of soils beneath slabs and softening of subgrade soil beneath pavements.

7.1.7 Drainage and Landscaping

Positive surface drainage should be provided around the building to direct surface water away from the foundations. To reduce the potential for water ponding adjacent to the building, we recommend the ground surface within a horizontal distance of five feet from the building slope down away from the building with a surface gradient of at least two percent in unpaved areas and one percent in paved areas. In addition, roof downspouts should be discharged into controlled drainage facilities to keep the water away from the foundations. The use of water-intensive landscaping around the perimeter of the building should be avoided to reduce the amount of water introduced to the expansive clay subgrade.

Care should be taken to minimize the potential for subsurface water to collect beneath pavements and pedestrian walkways. Where landscape beds and tree wells are immediately adjacent to pavements and flatwork, we recommend vertical cutoff barriers be incorporated into the design to prevent irrigation water from saturating the subgrade and aggregate base. These barriers may consist of either flexible impermeable membranes or deepened concrete curbs.

If storm water treatment systems (infiltration basins, rain gardens, bio-retention systems, vegetated swales, flow-through planters, etc.) are to be constructed at the site, they should be provided with subdrains. Within 10 feet of the proposed building or neighboring buildings, excavations for storm water treatment systems should have an impermeable liner in addition to the subdrain. Due to the low permeability of the near-surface soil, these systems should not be designed for exfiltration in to the subgrade soil. The drainage layer beneath the "treatment" soil should consist of a minimum 12-inch-thick layer of Caltrans Class 2 Permeable drainage material and include a minimum four-inch-diameter perforated drain pipe (perforations facing down.

Prior experience and industry literature indicate that some species of high water-demand[6] trees can induce ground-surface settlement by drawing water from the expansive clay, causing it to shrink. Where these types of trees are planted near buildings, the ground-surface settlement may result in damage to the structure. This problem usually occurs 10 or more years after planting, as the trees reach mature height. To reduce the risk of tree-induced, building settlement, we recommend trees of the following genera are not planted within 25 feet of the proposed building: *Eucalyptus, Populus, Quercus, Crataegus, Salix, Sorbus* (simple-leafed), *Ulmus, Cupressus, Chamaecyparis,* and *Cupressocyparis.* Because this is a limited list and does not include all genera that may induce ground-surface settlement, a tree specialist should be consulted prior to selection of trees to be planted at the site.

7.2 Foundation Design

The proposed building should be supported on deepened spread footings founded on stiff native clay or a P-T slab or conventionally reinforced mat foundation supported on firm native soil and/or engineered fill as described in Section 7.1.2. Recommendations for design of footings, a P-T slab and mat foundation are presented below.

[6] "Water-demand" refers to the ability of the tree to withdraw large amounts of water from the soil subgrade, rather than soil suction exerted by the root system.

7.2.1 Deepened Spread Footings

The proposed building may be supported on deepened spread footings bearing on undisturbed native soil. Continuous footings should be at least 18 inches wide and isolated spread footings should be at least 24 inches wide. Exterior spread footings should be bottomed at least 30 inches below the lowest adjacent exterior finished grade or 24 inches below the adjacent building pad subgrade (measured from the top of the lime-treated soil/select fill), whichever is lower. To mitigate the potential for moisture changes in the soil the slab-on-grade floor, the exterior footings should be connected by either a grade beam or turned-down slab edge bottomed at the same depth as the footings. Interior footings should be bottomed at least 24 inches below the adjacent building pad subgrade. Footings to be constructed near underground utilities should be bottomed below an imaginary line extending up at an inclination of 1.5:1 (horizontal:vertical) from the bottom of the utility trench. Footings may be designed using allowable bearing pressures of 3,000 psf for dead-plus-live loads and 4,000 psf for total design loads, which include wind or seismic forces.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the footings and friction between the bottoms of the footings and the underlying soil. To compute lateral resistance for footings for sustained load conditions, we recommend using an equivalent fluid weight of 240 pcf. For transient load conditions, we recommend using a uniform pressure of 1,500 psf to compute passive resistance. The upper foot of soil should be ignored for passive resistance unless confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.30. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without reduction.

Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete. If footings are excavated during the rainy season they should incorporate a rat slab to protect the footing subgrade. This will involve over-excavating the footing by about 2 to 3 inches and placing lean concrete or controlled low-strength material (CLSM) in the bottom (following inspection by our engineer). A rat slab will help protect the footing

subgrade during placement of reinforcing steel. Water can then be pumped from the excavations prior to placement of structural concrete, if present. The bottoms and sides of the footing excavations should be moistened following excavation and maintained in a moist condition until concrete is placed. We should check footing excavations prior to placement of reinforcing steel to check for proper bearing. We should re-examine the excavations just prior to placement of concrete to confirm the bottoms and sides of the excavations have sufficient moisture content.

7.2.2 Post-Tensioned Slab-on-Grade

We recommend the P-T slab for the proposed building be at least 11 inches thick. The edges of the P-T slab should be thickened such that the foundation edge is bottomed at least nine inches below the adjacent exterior grade. Where the P-T slab is constructed near a bioswale or other stormwater treatment area, the edge of the slab should be founded below an imaginary line extending up at an inclination of 1.5:1 (horizontal:vertical) from the base of the bioswale/treatment area. The maximum bearing pressure beneath the P-T slab should not exceed 3,000 psf under dead-plus-live-load conditions and 4,000 psf under total load conditions. For design of P-T slab, we recommend using the parameters presented below in Table 3.

TABLE-3
P-T Slab Design Parameters

Parameter	Value
Thornwaite Moisture Index	20
Edge moisture variation distance edge lift center lift	 4.9 feet 9.0 feet
Percentage fines	90%
Percentage of clay	60%
Liquid limit	47%
Plasticity Index	27%
Suction Variance at Ground	1.5 pF
Soil differential movement edge lift center lift	 0.3 inches 0.5 inches

Lateral loads may be resisted by a combination of friction along the base of the P-T slab and passive resistance against the vertical faces of the P-T slab. To compute lateral resistance for sustained loads, we recommend using an equivalent fluid weight of 240 pounds per cubic foot (pcf). To compute lateral resistance for transient loads, we recommend a uniform passive pressure of 1,500 psf be used. The upper foot of soil should be ignored in computing passive resistance unless confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.30 where the P-T slab is in contact with soil. Where avapor retarder is placed beneath the P-T slab, a base friction coefficient of 0.20 should be used. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without reduction.

The P-T slab subgrade should be prepared following the recommendations presented in Section 7.1.2. The subgrade for the P-T slabs should be free of standing water, debris, and disturbed materials prior to placing concrete. The bottoms and sides of the excavations should be wetted following excavation and maintained in a moist condition until concrete is placed. We should check the P-T slab subgrade prior to placement of the vapor retarder.

7.2.3 Mat Foundation

We recommend the mat foundation be at least 12 inches thick. The edges of the mat should be thickened such that the foundation edge is bottomed at least nine inches below the adjacent exterior grade. In addition, the mat edge should be founded below an imaginary line extending up at an inclination of 1.5:1 (horizontal:vertical) from the bottom of any biotreatment/infiltration systems near the building. For structural design of the mat foundation, we recommend using a coefficient of vertical subgrade reaction of 30 pounds per cubic inch (pci) for static loading and 45 pci for seismic loading. These values have been reduced to account for the size of the mat/equivalent footings (therefore, this is <u>not</u> k_{v1} for 1-foot-square plate). Once the structural engineer evaluates the initial distribution of bearing stress on the bottom of the mat, we can review the distribution and revise the coefficients of subgrade reaction, if appropriate. The maximum bearing pressure beneath the mat should not exceed 3,000 pounds per square foot (psf) under dead-plus-live-load conditions and 4,000 psf under total load conditions.

Conventionally reinforced mat foundations should be designed in accordance with the Wire Reinforcement Institute's (WRI's) publication title *Design of Slab-on-Grade Foundations, An Update* (1996). We recommend the following parameters should be used in conjunction with the WRI design method:

- Climatic rating (C_w) – 15
- Equivalent Plasticity Index (PI) – 26
- Slope Correction Coefficient (C_s) – 1.0
- Consolidation Correction Coefficient (C_o) – 1.0

Lateral loads may be resisted by a combination of friction along the base of the mat and passive resistance against the vertical faces of the mat. To compute lateral resistance for sustained loads, we recommend using an equivalent fluid weight of 240 pounds per cubic foot (pcf). To compute lateral resistance for transient loads, we recommend a uniform passive pressure of 1,500 psf be used. The upper foot of soil should be ignored in computing passive resistance unless confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.30 where the mat is in contact with soil. Where a vapor retarder is placed beneath the mat, a base friction coefficient of 0.20 should be used. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without reduction.

To reduce water vapor transmission through the mat foundation, we recommend a vapor retarder be placed between the bottom of the mat and the underlying subgrade soil. The vapor retarder should be at least 15 mils thick and meet the requirements for Class A vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. Concrete can be placed directly on the vapor retarder provided the water/cement (w/c) ratio of the concrete does not exceed 0.45 and water is not added in the field. If necessary, workability may be increased by adding plasticizers. In addition, the concrete for the mat should be properly cured. Before floor coverings are placed over the mat foundation, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

The mat subgrade should be prepared following the recommendations presented in Section 7.1.2. The subgrade for the mat should be free of standing water, debris, and disturbed materials prior to placing concrete. The bottoms and sides of the excavations should be wetted following excavation and maintained in a moist condition until concrete is placed. We should check the mat subgrade prior to placement of the vapor retarder.

7.3 Water Vapor Retarder

To reduce water vapor transmission through the P-T slab or mat, we recommend a vapor retarder be placed between the bottom of the P-T slab/mat and the underlying subgrade soil. The vapor retarder may be omitted in the parking garage since there is adequate ventilation in parking garages to prevent condensation of moisture on the surface of the slab. The vapor retarder should be at least 15 mils thick and meet the requirements for Class A vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder.

Concrete can be placed directly on the vapor retarder provided the water/cement (w/c) ratio of the concrete does not exceed 0.45 and water is not added in the field. If necessary, workability may be increased by adding plasticizers. In addition, the concrete should be properly cured. Before floor coverings are placed over the slab, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

7.4 Concrete Slab-on-Grade Floor

For the deepened spread footing option, the floor slab for the building may consist of a slab-on-grade floor underlain by at least 18 inches of non-expansive material. The slab-on-grade floor should be at least five inches thick, reinforced with No. 4 bars at 18 inches on center, and underlain by a minimum of four inches of either Class 2 aggregate base (AB) or a four-inch-thick capillary break, as described below. The Class 2 AB or capillary break should be placed on 18 inches of properly compacted lime-treated on-site soil or imported select fill.

A capillary moisture break and vapor retarder are generally not required below parking slabs-on- grade because there is sufficient air circulation to limit condensation of moisture on the slab surface; however, we recommend a capillary break and vapor retarder be placed in areas where there is a floor covering, areas used for storage, and any enclosed rooms. Where a capillary moisture break/vapor retarder is not used, we recommend four inches of Class 2

aggregate base compacted to at least 95 percent relative compaction be placed beneath the parking garage slab.

