

PUBLIC REVIEW DRAFT

GE DEMOLITION – INTERNATIONAL BOULEVARD
DRAFT ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 2012072024

LSA

February 2017



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

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

DESCRIPTION OF PROJECT:

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

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

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

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

ENVIRONMENTAL REVIEW:

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

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

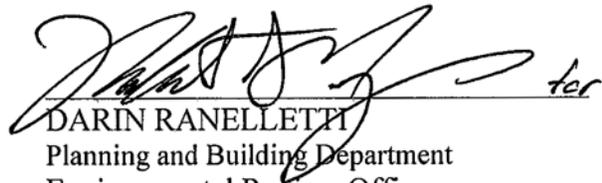
<http://www2.oaklandnet.com /Government/o/PBN/OurServices/Application/DOWD009157>

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

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

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

February 10, 2017
File Number: ER11-011


DARIN RANELLETTI
Planning and Building Department
Environmental Review Officer

PUBLIC REVIEW DRAFT

GE DEMOLITION – INTERNATIONAL BOULEVARD
DRAFT ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 2012072024

Submitted to:

City of Oakland
Department of Planning and Building, Bureau of Planning
250 Frank H. Ogawa Plaza, Second Floor
Oakland, CA 94612

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GLOSSARY

AC	Alameda-Contra Costa
ACM	Asbestos-containing materials
API	Area of Primary Importance
ASI	Area of Secondary Importance
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BMPs	Best Management Practices
Cal/OSHA	California Occupational Safety and Health Administration
CAO	Cleanup and Abatement Order
CARB	California Air Resource Board
CCR	California Code of Regulations
CEDA	City of Oakland Community and Economic Development Agency
CEQA	California Environmental Quality Act
City	City of Oakland
CMU	Concrete masonry unit
CULT	Cultural Resources
CUPA	Certified Unified Program Agency
CVOCs	Chlorinated volatile organic compounds
Declaration	Declaration of Public Nuisance - Substandard
DHS	California Department of Health Services
DIR	California Department of Industrial Relations
DOSH	Division of Occupational Safety and Health
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
GE	General Electric Company
HABS	Historic American Building Survey
HAER	Historic American Engineering Record
HAZ	Hazards and Hazardous Materials
HAZWOPER	Hazardous Waste Operations and Emergency Response
HPE	Historic Preservation Element
I-880	Interstate 880
LPAB	Landmarks Preservation Advisory Board
LSA	LSA Associates, Inc.
LTS	Less-Than-Significant impact
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
OCHS	Oakland Cultural Heritage Survey
OHA	Oakland Heritage Alliance
OHP	California Office of Historic Preservation

OSHA	U.S. Department of Labor, Occupational Safety and Health Administration
PCBs	Polychlorinated biphenyls
PDHP	Potential Designated Historic Properties
PM	Particulate matter
ppm	Parts per million
PRC	California Public Resources Code
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
RWQCB	California Regional Water Quality Control Board, San Francisco Bay Region
S	Significant impact
Status Code	California Historical Resource Status Code
SU	Significant and Unavoidable impact
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
TCB	Trichlorobenzene
TSCA	Toxic Substances Control
USEPA	United States Environmental Protection Agency
WCCM	Waste Characterization, Minimization, and Management Plan
WRRP	Waste Reduction and Recycling Plan

I. INTRODUCTION

A. PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), this focused Environmental Impact Report (EIR) describes the potential environmental consequences of the GE Demolition – International Boulevard Project (proposed project). The proposed project is the demolition of the existing structures at the General Electric Company (GE) Oakland Facility, located at 5441 International Boulevard. This EIR is designed to inform the City of Oakland decision-makers, responsible agencies and the general public of the proposed project and the potential physical impacts of project approval. This EIR also examines alternatives to the proposed project, and recommends a set of mitigation measures to reduce or avoid potentially significant physical impacts. The City of Oakland is the Lead Agency for the environmental review of the proposed project.

B. PROPOSED PROJECT

The project evaluated in this EIR is the demolition of the existing eight structures at the GE Oakland Facility, including two buildings identified as historic resources under CEQA, Buildings #1 and #2, which were exclusively used for office and manufacturing operations. The proposed demolition would not include foundations or any other elements that would require excavation; the demolition would only consist of removing above-foundation features such as walls and appurtenances. It is anticipated that the demolition would take approximately four months to complete and an estimated total of 200 truckloads of material would be removed from the site over the project duration. Based on building material characterization studies completed for all buildings, various building materials were determined to be impacted with hazardous materials. Demolition debris containing hazardous constituents would be appropriately disposed of and nonhazardous materials would be reused or recycled where possible (see Section IV.B, Hazards and Hazardous Materials, for additional information). There are currently no plans for redeveloping the site with permanent buildings following demolition.

An application for demolition of the eight buildings on the property was submitted to the City's Building Services Department on July 30, 2010. On February 4, 2011, the City issued a letter to GE indicating that the City cannot issue the requested demolition permits without completion of a CEQA review process. In addition, the proposed project would require a Regular Design Review for demolition of historic structures and the submittal of a Demolition Notification Form to the Bay Area Air Quality Management District (BAAQMD) (due to asbestos contained in some building roof materials).

C. EIR SCOPE

The City of Oakland circulated a Notice of Preparation (NOP), notifying responsible agencies and interested parties that an EIR would be prepared for the proposed project and indicating the

environmental topics anticipated to be addressed in this EIR. The NOP was published on July 12, 2012 (SCH# 2012072024) and the public comment period lasted from July 12, 2012, to August 31, 2012. The NOP was mailed to public agencies, organizations, and individuals likely to be interested in the potential impacts of the project. A public scoping meeting was held on August 13, 2012, before the Landmarks Preservation Advisory Board (LPAB) and another public scoping meeting was held on August 29, 2012, before the Oakland Planning Commission. The NOP comments received at the scoping meetings and copies of each comment letter received are provided in Appendix A. Written comments received by the City and verbal comments received at the scoping meetings were taken into account during the preparation of the EIR.

An Initial Study was also prepared for the proposed project and circulated by the City of Oakland with the NOP. Based on the preliminary analysis provided in the Initial Study (included as Appendix B), consultation with City staff, and review of the comments received as part of the scoping process, the following environmental topics are addressed in separate sections of this focused EIR:

- A. Cultural Resources
- B. Hazards and Hazardous Materials

In the Initial Study, the City determined that the potential effects of the proposed project would be less-than-significant or have no impact on the following topics, and therefore these topics are not studied in any further detail in this EIR: aesthetics, shadow and wind; agricultural and forestry resources; air quality; biological resources; geology and soils; greenhouse gas emissions/global climate change; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. Each of these topics is addressed in the Initial Study provided in Appendix B and discussed briefly in Chapter VI, Other CEQA Considerations, under Effects Found Not to be Significant. Impacts related to Hazards and Hazardous Materials were also determined to be less-than-significant in the Initial Study; however, this topic is included because it was identified as an item of interest to the public and applicable decision-makers.

D. REPORT ORGANIZATION

This EIR is organized into the following chapters:

- *Chapter I – Introduction:* Discusses the overall EIR purpose; provides a summary of the proposed project; describes the EIR scope; and summarizes the organization of the EIR.
- *Chapter II – Summary:* Provides a summary of the impacts that would result from implementation of the proposed project, and describes the City’s Standard Conditions of Approval incorporated into the project and mitigation measures recommended to reduce or avoid significant impacts. A summary discussion of alternatives to the proposed project is also provided.
- *Chapter III – Project Description:* Provides a description of the project site, site characteristics and conditions, proposed project objectives, required approval process, and details of the project itself.

- *Chapter IV – Setting, Impacts, Standard Conditions of Approval, and Mitigation Measures:* Describes the following for each environmental topic: existing conditions (setting); Standard Conditions of Approval (if applicable); significance criteria; potential environmental impacts and their level of significance; and mitigation measures recommended when necessary to mitigate significant impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). Cumulative impacts are also discussed in each technical topic section. The significance of each impact is identified before and after implementation of any recommended mitigation measure(s).
- *Chapter V – Alternatives:* Provides an evaluation of four alternatives to the proposed project, including the No Project alternative, the No Development alternative (with two variants), the Preservation alternative (with two variants), and the Partial Preservation alternative (with three variants).
- *Chapter VI – Other CEQA Considerations:* Provides additional specifically-required analyses of the proposed project’s effects found not to be significant, growth-inducing effects, significant unavoidable environmental impacts and significant irreversible changes.
- *Chapter VII – Report Preparation:* Identifies preparers of the EIR and references used.
- *Appendices:* The appendices contain the NOP, written comments received on the NOP and a summary of comments from the scoping meetings, and the Initial Study. In addition, the appendices contain the Declaration of Public Nuisance issued by the City of Oakland, site deed restrictions, and hazardous material reports.

All supporting technical documents and the reference documents are available for public review at the City of Oakland, Department of Planning and Building, File Number ER11-0011, Reference Number SC0509.

This EIR is available for public review for the period identified in the Notice of Availability attached to the front of this document. During this timeframe, written comments on the EIR may be submitted to the City of Oakland, Department of Planning and Building, at the address indicated on the Notice of Availability. Responses to all comments received on the environmental analysis in this EIR during the specified review period will be included in the Responses to Comments/Final EIR.

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II. SUMMARY

A. PROJECT UNDER REVIEW

This EIR has been prepared to evaluate the potential environmental impacts of the GE Demolition – International Boulevard Project (proposed project). The proposed project is the demolition of the existing eight structures at the GE Oakland Facility, located at 5441 International Boulevard. Buildings #1 and #2 on the site, which are among the buildings proposed for demolition, are considered historic resources under CEQA. The City cannot issue the requested demolition permits without completion of a CEQA review process and a Regular Design Review for demolition of a historic resource. The proposed demolition would not include foundations or any other elements that would require excavation; the demolition would consist of removing above-foundation features such as walls and appurtenances. There are currently no plans for redeveloping the site with permanent buildings following demolition. The proposed project is described in greater detail in Chapter III, Project Description.

B. SUMMARY OF IMPACTS AND MITIGATION MEASURES

This summary provides an overview of the analysis contained in Chapter IV, Setting, Impacts, Standard Conditions of Approval, and Mitigation Measures. CEQA requires a summary to include discussion of: (1) potential areas of controversy; (2) significant impacts; (3) significant unavoidable impacts; (4) cumulative impacts; (5) proposed conditions of approval and mitigation measures; and (6) alternatives to the proposed project. Each of these topics is summarized below.