A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. The vapor retarder should meet the requirements for Class B vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. The particle size of the capillary break material should meet the gradation requirements presented in Table 4.

TABLE 4
Gradation Requirements for Capillary Moisture Break

Sieve Size	Percentage Passing Sieve
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6

Concrete can be placed directly on the vapor retarder provided the water/cement (w/c) ratio of the concrete does not exceed 0.45 and water is not added in the field. If necessary, workability may be increased by adding plasticizers. In addition, the concrete should be properly cured. Before floor coverings are placed over the slab, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

7.5 Permanent Retaining Walls

Permanent retaining walls, including foundation stem walls and elevator pit walls, should be designed to resist, static lateral earth pressures, lateral pressures caused by earthquakes, vehicular surcharge pressures, and surcharges from adjacent foundations, where appropriate. We

recommend retaining walls be designed using the lateral earth pressures presented in Table 5 below.

TABLE 5
Lateral Earth Pressures for Retaining Wall Design

Drained/Undrained Retaining Wall	At-Rest Static Condition (Restrained)	Seismic Condition
Drained	60 pcf	40 pcf + 32 pcf
Undrained	91 pcf	82 pcf + 15 pcf

1. Equivalent fluid weight (triangular distribution); pcf = pounds per cubic foot

The recommended lateral earth pressures above are based on a level backfill condition with no additional surcharge loads. Where the below-grade walls are subject to traffic loading within a horizontal distance equal to 1.5 times the wall height, an additional uniform lateral pressure of 50 psf, applied to the entire height of the wall.

The design pressures for drained conditions recommended are for fully drained walls above the design groundwater level. Although below-grade walls will be above the design groundwater level, water can accumulate behind the walls from other sources, such as rainfall, irrigation, and broken water lines, etc. One acceptable method for back-draining a basement wall is to place a prefabricated drainage panel against the back of the wall. The drainage panel should extend down to a perforated PVC collector pipe at the design high groundwater level (or higher if allowed by the structural engineer). The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material or 3/4-inch drain rock wrapped in filter fabric (Mirafi NC or equivalent). A proprietary, prefabricated collector drain system, such as Tremdrain Total Drain or Hydroduct Coil (or equivalent), designed to work in conjunction with the drainage panel may be used in lieu of the perforated pipe surrounded by gravel described above. The pipe should be connected to a suitable discharge point; a sump and pump system may be required to drain the collector pipes, in the event the elevation is insufficient to gravity drain to the storm drain system.

To protect against moisture migration, below-grade walls should be waterproofed and water stops should be placed at all construction joints. If backfill is required behind below-grade walls, the walls should be braced, or hand compaction equipment used, to prevent unacceptable surcharges on walls (as determined by the structural engineer).

7.6 Temporary Cut Slopes

Excavations that will be deeper than five feet and will be entered by workers should be sloped or shored in accordance with CAL-OSHA standards (29 CFR Part 1926). The contractor should be responsible for the construction and safety of temporary slopes. We recommend temporary slopes not exceed an inclination of 1:1 (horizontal to vertical) in clayey soil (OSHA Type B Soil). Recommendations for shoring, if needed, can be provided upon request.

7.7 Seismic Design

For design in accordance with the 2016 California Building Code, we recommend Site Class D be used. Using the USGS U.S. Seismic Design Maps website and the latitude of 37.7839º and longitude of -122.2373º, we conclude the following seismic design parameters should be used:

- S_S = 1.85 g, S_1 = 0.742 g
- S_{MS} = 1.85 g, S_{M1} = 1.113 g
- S_{DS} = 1.233 g, S_{D1} = 0.742 g
- Seismic Design Category D for Risk Categories I, II, and III.

8.0 GEOTECHNICAL SERVICES DURING CONSTRUCTION

Prior to construction, Rockridge Geotechnical should review the project plans and specifications to verify that they conform to the intent of our recommendations. During construction, our field engineer should provide on-site observation and testing during site preparation, placement and compaction of fill, and installation of building foundations. These observations will allow us to compare actual with anticipated subsurface conditions and to verify that the contractor's work conforms to the geotechnical aspects of the plans and specifications.

9.0 LIMITATIONS

This geotechnical investigation has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. The recommendations made in this report are based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed in the cone penetration tests and test borings. If any variations or undesirable conditions are encountered during construction, we should be notified so that additional recommendations can be made. The foundation recommendations presented in this report are developed exclusively for the proposed development described in this report and are not valid for other locations and construction in the project vicinity.

REFERENCES

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2016 California Building Code

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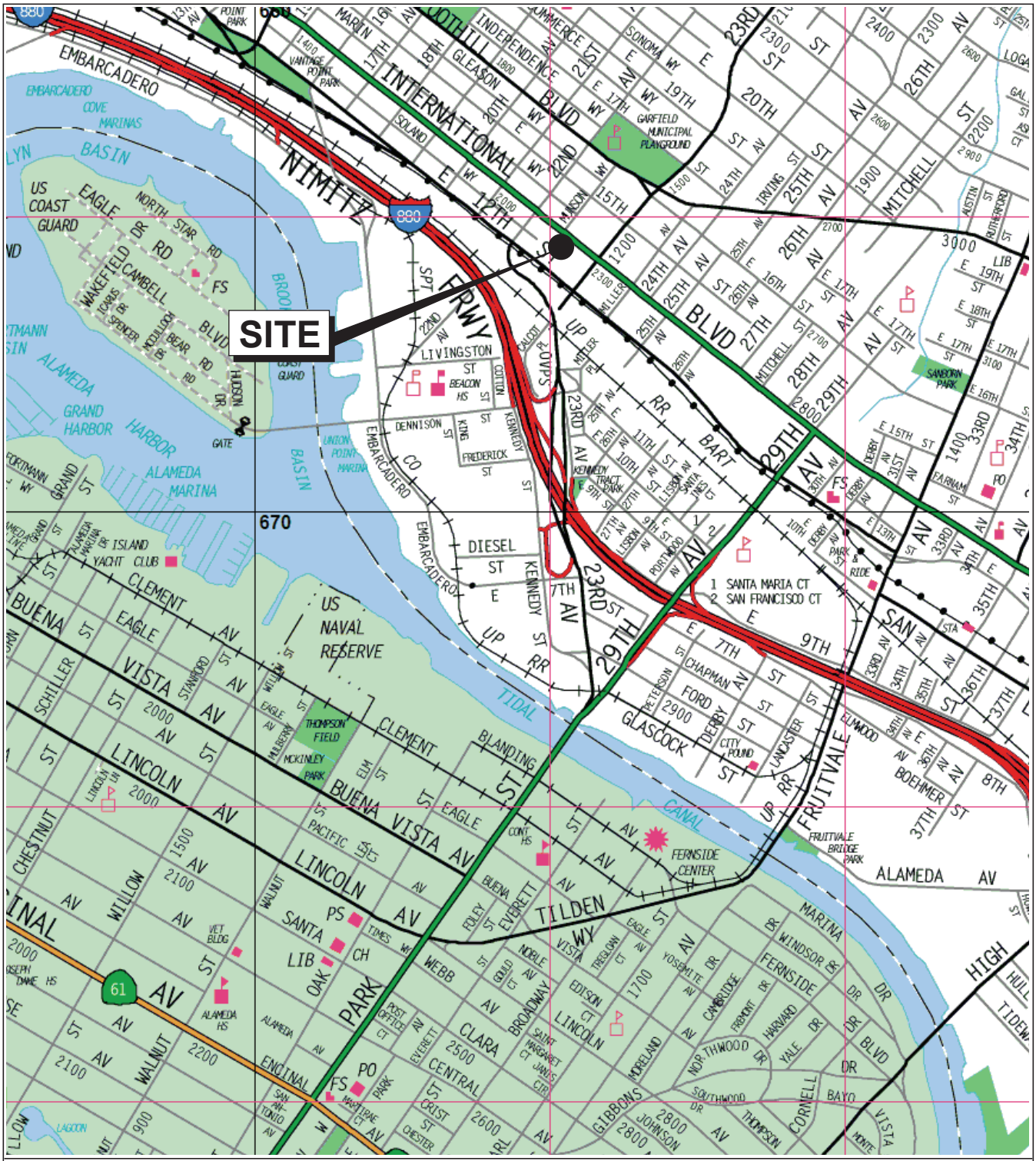
ROCKRIDGE GEOTECHNICAL

FIGURES



Base map: The Thomas Guide
Alameda County
2002

0 1/4 1/2 Mile

Approximate scale

N

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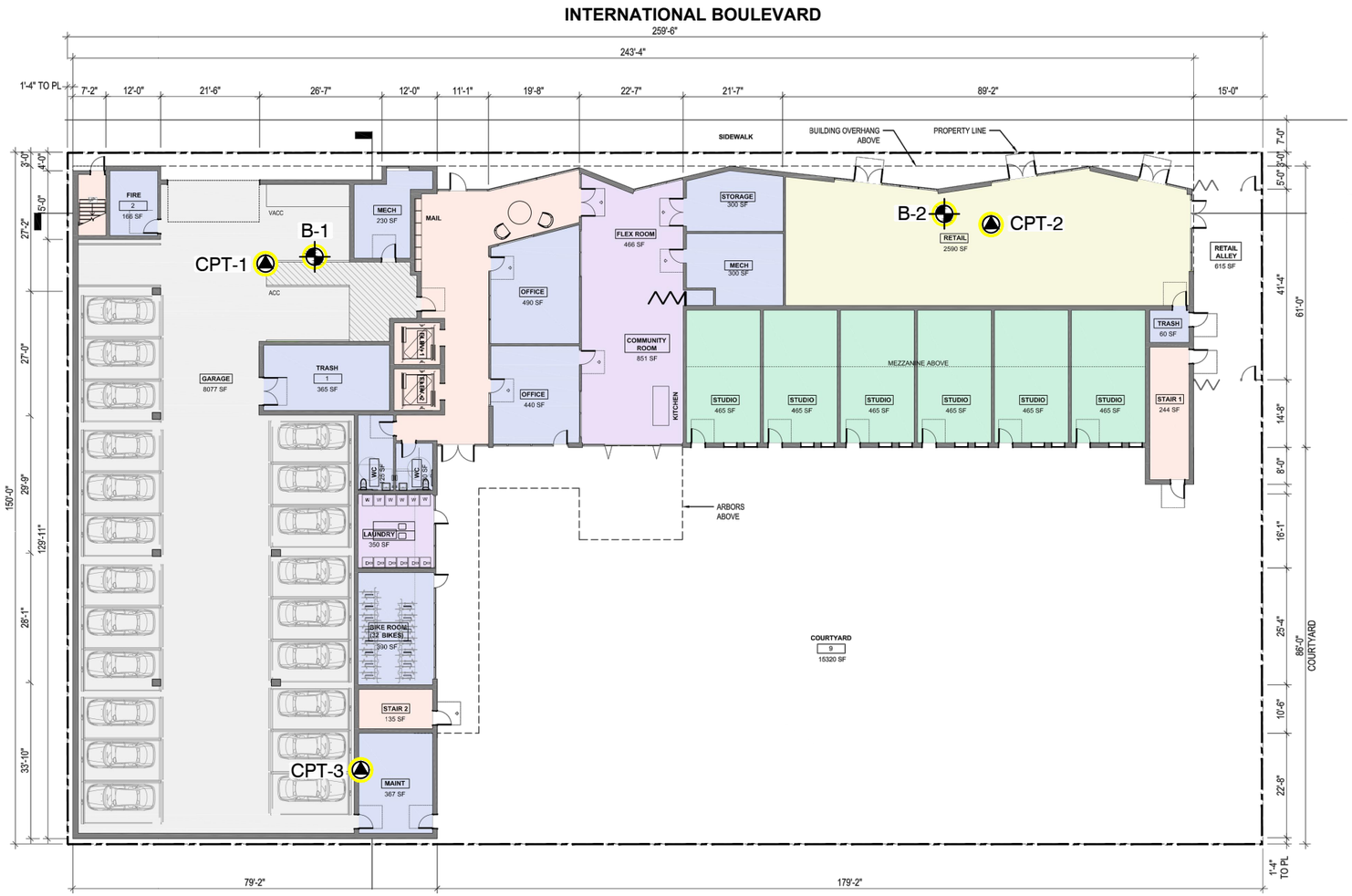
ROCKRIDGE GEOTECHNICAL

SITE LOCATION MAP

Date 05/21/19	Project No. 19-1677	Figure 1



EXPLANATION

CPT-1 — Approximate location of cone penetration test by Rockridge Geotechnical Inc., April 12, 2019

B-1 — Approximate location of boring by Rockridge Geotechnical Inc., May 3, 2019

Project limits

0 30 Feet

Approximate scale

Reference: Base map from a drawing titled "1st Floor Plan", by Anne Phillips Arcitecture, dated September 15, 2018.

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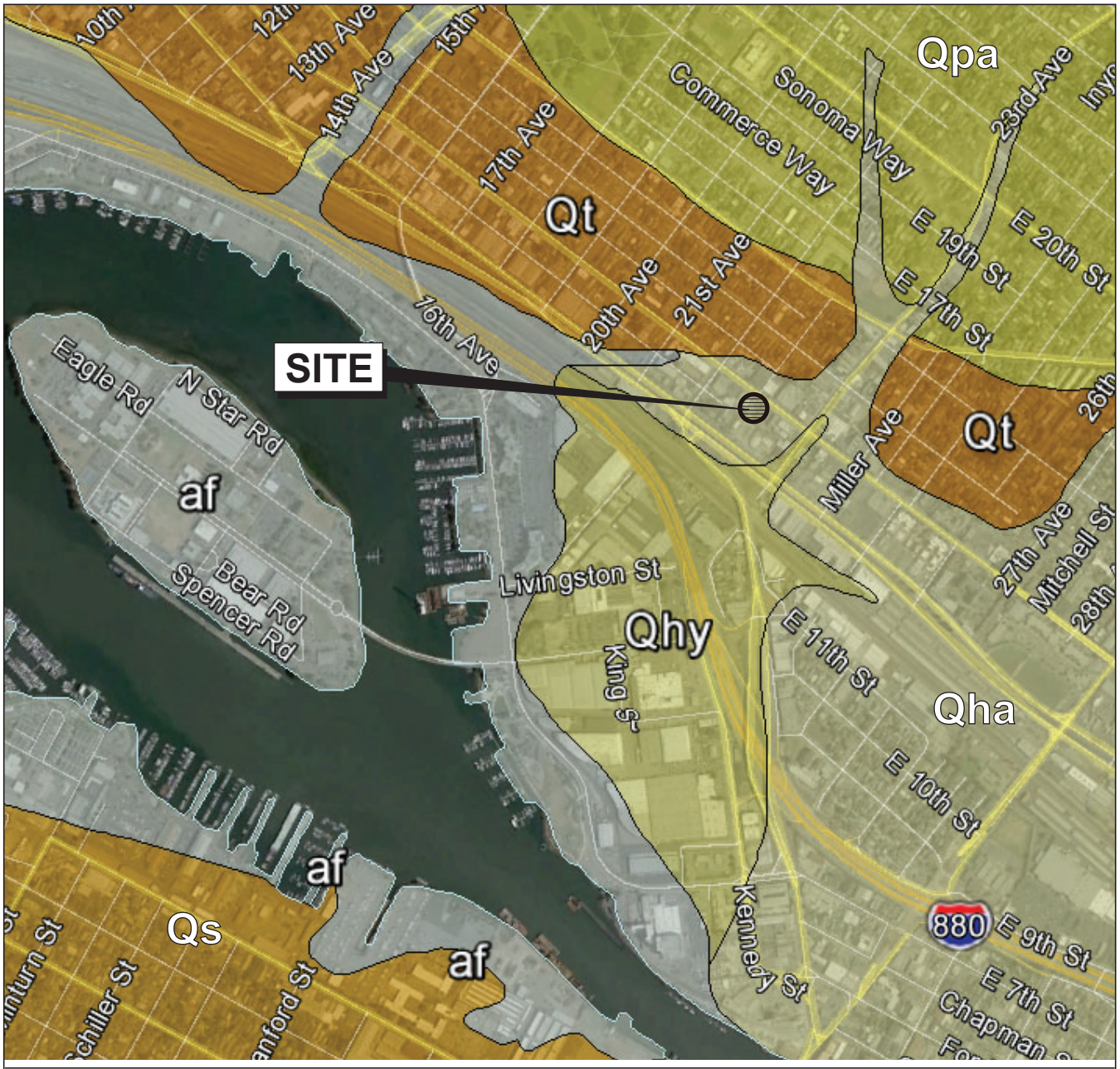
Oakland, California

SITE PLAN

Date 06/10/19	Project No. 19-1677	Figure 2

ROCKRIDGE GEOTECHNICAL



Base map: Google Earth with U.S. Geological Survey (USGS), Alameda County, 2017.

EXPLANATION

af	Artificial Fill
Qhy	Alluvium (late Holocene)
Qha	Alluvium (Holocene)
Qs	Beach and dune sand (Quaternary)
Qpa	Alluvium (Pleistocene)
Qt	Marine terrace deposits (Pleistocene)

Geologic contact:
dashed where approximate and dotted
where concealed, queried where uncertin

0 1000 2000 Feet

Approximate scale

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Oakland, California

ROCKRIDGE GEOTECHNICAL

REGIONAL GEOLOGIC MAP

Date 05/21/19 | Project No. 19-1677 | Figure 3

Base Map: U.S. Geological Survey (USGS), National Seismic Hazards Maps - Fault Sources, 2008.

EXPLANATION

- Strike slip
- Thrust (Reverse)
- Normal

N

0 5 10 Miles

Approximate scale

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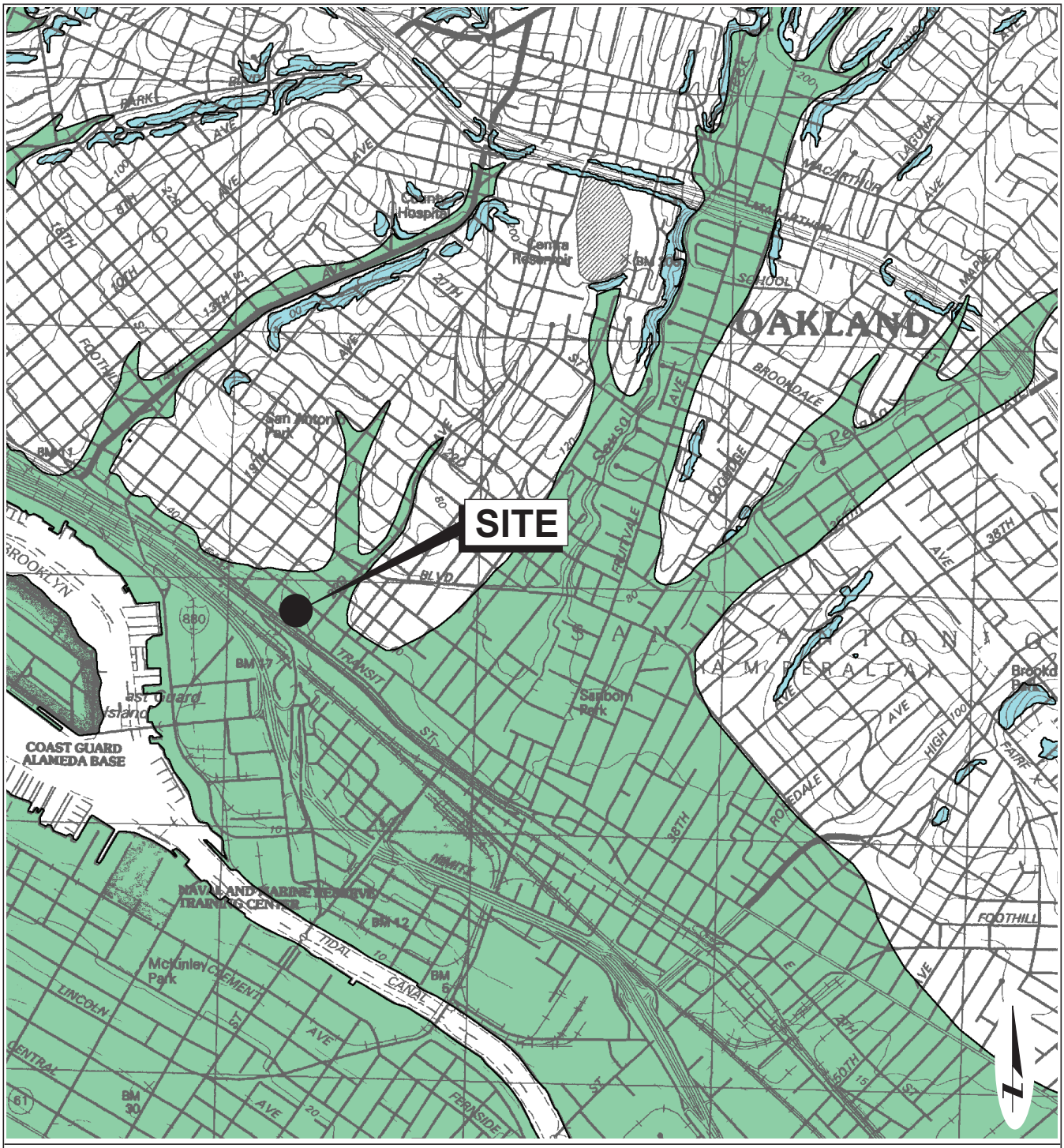
ROCKRIDGE GEOTECHNICAL

REGIONAL FAULT MAP

Date	Project No.	Figure
05/21/19	19-1677	4



EXPLANATION

Liquefaction; Areas where historic occurence of liquefaction, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

Earthquake-Induced Landslides; Areas where previous occurence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

0 2,000 4,000 Feet

Approximate scale

Reference:
State of California "Seismic Hazard Zones"
Oakland East Quadrangle.
Released on February 14, 2003