1. Potential Areas of Controversy

Letters and verbal comments received on the Notice of Preparation (NOP) raised a number of topics that commenters wished to see addressed in the EIR including:

- Detailed information on the types and locations of hazardous materials within each building;
- Investigation of historic structures and events that took place at the project site, including the former KGO radio station (which was demolished in the 1980s);
- Review and analysis of certain project alternatives;
- Consideration of the potential environmental impacts of the project site with no immediate plans for development; and
- General concerns over the demolition of historic structures.

Verbal comments offered by those in attendance at CEQA Scoping Sessions, held on August 13 and August 29, 2012, included many of those offered in writing as comments on the NOP. Copies of the written comment letters and a summary of the verbal comments are included in Appendix A.

2. Significant Impacts

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.¹

An Initial Study (included as Appendix B) was completed that identified and screened out environmental factors which are less-than-significant impacts and are not further studied in this EIR. These factors include: aesthetics, shadow and wind; agricultural and forestry resources; air quality; biological resources; geology and soils; greenhouse gas emissions/global climate change; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. With implementation of the City's Standard Conditions of Approval (SCAs) and mitigation measures identified in the Initial Study, impacts to these issue topics were determined to be less than significant. Table II-2, Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the Initial Study, is included at the end of this chapter. Impacts from hazardous materials would also result in less-than-significant impacts; however, for public information purposes and to provide context for the discussion of project alternatives, this issue topic is included as a separate section in this EIR.

3. Significant Unavoidable Impacts

As discussed in this EIR, implementation of the proposed project has the potential to result in adverse environmental impacts related to cultural resources. The proposed project would remove all eight buildings on the site, two of which, Building #1 and Building #2, are cultural resources as defined by CEQA. Specifically, Buildings #1 and #2 are identified as contributors to the 57th Avenue Industrial District Area of Primary Importance (API). The removal of these two buildings would result in significant unavoidable impacts to the two buildings and the API.

4. Cumulative Impacts

The proposed project would remove early twentieth-century industrial buildings, resulting in significant unavoidable impacts to historical resources. Aside from the proposed project, there are no past, current, or reasonably foreseeable projects under review by the City that may impact historical resources in the vicinity of the project site. However, other projects throughout the City contribute to the ongoing demolition of industrial/warehouse/manufacturing historical resources (including the 9th Avenue Terminal at Brooklyn Basin, Oakland Army Base buildings, Southern Pacific rail yards and shop, Mutual Grocery Co. warehouse, Montgomery Ward store and warehouse, Naval Supply Center, Fleischman Yeast factory and Red Star Yeast-Consumers Yeast and Vinegar Works, and S&W Fine Foods warehouse) and, therefore, implementation of the project is anticipated to have a significant cumulative impact to historical resources in the City.

¹ CEQA Sections 21060.5 and 21068.

5. Proposed Conditions of Approval and Mitigation Measures

Table II-1, Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR, is included at the end of this chapter. Table II-1 includes all environmental impact statements, SCAs, recommended mitigation measures, and the level of significance of the impact after SCAs and recommended mitigation measures are implemented. The proposed project would result in significant and unavoidable project-level impacts associated with historic resources. The proposed project combined with cumulative development would result in significant and unavoidable cumulative impacts associated with historic resources. These impacts are considered significant and unavoidable because they cannot be reduced to less-than-significant levels even with SCAs and feasible mitigation measures applied.

6. Alternatives to the Proposed Project

Chapter V includes the analysis of four alternatives to the proposed project to meet the requirements of CEQA to analyze a range of reasonable alternatives to the project that would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. The four project CEQA alternatives analyzed in Chapter V include:

- The **No Project alternative**, which assumes the continuation of existing conditions within the project site. None of the buildings would be removed from the site under this alternative.
- The **No Development alternative** includes two variants. Under Variant A, all of Buildings #1 and #2 would be protected in place. Under Variant B, only Building #1 would be protected in place and Building #2 would be demolished and the pad capped with asphalt. Under either variant, neither building would be restored or brought up to current seismic codes; however, minor repairs would be made to the building(s) so that further deterioration would not occur. This alternative assumes the demolition of all other buildings on the site and capping of the site with an asphalt pad.
- The **Preservation alternative** has two variants. Under Variant A, all of Buildings #1 and #2 would be rehabilitated for industrial use in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and all other structures on the site would be demolished. Under Variant B, all of Buildings #1 and #2 would be rehabilitated including seismic upgrades for industrial or other non-residential use (such as office), in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and all other buildings on the site would be demolished.
- The **Partial Preservation alternative** would include three variants. Variant A assumes only the front portion of Building #1 would be restored in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* but the warehouse portion of Building #1 and all other buildings on the site (including Building #2) would be demolished and capped with an asphalt pad. Variant B assumes the rehabilitation of all of Building #1 for industrial use in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and all other buildings on the site would be demolished and the pads capped. Variant C assumes the rehabilitation of all of Building #1, including seismic upgrades for industrial or other use such as office, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and all other structures on the site would be demolished.