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ROCKRIDGE GEOTECHNICAL

SEISMIC HAZARDS ZONE MAP

Date 05/21/19	Project No. 19-1677	Figure 5

ROCKRIDGE GEOTECHNICAL

APPENDIX A

Logs of Test Borings and Cone Penetration Test Results

PROJECT: **ANCORA PLACE**
2227 INTERNATIONAL BOULEVARD
Oakland, California

Log of Boring B-1

Boring location: See Site Plan, Figure 2
Logged by: R. Ford
Date started: 5/3/19 Date finished: 5/3/19
Drilling method: 4" Solid Stem Auger
Hammer weight/drop: 140 lbs./30 inches Hammer type: Safety Hammer
Sampler: Sprague & Henwood (S&H), Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
0						6 inches of concrete						
1					SC	CLAYEY SAND with GRAVEL (SC) brown, medium dense, moist FILL						
2	S&H		5 9 11	14	CL-CH	CLAY (CL-CH) dark brown, stiff, moist, trace organics LL = 50, PI = 30; see Appendix B					27.9	94
3												
4	S&H		6 8 10	13		SANDY CLAY (CL) olive-gray, stiff, moist, fine sand LL = 36, PI = 21; see Appendix B					22.4	104
5												
6	S&H		6 7 10	12	CL							
7												
8												
9						(1:00 PM; 5/3/2019)						
10	SPT		3 3 4	8		SANDY CLAY with GRAVEL (CL) light gray-brown, medium stiff to stiff, wet, fine chert gravel, subrounded, pea-sized gravel						
11												
12												
13												
14					CL							
15	SPT		6 11 14	30		light gray-brown to light olive-gray, very stiff to hard ALLUVIUM						
16												
17												
18												
19												
20	SPT		8 13 20	40	SC	CLAYEY SAND with GRAVEL (SC) orange-brown, dense, wet, fine subround graveL, well graded sand						
21												
22												
23												
24												
25	SPT		7 8 10	22	CL	SANDY CLAY (CL) olive-brown, very stiff, wet, trace gravel						
26												
27												
28												
29												
30	SPT		4 5 9	17	ML	SANDY SILT (ML) olive-gray, very stiff, wet, trace fine gravel						
31												
32												

Boring terminated at a depth of 31.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at a depth of 9.5 feet at the end of drilling.

[1] S&H and SPT blow counts for the last two increments were converted to SPT N-Values using factors of 0.7 and 1.2, respectively, to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 19-1677 Figure: A-1

ROCKRIDGE 19-1677.GPJ TR.GDT 6/7/19

PROJECT: **ANCORA PLACE**
2227 INTERNATIONAL BOULEVARD
Oakland, California

Log of Boring B-2

Boring location: See Site Plan, Figure 2 | Logged by: R. Ford

Date started: 5/3/19 | Date finished: 5/3/19

Drilling method: 4" Solid Stem Auger

Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety Hammer

Sampler: Sprague & Henwood (S&H), Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
1						3 inches of asphalt						
	S&H		8 8 7	11	SC	CLAYEY SAND with GRAVEL (SC) brown, medium dense, moist — FILL				28		
2					SM	SILTY SAND (SM) brown, medium dense, moist, fine sand						
3			7			SANDY CLAY (CL) brown, stiff to very stiff, moist, trace organics, trace fine gravel						
4	S&H		10 14	17								
5			3									
6	S&H		3 5	6	CL	olive-brown, medium stiff, fine sand	TxUU	600	850		20.9	104
7												
8												
9												
10					CL	▽ (10:30 AM; 5/3/2019) SANDY CLAY (CL) light gray to yellow-orange, stiff, wet, fine sand						
11	S&H		8 12 12	17								
12						CLAYEY GRAVEL with SAND (GC) light gray, yellow-orange mottled, medium dense, wet, fine to coarse rounded to angular gravel						
13					GC							
14												
15			13			SANDY CLAY with GRAVEL (CL) light olive-gray with yellow-orange oxidation, very stiff, wet, fine gravel and coarse sand — ALLUVIUM						
16	S&H		15 19	24								
17												
18												
19												
20			9			brown with yellow-orange oxidation, very stiff to hard						
21	SPT		11 14	30								
22					CL							
23												
24												
25			8			olive-gray, very stiff, decreased sand content						
26	SPT		7 10	20								
27												
28												
29						CLAYEY SAND (SC) olive-gray, medium dense, wet, occasional fine gravel						
30			4		SC							
31	SPT		4 4	10								
32												

Boring terminated at a depth of 31.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at a depth of 10 feet at the end of drilling.

[1] S&H and SPT blow counts for the last two increments were converted to SPT N-Values using factors of 0.7 and 1.2, respectively, to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 19-1677 | Figure: A-2

ROCKRIDGE 19-1677.GPJ TR.GDT 6/7/19

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 4.76 76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.075 4.76 to 2.00 2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

Unstabilized groundwater level

Stabilized groundwater level

SAMPLE DESIGNATIONS/SYMBOLS

Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered

Classification sample taken with Standard Penetration Test sampler

Undisturbed sample taken with thin-walled tube

Disturbed sample

Sampling attempted with no recovery

Core sample

Analytical laboratory sample

Sample taken with Direct Push sampler

Sonic

SAMPLER TYPE

C	Core barrel
CA	California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter
D&M	Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube
O	Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube
PT	Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube
S&H	Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter
SPT	Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter
ST	Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

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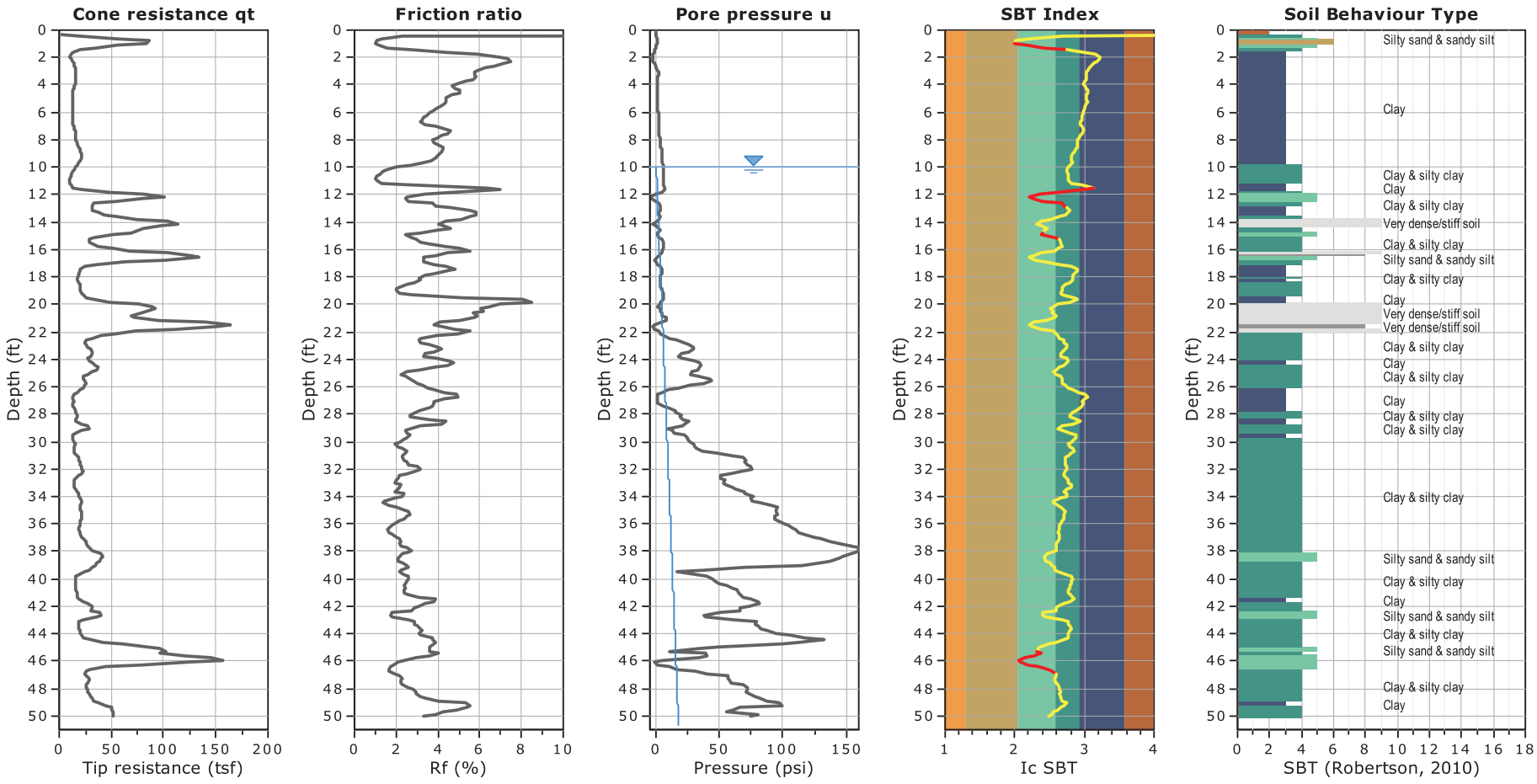
ROCKRIDGE GEOTECHNICAL

CLASSIFICATION CHART

Date 05/21/19 | Project No. 19-1677 | Figure A-3



SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 50.69 ft, Date: 04/12/2019
Depth to Groundwater: 10 feet (measured during tape drop)
Cone Operator: Middle Earth Geotesting, Inc.

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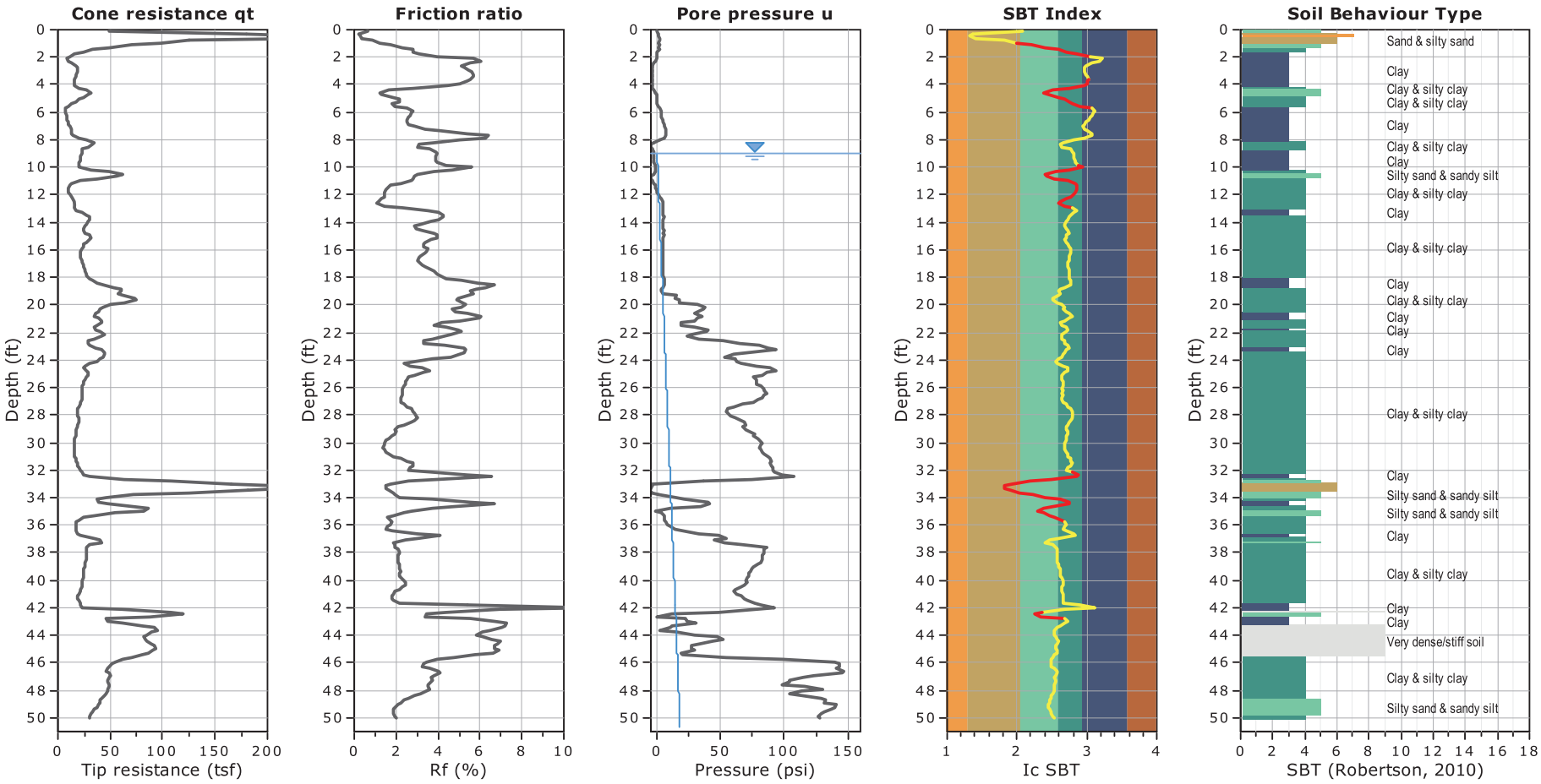
ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-1

Date 06/06/19	Project No. 19-1677	Figure A-4



SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 50.69 ft, Date: 04/12/2019
Depth to Groundwater: 9 feet (measured during tape drop)
Cone Operator: Middle Earth Geotesting, Inc.

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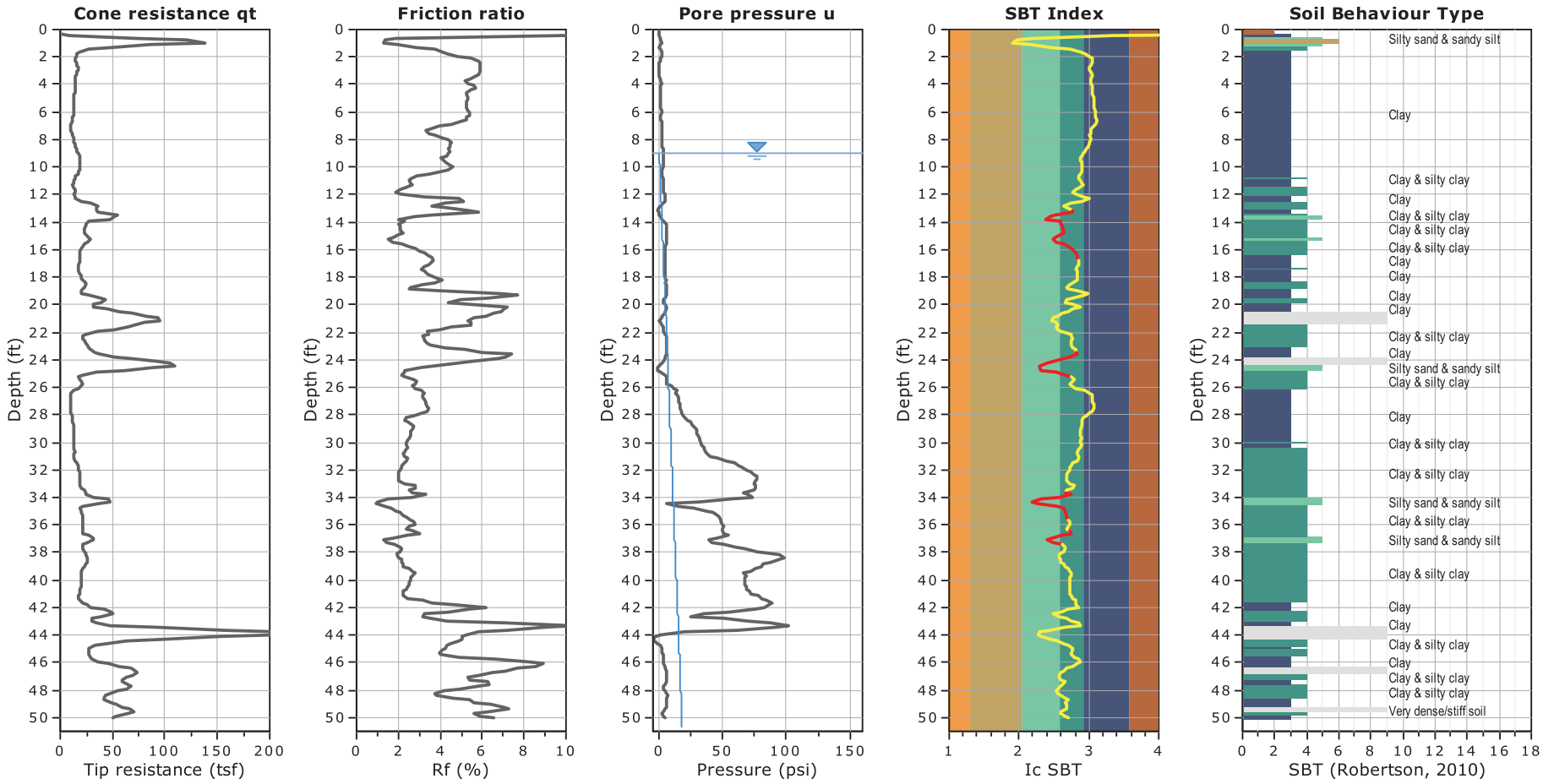
ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-2

Date 06/06/19	Project No. 19-1677	Figure A-5



SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 50.69 ft, Date: 04/12/2019
Depth to Groundwater: 9 feet (measured during tape drop)
Cone Operator: Middle Earth Geotesting, Inc.

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ROCKRIDGE GEOTECHNICAL

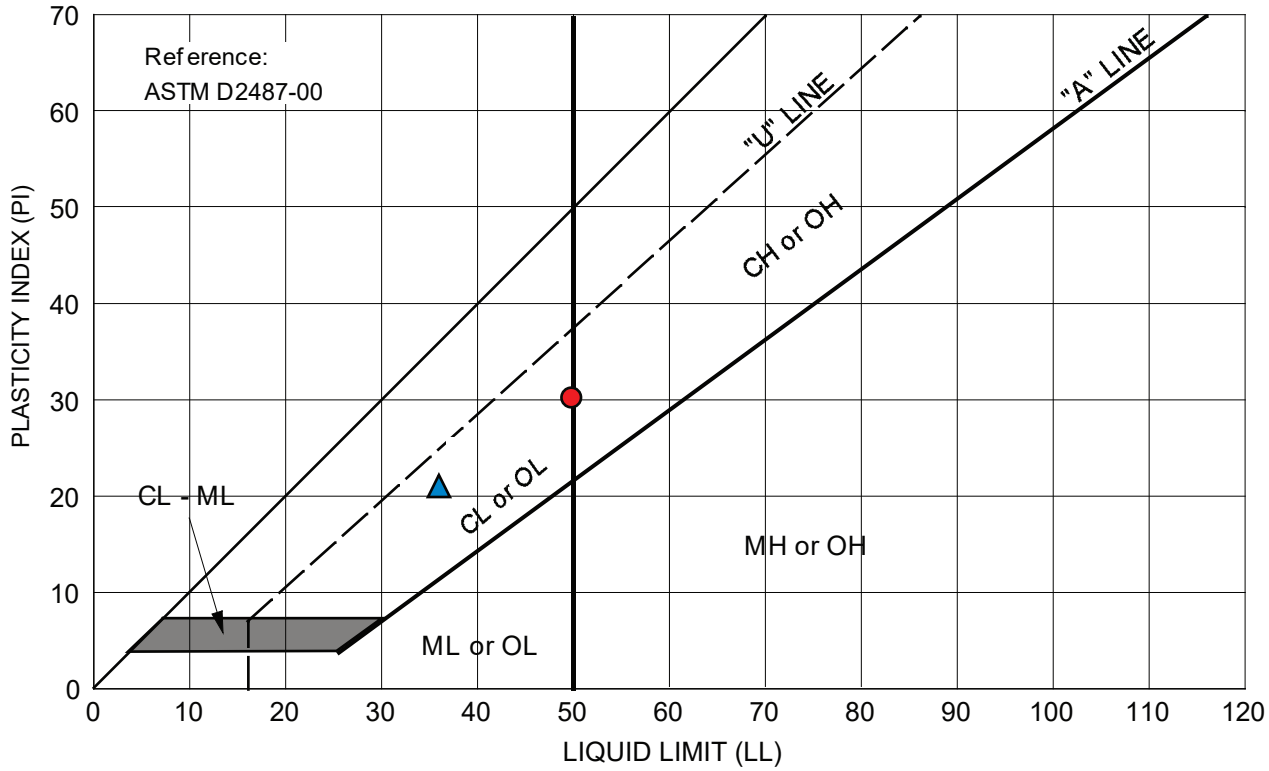
CONE PENETRATION TEST RESULTS
CPT-3

Date 06/06/19	Project No. 19-1677	Figure A-6

ROCKRIDGE GEOTECHNICAL

APPENDIX B

Laboratory Test Results



Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	B-1 at 2.0 feet	CLAY (CL-CH), dark brown	27.9	50	30	--
▲	B-1 at 4.5 feet	SANDY CLAY (CL), olive-gray	22.4	36	21	--