C. SUMMARY TABLE

Information in Table II-1, Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR, has been organized to correspond with environmental issues discussed in Chapter IV. The table is arranged in four columns: (1) impacts; (2) level of significance prior to mitigation; (3) required Standard Condition of Approval and/or recommended mitigation measures; and (4) level of significance after mitigation. Levels of significance are categorized as follows: LTS = Less Than Significant; S = Significant; and SU = Significant and Unavoidable. A series of mitigation measures is noted where more than one mitigation measure is required to achieve a less-than-significant impact, and alternative mitigation measures are identified when appropriate. For a complete description of potential impacts and recommended mitigation measures, please refer to the specific discussions in Chapter IV.

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

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

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

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

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation														
<p><u>CULT-1</u> <i>Continued</i></p>		<p>For purposes of this mitigation, the lengths of the main, street-facing façades and the lengths of the south-facing façades of Building #1 and Building #2 in the project site that face International Boulevard/SR 185 are 135 feet and 110 feet, respectively. The secondary, south-facing façades of Building #1 and Building #2 in the project site are 585 feet and 450 feet, respectively.</p> <p>The following calculation results in a total contribution of \$804,000:</p> <p><i>5441 International Boulevard/SR 185 - Building #1:</i></p> <table border="0" style="margin-left: 40px;"> <tr> <td>Main façade: \$10,000 + (\$2,500 x 110 feet)/10 feet</td> <td style="text-align: right;">\$37,500</td> </tr> <tr> <td>Secondary façade: \$10,000 + (\$2,500 x 560 feet)/10 feet</td> <td style="text-align: right;">\$150,000</td> </tr> </table> <p><i>5441 International Boulevard/SR 185 - Building #2:</i></p> <table border="0" style="margin-left: 40px;"> <tr> <td>Main façade: \$10,000 + (\$2,500 x 85 feet)/10 feet</td> <td style="text-align: right;">\$31,250</td> </tr> <tr> <td>Secondary façade: \$10,000 + (\$2,500 x 425 feet)/10 feet</td> <td style="text-align: right;">\$116,250</td> </tr> </table> <table border="0" style="margin-left: 40px;"> <tr> <td>Building #1 total (\$187,500) + Building #2 total (\$147,500)</td> <td style="text-align: right;">\$335,000</td> </tr> <tr> <td>CEQA Historical Resources - increase by 20%: \$335,000 x 1.2</td> <td style="text-align: right;">\$402,000</td> </tr> <tr> <td>Located in an API - increase by two times</td> <td style="text-align: right;">\$804,000</td> </tr> </table> <p>The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a one-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>. Administration of this Program shall be overseen by OCHS staff.</p>	Main façade: \$10,000 + (\$2,500 x 110 feet)/10 feet	\$37,500	Secondary façade: \$10,000 + (\$2,500 x 560 feet)/10 feet	\$150,000	Main façade: \$10,000 + (\$2,500 x 85 feet)/10 feet	\$31,250	Secondary façade: \$10,000 + (\$2,500 x 425 feet)/10 feet	\$116,250	Building #1 total (\$187,500) + Building #2 total (\$147,500)	\$335,000	CEQA Historical Resources - increase by 20%: \$335,000 x 1.2	\$402,000	Located in an API - increase by two times	\$804,000	
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Table II-1: Summary of Impacts, Standard Conditions of Approval and Mitigation Measures from the EIR

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

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
B. HAZARDS AND HAZARDOUS MATERIALS			
<i>There are no significant hazards or hazardous materials impacts.</i>			
		<p>SCA HAZ-1 Hazardous Materials Related to Construction</p> <p><u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; Properly dispose of discarded containers of fuels and other chemicals; Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and <p>If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.</p> <p><u>When Required:</u> During construction</p> <p><u>Initial Approval:</u> N/A</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA HAZ-2 Site Contamination¹</p> <p>a. Environmental Site Assessment Required <u>Requirement:</u> The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Oakland Fire Department <u>Monitoring/Inspection:</u> Oakland Fire Department</p> <p>b. Health and Safety Plan Required <u>Requirement:</u> The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>c. Best Management Practices (BMPs) Required for Contaminated Sites <u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. 	

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

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

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

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

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

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

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

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

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<ul style="list-style-type: none"> 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. 	

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<ul style="list-style-type: none"> 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. 	

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA AQ-2 <i>Continued</i>		<p>y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	
IV. BIOLOGICAL RESOURCES			
<i>There are no significant Biological Resources impacts.</i>			
V. CULTURAL RESOURCES			
<i>There are no significant impacts to archaeological or paleontological resources, or impacts to human remains. Impacts to historical resources are analyzed in the EIR.</i>			
VI. GEOLOGY AND SOILS			
<i>There are no significant Geology or Soils impacts.</i>			
VII. GREENHOUSE GAS EMISSIONS/GLOBAL CLIMATE CHANGE			
<i>There are no significant Greenhouse Gas Emissions/Global Climate Change impacts.</i>			
VIII. HAZARDS AND HAZARDOUS MATERIALS			
<i>No significant hazards or hazardous materials impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</i>			
	<p>SCA HAZ-1 Hazardous Materials Related to Construction</p> <p><u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> 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; 	LTS	

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA HAZ-1 <i>Continued</i>		<p>e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and</p> <p>f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	
		<p>SCA HAZ-2 Site Contamination²</p> <p>a. Environmental Site Assessment Required</p> <p><u>Requirement:</u> The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Oakland Fire Department <u>Monitoring/Inspection:</u> Oakland Fire Department</p>	LTS