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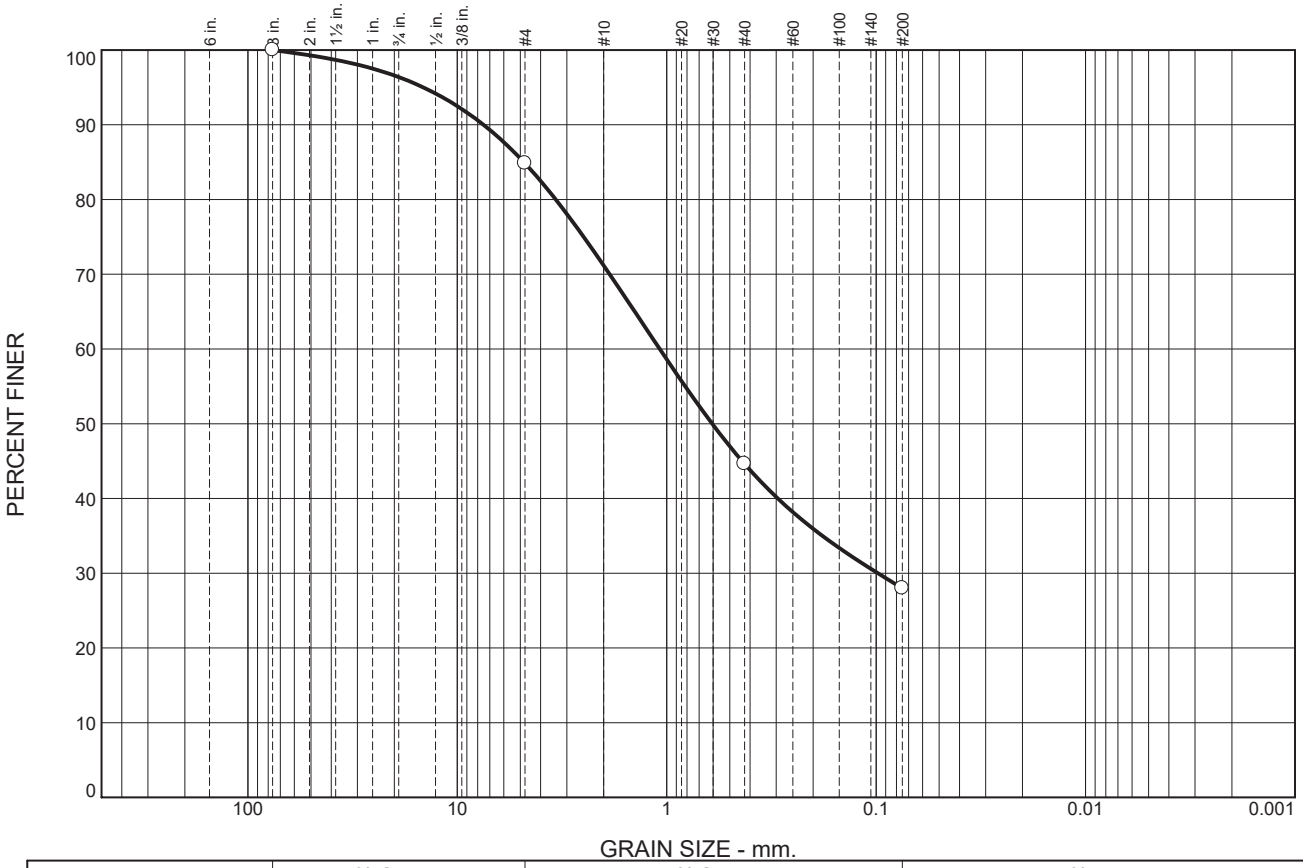
ROCKRIDGE GEOTECHNICAL

PLASTICITY CHART

Date 06/10/19 | Project No. 19-1677 | Figure B-1



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	3.6	11.6	13.6	26.6	16.6	28.0	

SOIL DATA

SYMBOL	SOURCE	DEPTH (ft.)	Material Description	USCS
○	B-2	1.5'	CLAYEY SAND with GRAVEL, brown	SC

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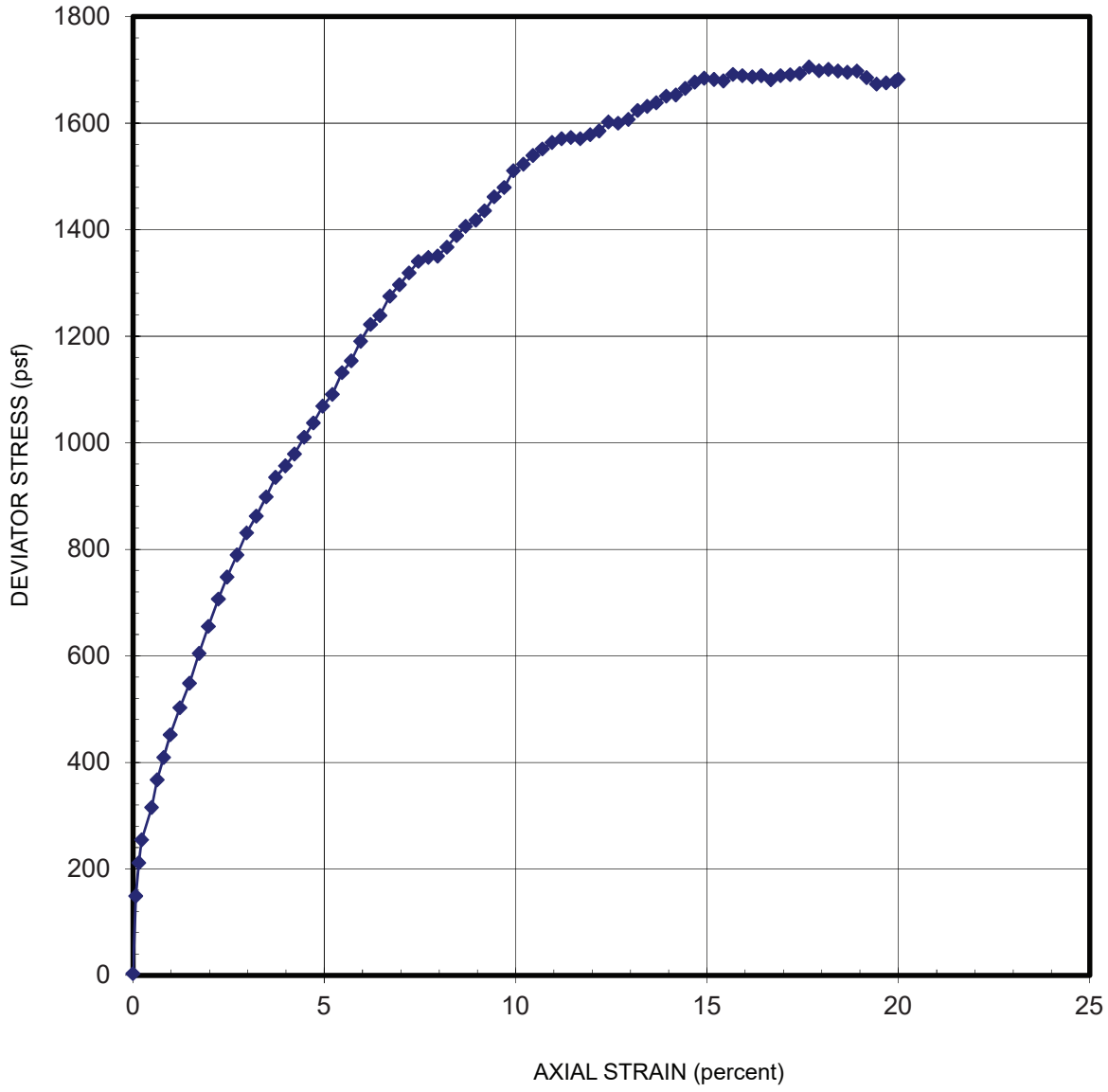
Oakland, California

ROCKRIDGE GEOTECHNICAL

PARTICLE SIZE DISTRIBUTION REPORT

Date 06/06/19 | Project No. 19-1677 | Figure B-2



SAMPLER TYPE Sprague and Henwood		SHEAR STRENGTH	850 psf
DIAMETER (in.) 2.40	HEIGHT (in.) 5.36	STRAIN AT FAILURE	17.7 %
MOISTURE CONTENT	20.9 %	CONFINING PRESSURE	600 psf
DRY DENSITY	104 pcf	STRAIN RATE	1 % / min.
DESCRIPTION SANDY CLAY (CL), olive-brown		SOURCE B-2 at 6.0 feet	

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Oakland, California

ROCKRIDGE GEOTECHNICAL

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Date 06/06/19	Project No. 19-1677	Figure B-3

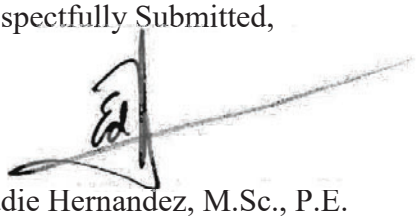
	Method	ASTM G187		ASTM D516		ASTM D512B		SM 4500-NO3-E	SM 4500-NH3-C	SM 4500-S2-D	ASTM G200	ASTM G51
Bore# / Description	Depth	Resistivity		Sulfates		Chlorides		Nitrate	Ammonia	Sulfide	Redox	pH
		As Rec'd	Minimum									
	(ft)	(Ohm-cm)	(Ohm-cm)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(mg/kg)	(mg/kg)	(mg/kg)	(mV)	
B-1-2A	4.0	1,742	1,407	13.6	0.0014	3.8	0.0004	ND	2.8	2.22	174	8.10

Unk = Unknown
NT = Not Tested
ND = 0 = Not Detected
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
Chemical Analysis performed on 1:3 Soil-To-Water extract

Prepared by,

Ernesto Padilla, BSME
Field Engineer

Respectfully Submitted,



Eddie Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
ehernandez@projectxcorrosion.com

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ROCKRIDGE GEOTECHNICAL

CORROSION RESULTS

Date 05/21/19 | Project No. 19-1677 | Figure B-4

CITY OF OAKLAND

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

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

December 21, 2018

Satellite Affordable Housing Associates (SAHA)
Mr. Adam Kuperman
1835 Alcatraz Avenue
Berkeley CA. 94703

RE: Case File No. PLN18-381/TPM10921; 2227-2257 International Blvd. APN: 020-0107-005-01 & 020-0106-001 & 020-0106-002 & 020-0106-03-01 & 020-0106-005

Dear Mr. Kuperman

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below

The following table summarizes the proposed project:

Proposal:	The proposal is two merge five parcels into one parcel for a total of 38,922 sq. ft. and demolish an existing one-story commercial building and two-story mixed use structures. The project development includes the construction of a five-story mixed use building with 2,590 square feet of ground-floor retail/amenities and 77 affordable apartment units. The project includes 43 parking stalls, 40 of which are automated parking stackers as well as surface parking for two accessible parking spaces and bike parking spaces. The project will be 100% affordable.
Planning Permits Required:	Minor Conditional Use Permit to allow new residential units to be located at the rear ground floor in the CN-3 Zone; Regular Design Review to remove the existing structures and construct a mixed-use building; and a Tentative Parcel Map Subdivision to merge five parcels into one parcel (TPM10921).
General Plan:	Neighborhood Center Mixed Use
Zoning:	CN-3
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development; Section 15315 of the State CEQA Guidelines; to merge five lots into one lot. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	FDc2+
City Council District:	2

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on December 31 2018**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Jason Madani Planner III**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of **$ 1,622.57** in accordance with the City of Oakland Master Fee Schedule. Failure

to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

A signed Notice of Exemption (NOE) is enclosed certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of $50.00 made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of Jason Madani Planner III. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA.