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

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

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

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
IX. HYDROLOGY AND WATER QUALITY			
<p><i>No significant hydrology or water quality impacts would occur with implementation of the City Standard Conditions of Approval listed in this table.</i></p>		<p>SCA HYD-1 Erosion and Sedimentation Control Measures for Construction <u>Requirement:</u> 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. <u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	LTS
		<p>SCA HYD-2 State Construction General Permit <u>Requirement:</u> The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> State Water Resources Control Board; evidence of compliance submitted to Bureau of Building <u>Monitoring/Inspection:</u> State Water Resources Control Board</p>	LTS
		<p>SCA HYD-3 NPDES C.3 Stormwater Requirements for Regulated Projects <i>a. Post-Construction Stormwater Management Plan Required</i> <u>Requirement:</u> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction.</p>	LTS

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

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

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
X. LAND USE AND PLANNING			
<i>There are no significant Land Use or Planning impacts.</i>			
XI. MINERAL RESOURCES			
<i>There are no significant Mineral Resources impacts.</i>			
XII. NOISE			
<p><i>No significant noise impacts would occur with the implementation of the City Standard Condition of Approval listed in this table.</i></p>	<p>SCA NOI-1 Construction Days/Hours</p> <p><u>Requirement:</u> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ol style="list-style-type: none"> a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area. Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>LTS</p>	

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA NOI-2 Construction Noise</p> <p><u>Requirement:</u> The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 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. <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	LTS

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>SCA NOI-3 Extreme Construction Noise</p> <p><i>a. Construction Noise Management Plan Required</i></p> <p><u>Requirement:</u> Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>	LTS

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

Environmental Impacts	Level of Significance Without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
SCA NOI-3 <i>Continued</i>		<p><i>b. Public Notification Required</i> <u>Requirement:</u> The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>	
XIII. POPULATION AND HOUSING			
<i>There are no significant Population or Housing impacts.</i>			
XIV. PUBLIC SERVICES			
<i>There are no significant Public Services impacts.</i>			
XV. RECREATION			
<i>There are no significant Recreation impacts.</i>			
XVI. TRANSPORTATION/TRAFFIC			
<i>There are no significant Transportation/Traffic impacts.</i>			
XVII. UTILITIES AND SERVICE SYSTEMS			
<i>There are no significant Utilities or Service Systems impacts.</i>			

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

III. PROJECT DESCRIPTION

This chapter describes the GE Demolition – International Boulevard Project (proposed project). The proposed project is the demolition of the eight existing structures at the GE Oakland Facility, located at 5441 International Boulevard.

A description of the proposed project and its regional and local context, planning context, background, and objectives is provided below, in addition to a discussion of required project approvals and entitlements.

A. PROJECT SITE

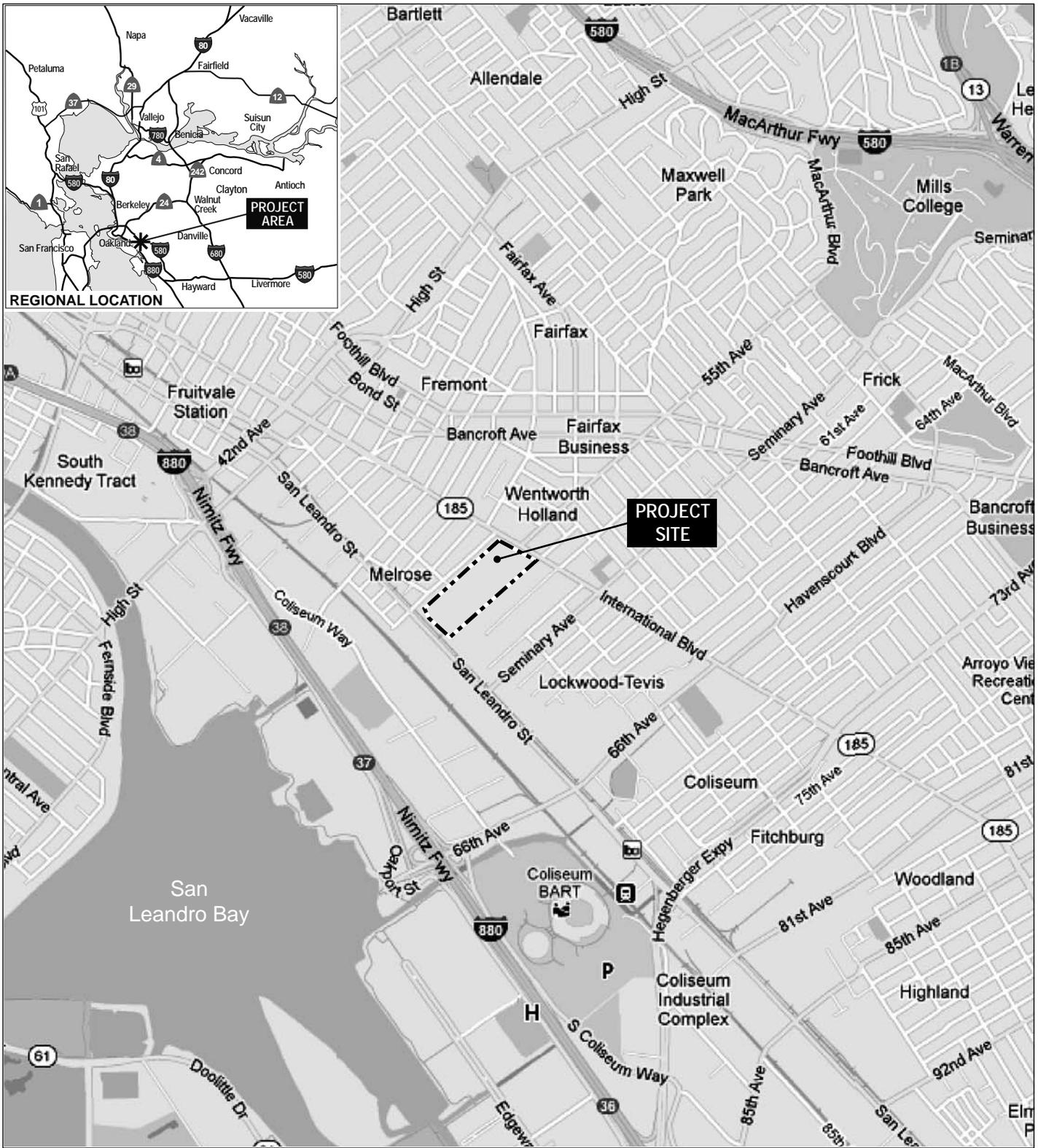
The following section describes the location of the proposed project, surrounding land uses, individual site characteristics, and existing General Plan and Zoning designations.

1. Location and Surrounding Land Uses

The site of the proposed project consists of approximately 24 acres on International Boulevard, between 54th and 57th Avenues, and east of San Leandro Street, in the City of Oakland. The City is located in Alameda County on the eastern side of San Francisco Bay, approximately 4.5 miles east of San Francisco. The proposed project site is located southeast of Downtown Oakland, north of the Oakland Coliseum and northeast of San Leandro Bay. The proposed project site and regional location are shown in Figure III-1. A more detailed vicinity map is shown in Figure III-2.

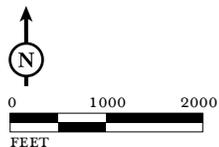
The proposed project site is surrounded by a mix of commercial, residential and industrial uses (see Figure III-2). There are residential uses, primarily single-family homes, directly northwest of the site, as well as northeast of the site, across International Boulevard. There are also a few commercial uses northwest of the site, along 54th Avenue, and northeast of the site, along International Boulevard. The commercial properties in this area are composed of retail establishments such as automotive repair shops, markets, and some manufacturing. Industrial uses are located to the southeast of the site, primarily composed of one factory with additional manufacturing facilities towards the southern end of the property. Union Pacific railroad tracks, Bay Area Rapid Transit (BART) tracks, and San Leandro Street run along the southwest boundary of the project site. Beyond the railroad tracks are large, relatively modern cinderblock and metal or vinyl-sided buildings used for industrial and warehouse purposes.

Regional vehicular access to the project area is via the High Street exit from Interstate 880 (I-880) north of the project site, and the 66th Avenue exit from I-880 south of the site. The project area is accessible by Alameda-Contra Costa (AC) Transit buses, which run frequently along International Boulevard, as well as Foothill Boulevard, High Street, 50th Avenue, and Seminary Avenue. In addition, the Oakland Fruitvale BART station is approximately 1.3 miles northwest of the site and the Coliseum BART station is approximately 1.3 miles southeast of the site. BART provides access to the project area from San Francisco, cities along the eastern side of San Francisco Bay, and suburbs in Contra Costa County and Alameda County.