If you have any questions, please contact the case planner, **Jason Madani, Planner III** at (510) 238-4790 or jmadani@oaklandca.gov , however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,

ROBERT D. MERKAMP
Zoning Manager

cc: Oakland Heritage Alliance
Ms. Naomi Schiff: 238 Oakland Avenue, Oakland CA. 94611

Attachments:

A. Findings for Conditional Use Permit and Design Review and Tentative Parcel Map
B. Conditions of Approval, including Standard Conditions of Approvals

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050) and Regular Design Review Criteria of the Oakland Planning_Code (OMC Sec. 17.136.050(A)(D) and Lot Design Standards Subdivisions of the State Subdivision Map Act, Sections 16.04.010 &16.24.040 (OMC Title 16) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 – GENERAL CONDITIONAL USE PERMIT CRITERIA:

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The project proposes a 77-affordable apartment units, five-story mixed-use development over approximately 2,590 sq. ft. of ground floor commercial/retail use and 2,247 sq/ft amenity/office spaces. The Planning Code would require a Conditional Use Permit to allow new residential units to be located on the ground floor in the CN-3 Zone. The project will include six studio units located on ground floor behind the front retail space, facing into the court yard open space area. The proposed studios will be more than 32' set back from front property line. As result, the proposal will meet intent of zoning regulations to maintain ground floor as a commercial retail space. Therefore, the proposal will be compatible and will not adversely affect the livability or appropriate development of adjacent properties and surrounding neighborhood.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

See above findings

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposal will enhance the successful operation of the surrounding residential area by constructing a mixed-use affordable housing project while maintaining the permitted density; the proposal will provide additional affordable housing rental opportunities for Oakland residents.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

See below Design Review findings

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

See below Design Review findings

17.136.050 A and D - RESIDENTIAL DESIGN REVIEW CRITERIA:

1. **The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

   The subject site is located at 2227-2257 International Boulevard between 22nd Avenue and 23rd Avenue in the lower San Antonio neighborhood. The site currently contains one-story commercial buildings and two-story mixed used buildings. The proposed site is bounded by one-story commercial building and a three-story mixed use building owned & operated by Satellite Affordable Housing; adjacent to the CIX Zone at the rear portion of parcels, and one and two-story commercial buildings across street. There is no consistent setting, bulk, height, and exhibit a variety of architectural styles and materials.

   The proposal is to merge five parcels into one parcel for a total of 38,922 sq./ft. and demolish the existing one-story commercial and two-story mixed used buildings. The project proposes 77- affordable apartment units, five-story mixed-use residential development over approximately 2,590 sq. ft. of ground floor commercial/retail use; 2,247 sq/ft amenity/office spaces, and 15,320 sq/ft of open space are provided at the rear portion of the property. The proposed building height is 66'-2" at the parapet wall with an allowed 60' height limit in CN-3 zone. The proposed project complies with the floor area ratio (FAR) of 3.0 in CN-3 zone. The project is proposing 15,320 sq/ft of open space located on ground floor, where 11,550 sq/ft is required by Planning Code. The project includes 43 parking stalls (3 standard and 40 automated parking lifts) located at-grade garage. The project will be 100% affordable.

   The scale and massing of the proposed design addresses the neighboring context by stepping back at the upper most level to provide an eased transition to the neighboring building to the east. The vertical break at the entry tower serves to lighten the building mass, as well as to articulate the building elevations.

   The pedestrian entrances and vehicular access are located along the International Boulevard. The driveway would provide 37 feet separation to improve motorists' and pedestrian visibility of on-coming vehicles.

   The ground floor exterior features a large format ceramic tile with aluminum storefront windows and doors; The exterior of level 2 features stucco siding, while the floors above are addressed with Phenolic wood veneer paneling, and top floor stucco siding. Residential windows are vinyl by providing 2" recessed from exterior walls.

   The project is well related in materials and texture and adequately reduces the mass and bulk. The building will be different in height than the adjacent surrounding structures. However, the Planning Code and General Plan envision larger structures with ground floor commercial spaces along International Boulevard. Therefore, the proposed design will relate well with the surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

2. **The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

   As discussed above, the area has no consistent setting, height, bulk, materials, or architectural style. The area contains commercial, residential and civic uses. As such, the proposed new mixed-use building with affordable units, which will replace the existing one-story commercial buildings and two-story mixed used buildings, will enhance the neighborhood's desirable characteristics. The proposal's ground floor commercial space should attract patrons to the business as well as retail and general food sales business to the International Boulevard neighborhood. The proposal contains an exterior that will blend in well with the surrounding buildings and provides a strong visual component on International Boulevard between 22rd and 23rd Avenue to create visual interest to the building as seen from the street.

3. **The proposed design will be sensitive to the topography and landscape.**

   The proposed mixed-use development is located on a flat lot and as such there is no topography. Grading would include surface preparation, utility connections and excavation for the foundation, footings and utility services.

There are no trees on the properties. The project proposes new street trees for the ground floor, on International Boulevard (see conditions of approval). Therefore, the proposed design is sensitive to the topography and landscape.

4. **If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The proposed mixed-use development is located on a flat lot and so this finding is not applicable.

5. **The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

The subject site is in the Neighborhood Center Mixed Use classification of the Land Use and Transportation Element (LUTE) of the General Plan. This classification is intended to create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by 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. Neighborhood Center Mixed Use zone area which permits one unit for every 375 square feet of lot area and would allow a maximum of 103 residential units for the subject 38,922 square feet parcel. Therefore, the proposed 77- units are within the allowed residential density by the Neighborhood Center Mixed Use General Plan.

The project will be 100% affordable housing and qualifies for the State law (Government Code Section 65915) by for occupancy by low-income households. These Planning Code and State law provisions are intended to encourage construction of affordable housing by offering incentives and/or concessions, to a developer of a housing development that constructs a specified percentage of affordable units. Pursuant to Section 17.107.090, the Project qualifies for one (1) incentive/concession. Specifically, the Project includes the following incentive/concession:

a) Specifically, to increase the maximum permitted building height from 60 feet, to a roof height of 66'-2". (OMC Section 17.107.080.A.3, Gov't Code Section 65915(d)(1)(C)(2).) This increased height is necessary to accommodate the full range of affordable housing and mixed-use program proposed.

This concession includes modifications to requirements of the Oakland Planning Code that would otherwise be required. Based on substantial evidence in the record, the height concession would result in identifiable, actual cost reductions to provide for affordable housing (Gov't Code Section 65915(d)(1)(A)). Specifically, the building height, if not increased, would otherwise physically preclude construction of the Project 77 units as the units could not physically fit into a building with a 60' height limit. (Gov't Code Section 65915(e)(1)). The maximum allowed building height will be exceeded by approximately 6'. The concession and development standard reduction are consistent with and enabled under the City's Planning Code and the State Law to encourage and facilitate the construction of affordable housing.

The proposed project is therefore consistent with the intent of the General Plan as well as the following objectives and policies:

Policy N1.1 Concentrating Commercial Development. Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.

Policy N1.8 Making Compatible Development. The height and bulk of commercial development in "Neighborhood Mixed-Use Center" areas should be compatible with that which is allowed for residential development.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

Objective N3- To encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community. The proposal provides 77 affordable residential units and one commercial units for the Oakland community.

Objective N6- Encourage a mix of housing costs, unit sizes, types and ownership structures. The proposal provides a mix of one, two bed rooms residential units and affordable units.

For Potential Designated Historic Properties that are not Local Register Properties: That for additions or alterations,

1. **The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or**

The proposal is to remove the existing Potential Designated Historic Property (PDHP) rated Fd3 and other mixed use structures; and to construct a new 77-unit affordable mixed use residential development on a 38,922 sq/ft parcel. The scale and massing of the proposed design addresses the neighboring context by stepping back at the upper most level to provide an eased transition to the neighboring building to the east. The vertical break at the entry tower serves to lighten the building mass, as well as to articulate the building elevations. As a result, the proposed replacement project is equal with respect to the quality of the existing building design and is compatible with the character of the neighborhood

2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or

See above finding #1.

3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

See above finding

SECTION 16.04.010, PURPOSE:

"...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Plan."

See findings above.

CALIFORNIA GOVERNMENT CODE 66474 (CHAPTER 4, SUBDIVISION MAP ACT) TENTATIVE MAP FINDINGS (SECTION 16.08.030 O.M.C.):

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

a. **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

See finding above.

b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

See finding above.

c. **That the site is not physically suitable for the type of development.**

There are no known physical constraints that would make the site unsuitable for development. The proposal is a flat site in an urban area surrounded by existing development. The project will involve only minimal grading within the building footprint to construct the project. The site is physically suitable for the type of development.

d. **That the site is not physically suitable for the proposed density of development.**

The subject site is in the CN-3 Zone, which permits one unit for every 375 square feet of site area and allows a maximum density of 103 residential units within the 38,922 sq.ft. of the subject site. The proposed 77-units mixed use residential development meets the residential density allowed by the Zone. Furthermore, the site is located in an urban area surrounded by development and with access to public services and infrastructure so the site is physically suitable for the proposed density.

e. **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subject site is located in an urbanized area and will be improved with the proposed development. There is no known fish or wildlife habitat on the site. Given the size of the lot and former use, that the development is surrounded by residential uses, and the limited vegetation, the project is unlikely to injure wildlife or habitat.

f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The proposed project shall be required to comply with Building Code and Fire Prevention requirements to protect public health and safety. No serious public health problems are anticipated from the proposed subdivision.

g. **That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easement, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easement for access through or use of property within the proposed subdivision.**

This finding is not applicable. There are no public easements on the property.

h. **The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision:**

Energy efficient techniques such as south facing fenestration has been incorporated into the site planning and building designs to take advantage of natural solar heating and cooling opportunities.

SECTION 16.24.040 LOT DESIGN STANDARDS.

Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:

A. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:

1. **Lots created in conjunction with approved private access easements; or**
2. **A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district.**

The proposal is to merge five lots into one lot. The existing lots have and will continue to have frontage onto a public street (International Blvd.).

B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.

All five existing lots will be merged into one lot.. The new property lines will be perpendicular to the street frontage.

C. All applicable requirements of the zoning regulations shall be met.

The project meets all requirements of the CN-3 Zone, such as street frontage, lot width and lot size requirements.

D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:
1. **Where the area is still considered acreage;**
2. **Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development.**

The project consists of merging five lots into one lot for mixed use affordable housing development project. As the new lot will be larger than the previous five lots, this finding is met.

E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.

There are no natural out-croppings of rock, specimen trees or, creeks, or other known amenities located on the site. Therefore, this finding is not applicable. .

CITY OF OAKLAND
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA.

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.

Please indicate the way in which the proposal meets the following required criteria.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". The proposal is to demolish one-story commercial buildings and two-story mixed used buildings and construct a new 77-unit affordable mixed use residential development on a 38,922 sq/ft parcel. The proposal meets the above objective of constructing housing.

Objective N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland. The project is an infill development utilizing an underutilized site located within close proximity to transit bus lines and has adequate public infrastructure to serve the development.

The proposed new development building will not detract from the character of the Neighborhood Center Mixed Use General Plan designation and by meeting the development standards and the required findings applicable for this project.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The proposed development occurs within City limits on a project site of 38,922 square feet.

3. The project site has no value as habitat for endangered, rare or threatened species:

The project site has no known value as habitat for endangered, rare or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

The project involves construction of a 77 affordable, mixed use project which is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality for the following reasons:

The project will involve both construction noise and post-construction noise consistent with the typical noise associated with developments of this type in an urban location. Standard conditions of approval and uniformly applied development standards associated with construction noise and the City's Noise Ordinance will reduce noise impacts to less than

significant levels. Considering the projected less-than-significant traffic impacts associated with the building and the availability of nearby transit and the fact that the project population (affordable housing) is less likely to own vehicles, which will further reduce potential traffic associated with the project, the impacts to air quality from the pollution generated by vehicles would be less than significant. Implementation of Standard Conditions of Approval involving Dust Control and Construction Emissions, would further reduce air quality impacts to less than significant levels. Implementation of the City's standard conditions of approval, which includes, but is not limited to, specific site design measures for post-construction stormwater pollution management, would reduce impacts to water quality to less than significant levels.