LSA

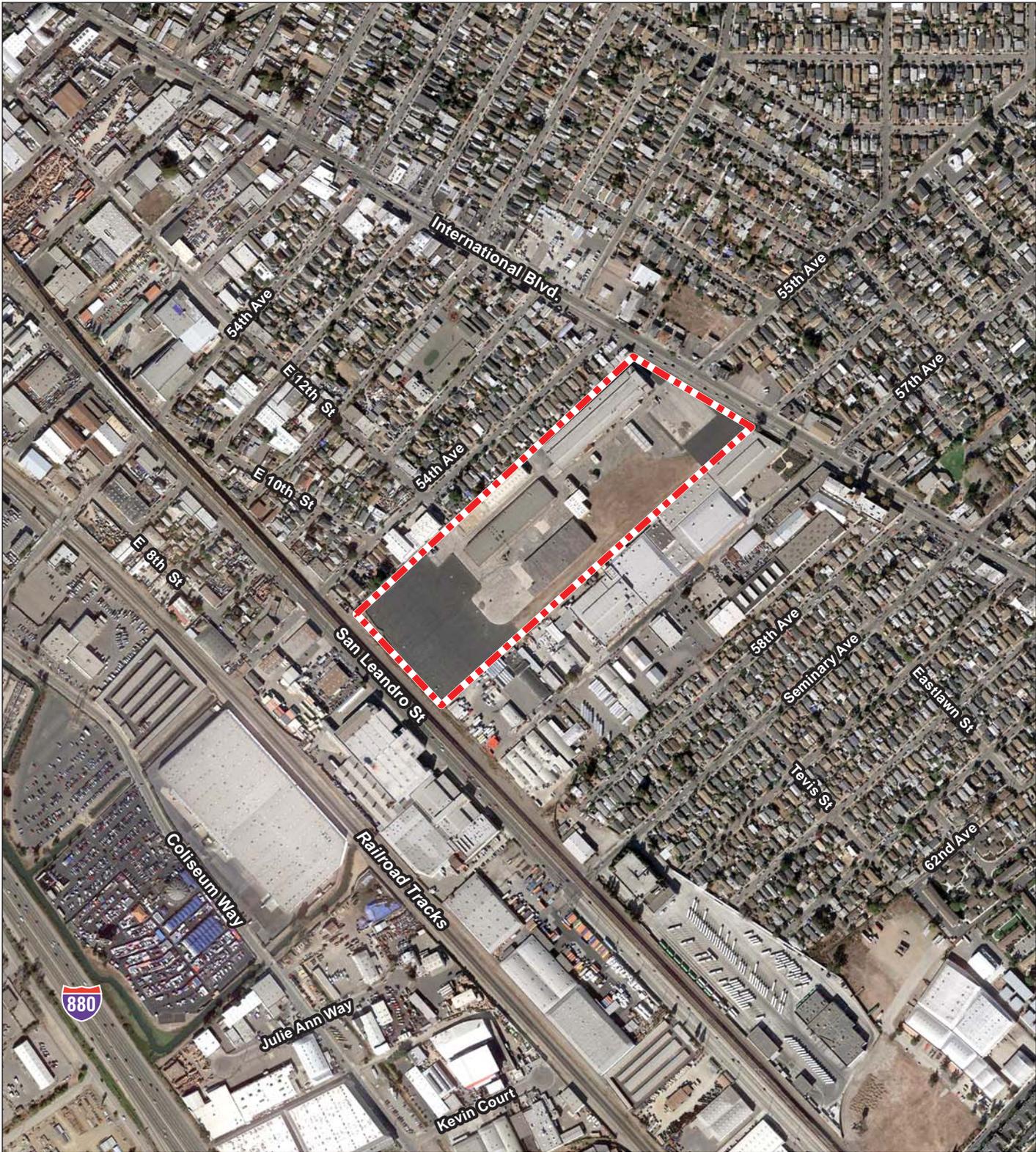
FIGURE III-1



 Project Site

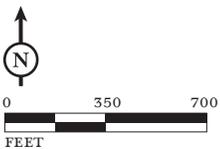
GE Demolition - International Boulevard Draft EIR
Project Vicinity and Regional Location

SOURCES: GOOGLE MAPS; LSA ASSOCIATES, INC. .2012.



LSA

FIGURE III-2



 Project Site

*GE Demolition - International Boulevard Draft EIR
Site Aerial and Surrounding Land Uses*

SOURCES: GOOGLE EARTH, 10/30/15; LSA, 2016.

I:\GEO1101 General Electric\figures\Fig_III2.ai (8/4/16)

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2. Site Characteristics, Background and Current Conditions

GE purchased the project site as an undeveloped property in 1922. In 1923, GE began to develop the property to house transformer manufacturing operations. Transformers were manufactured on the property until approximately 1975. Between 1975 and the mid-1990s, GE Apparatus Service Department operated an electrical equipment maintenance and repair operation on portions of the site. Afterwards, the site was used for a period of time for storage of mobile office trailers.

The transformer-manufacturing operations required the use of various chemicals, including 10C (mineral) oils, pyranol (a dielectric fluid containing polychlorinated biphenyls [PCBs] that at times was mixed with trichlorobenzene [TCB]), cleaning solvents (primarily halogenated chlorinated volatile organic compounds [CVOCs]), and paints (aromatic CVOCs). Between 1975 and the mid-1990s, GE performed electrical and mechanical repair of medium to large industrial and utility equipment, including turbines, electric motors and switch gear equipment. Chemicals used during these operations included paints, varnishes, cleaners, lubricating oils, and various solvents, including xylenes, acetone, and methyl ethyl ketone.

a. Cleanup and Abatement Activities. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Health Services (DHS, predecessor entity to the California Department of Toxic Substances Control [DTSC]) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980. CAO 80-011 required the abatement of PCB discharge, as well as preparation of: 1) a Phase II study, with information on historical and current site operations, hydrogeology, and additional data to define the extent of PCBs; 2) an interim plan to address subsurface oil identified in prior investigations and surface water runoff; and 3) a plan for soil and groundwater cleanup and corrective measures.

Numerous surface and subsurface investigations and remediation activities have taken place since that time and in 2011, a Final Remedial Action Plan (RAP) was prepared for the site, under the oversight and in coordination with DTSC. The RAP summarizes the site conditions, investigations and remedial efforts conducted to date, the process for selecting the preferred remedial action alternative, and a description of the preferred remedy and implementation schedule. The selected remedial alternative consists of groundwater extraction and treatment at the down-gradient property boundary; groundwater extraction and treatment in CVOC hot spots; monitored natural attenuation (MNA) for other areas of groundwater; targeted excavation of the CVOC hot spots in soil; capping for PCBs in soil, and institutional controls. Pursuant to CEQA, the DTSC adopted an Initial Study/Negative Declaration for the approved remedy as part of the Final RAP in June 2011.