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

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1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans dated **September 15, 2018** and **November 27, 2018** , as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

a. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Regulatory Permits and Authorizations from Other Agencies

Requirement: 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.
When Required: Prior to activity requiring permit/authorization from regulatory agency
Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning
Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
   i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
   ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
   iii. Use of paint with anti-graffiti coating.
   iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
   v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
   i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
   ii. Covering with new paint to match the color of the surrounding surface.
   iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

a. Landscape Plan Required

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution 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. 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.

e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

f. Limit vehicle speeds on unpaved roads to 15 miles per hour.

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.

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").

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.

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.

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.

l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.

m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).

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. 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.

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.

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.

s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.

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.

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.

v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).

w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.

x. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard.

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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Exposure to Air Pollution (Toxic Air Contaminants)

a. Health Risk Reduction Measures

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid popular (*Populus deltoids X trichocarpa*), and Redwood *(Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
  - Installing electrical hook-ups for diesel trucks at loading docks.
  - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
  - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
  - Prohibiting trucks from idling for more than two minutes.
  - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. Maintenance of Health Risk Reduction Measures

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. 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

21. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

22. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.

ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.

iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.

v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.

vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

c. Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.

ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.

iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.

iv. Minimum planting areas must be available on site as follows:

- For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
- For other species listed, seven hundred (700) square feet per tree.

v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.

vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

23. 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

24. 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

25. Property Relocation

Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;
c. Maintaining the signs and advertising in place for a minimum of 90 days; and
d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning (including Oakland Cultural Resource Survey)

Monitoring/Inspection: N/A

26. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

27. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

28. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

a. Follow 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

29. Erosion and Sedimentation Control Measures for Construction

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

30. 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

31. 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

32. NPDES C.3 Stormwater Requirements for Regulated Projects

a. Post-Construction Stormwater Management Plan Required

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

i. Location and size of new and replaced impervious surface;

ii. Directional surface flow of stormwater runoff;

iii. Location of proposed on-site storm drain lines;

iv. Site design measures to reduce the amount of impervious surface area;

v. Source control measures to limit stormwater pollution;

vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and

vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning; Bureau of Building
Monitoring/Inspection: Bureau of Building

b. Maintenance Agreement Required

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and

ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.
When Required: Prior to building permit final
Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

33. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.

b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.

c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

34. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.

b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

c. Applicant shall use temporary power poles instead of generators where feasible.

d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.

e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Extreme Construction Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;

iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and

v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

36. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

a. Designation of an on-site construction complaint and enforcement manager for the project;

b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;

c. Protocols for receiving, responding to, and tracking received complaints; and

d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

37. 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

38. Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities

Requirement: The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located at **464 W Macarthur Blvd.** The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.
When Required: Prior to construction
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

39. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

40. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

41. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

42. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

43. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

44. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

i. The following information shall be submitted to the City for review and approval with the application for a building permit:
- Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
- Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
- Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
- Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
- Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
- Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
- All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
- per the appropriate checklist approved during the Planning entitlement process.
- All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
- The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.

ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Green Building Certification Institute and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

d. Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction.

The following information shall be submitted to the City for review and approval:

i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.

ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

45. Encroachment Permit

Prior to issuance of building permit.

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

46. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

47. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

48. Plug-In Electric Vehicle (PEV) Charging Infrastructure

a. PEV-Ready Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. PEV-Capable Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

c. ADA-Accessible Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

49. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

50. Implementation of Risk Management Plan Recommendation

Ongoing

Applicant shall comply with the Risk Management Plan (RMP) approved by the RWQB which requires that a sub-slab ventilation system (SSVS) and liquid boot vapor barrier be installed underneath of the proposed building as part of the planned construction, to minimize potential vapor intrusion risk resulting from residual VOCs in the groundwater and soil vapor, the site will be physically suitable for residential development The building footprint and hardscape will cover the entire site, with the exception of raised beds for landscaping.

The Project will also need to implement all other recommendations in the RMP, including but not limited to:

- Soil Management--Protocols for evaluation of soil during soil-disturbing work and notification of findings of contamination;
- Groundwater Management--Monitoring to meet the LTCP criteria for well closures; and

Health and Safety Considerations--Preparation of a Site Health and Safety Plan to minimize the risk of construction

workers being exposed to the known residual soil contamination

51. Affordable Residential Units this Site (Rental/Ownership) and Affordable Housing Impact Fee

a. Affordable Rental Residential Units

The following conditions apply if the applicant chooses to rent the affordable units.

i. **Timeframe and Area very low Income (Rental)**
Ongoing
The approved residential affordable units that are part of this approval shall remain and continue to be affordable for 55 years or for the life of the Development Project, whichever is greater, in compliance with California Health and Safety Code Sections 50053 and 50052.5 and their implementing regulations. All units shall be affordable to at least moderate households in order to be exempt the Development Project from the Impact Fee.

ii. **Affordable Housing Agreement (Rental)**
Prior to issuance of demolition, grading or building permit/Ongoing
The applicant shall submit an agreement for review and approval by the City Attorney, the Housing Development Division and any other relevant City departments. The agreement must also ensure the continued affordability of the target dwelling units for a period of not less than fifty-five (55) years pursuant to the Oakland Planning Code Section 17.107, and that restricts the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units. However, if the developer chooses to do affordable rental units and rent the units despite an approved condominium map, they need to keep the affordable rental units rental for 55 years, and cannot convert to ownership, even if the other market rate units in the development are able to convert to ownership. The applicant shall record the above agreement with the Alameda County Recorder, and shall provide a copy of recorded agreement to the City.

iii. **Annual Reporting of Rental Target Units**
Ongoing annually
Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the City Attorney and the Housing Development Division and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants' privacy.

iv. **City Monitoring Fee (Rental)**
Prior to issuance of demolition, grading or building permit/Ongoing
The applicant shall pay to the Housing Development Division an annual monitoring fee pursuant to the Master Fee Schedule for City monitoring of target dwelling units (currently $140 per affordable unit per year).

v. **Affordable Unit Size and Amenities (Rental)**
Prior to issuance of demolition, grading or building permit/Ongoing
The floor area, number of bedrooms, and amenities (such as fixtures, appliances, and utilities) of the affordable units shall be comparable to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the market rate units.

vi. **Affordable Unit Size and Amenities (For Sale)**
Prior to issuance of demolition, grading or building permit/Ongoing

The floor area, number of bedrooms, and amenities (such as fixtures, appliances, and utilities) of the affordable units shall be comparable to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the market rate units. The applicant shall record a document with the County outlining the affordability levels chosen.

52. Public Transit incentive

The Applicant shall discuss the possibility of providing Public Transportation Clipper passes for all new residences or condominium buyers. The Applicant shall provide a copy of the final outcome of these discussions to Bureau of Planning staff.

53. Ground Floor Building Materials Graffiti-Resistant

The project applicant shall ensure that materials used on the ground floor are graffiti-resistant and exterior façade will stand the test of time by ensuring that dust and roadway grim are easily cleanable

54. Street Trees

Prior to issuance of building permit.

The Applicant shall provide one tree per 20' of street frontage in front of the building located on International Boulevard with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department unless determined infeasible by the RWQB.

55. Master Signage Program

Prior to sign permit

The project applicant shall submit a master signage plan for review per the Planning and Zoning regulations, including but not limited to location, dimensions, materials and colors.

56. Final Design Review

*a. **Prior to issuance of building permit.***

As the design of the building is further detailed, the design elements listed below shall be revised and shall be submitted for review and approval by the Planning Director or designee prior to issuance of the building permit. Only high quality materials will be approved. The Planning Director or designee may exercise his/her standard authority to refer the design revisions to the DRC or to the Planning Commission.

a. Final review of all exterior materials and colors including the balcony materials.

b. More information regarding window details and installation specifications (framing material, glass, and mullions) and also of the window system and assembly, to confirm adequate thickness of components, overall quality, and recess from the outside wall. Window mullions shall be a minimum of 2" thick and the window surfaces shall be recessed a minimum of 1 ¾ to 2" from the building façade.

c. Details of the garage entrance material instead of a rolling chain gate.

d. The Project applicant shall ensure that the lighting fixtures within the garage are shielded to a point below the light bulb and reflector consistent with the lighting condition.

57. PG&E Transformers

Prior to issuance of a building permit

The Project applicant shall coordinate with PG&E regarding the placement of transformers. These utilities shall be located within the proposed building and not within the public right of way or sidewalk.

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Signature of Project Applicant

Susan Friedland, Executive Director

Name of Project Applicant

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

NOTICE OF EXEMPTION

TO: Alameda County Clerk
1106 Madison Street
Oakland, CA 94612

Project Title: Case No. PLN18-381/TPM10921

Project Applicant: Satellite Affordable Housing Associates (SAHA)

Project Location: 2227 International Blvd. APN:020-0107-005-01 & 020 -0106-001& 02 &03-01& 5-00

Project Description: The proposal is two merge five parcels into one parcel for a total of 38,922 sq. ft. and demolish an existing one-story commercial building and two-story mixed use structures. The project development includes the construction of a five-story mixed use building with 2,590 square feet of ground-floor retail/amenities and 77 affordable apartment units. The project includes 43 parking stalls, 40 of which are automated parking stackers as well as surface parking for two accessible parking spaces and bike parking spaces. The project will be 100% affordable.

Exempt Status:

Statutory Exemptions

[ ] Ministerial {Sec.15268}
[ ] Feasibility/Planning Study {Sec.15262}
[ ] Emergency Project {Sec.15269}
[ ] Other: { }

Categorical Exemptions

[ ] Existing Facilities {Sec.15301}
[ ] Replacement or Reconstruction {Sec.15302}
[ ] Small Structures {Sec.15303}
[ ] Minor Land Divisions{Sec.15315}
[x] In-fill Development {Sec. 15332}
[ ] General Rule {Sec.15061(b)(3)}

Other

[x] Projects consistent with a community plan, general plan or zoning {Sec. 15183(f)}
[ ] _____ **(Sec. _____)**

Reasons why project is exempt: The proposal is two merge five parcels into one parcel, demolish the existing on-site structures, and construct a five-story mixed use building with ground-floor retail/amenities and 77 fully affordable apartment units will not have a significant impact on the environment and is exempt from environmental review.(see above findings)

Lead Agency: City of Oakland, Planning and Building Department, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612

Ed Manasse, Environmental Review Officer

Department/Contact Person: Jason Madani **Phone: 510-238-4790**

Signature Robert D. Merkamp Date: 12/21/18

Pursuant to Section 711.4(d)(1) of the Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish and Game filing fees.

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Oakland – Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315

Oakland, CA 94612

Contact: Jason Madani Planner III

FOR COUNTY CLERK USE ONLY

FILE NO: _____

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

[X] A - STATUTORILY OR CATEGORICALLY EXEMPT

$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

[ ] A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

$ 2,280.75 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

[ ] B - ENVIRONMENTAL IMPACT REPORT (EIR)

$ 3,168.25 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.