In 2012, USEPA notified GE that USEPA determined that the site is regulated under the Toxic Substance Control Act (TSCA) and required GE to submit a TSCA application for a risk-based cleanup. EPA approved the TSCA application on May 23, 2013.¹ In 2014 and 2015, GE implemented the approved remedial action at the property, which included installing an asphalt cap over portions of the site to limit infiltration of surface water and installing a groundwater extraction and treatment

¹ Armann, Steve, 2013. Manager, RCRA Corrective Action Office, US EPA. Letter to Lance Hauer, PE. RE: US EPA Conditional Approval of TSCA Application for Risk Based PCB Cleanup at General Electric Company Facility at 5441 International Boulevard, Oakland, California. May 23.

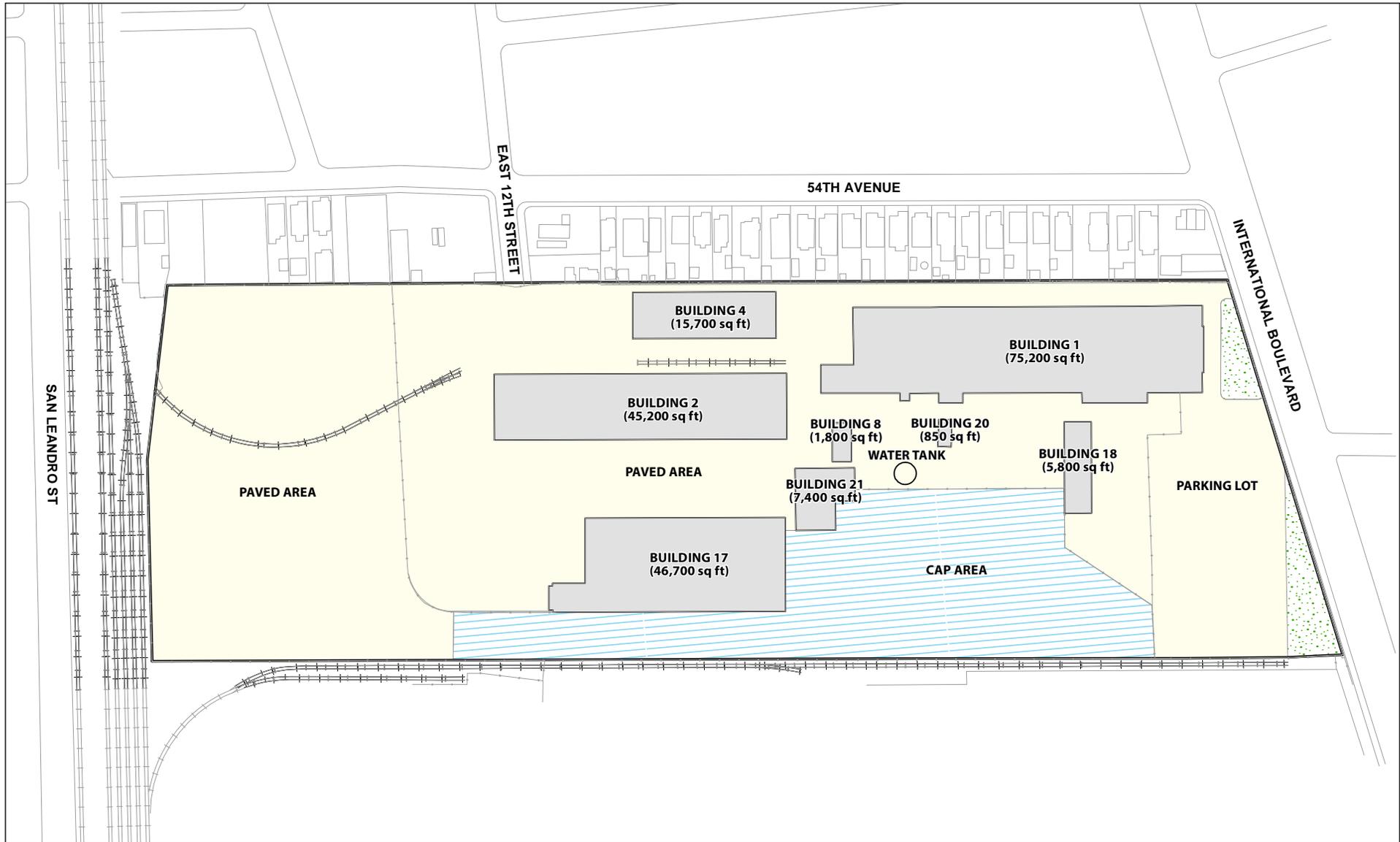
system, which is currently operating. Consistent with the USEPA approved remedy, GE has proposed that following completion of this CEQA process, approval of the project by the City and demolition of the buildings, they would install an asphalt overlay around the building locations and over slabs at Buildings #1, #2, #8, and #21.

b. Building Material Contamination. In addition to the surface and subsurface contamination issues, due to the materials used for constructing and maintaining the buildings and manufacturing operations, the buildings themselves are impacted with hazardous materials, as described more fully in Section IV.B, Hazards and Hazardous Materials, of this EIR. The following hazardous materials impact the buildings:

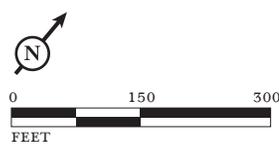
- **PCBs** – concrete floors in Buildings #1 and #2 have PCB impacts as a result of historic operations. In addition, paint used on interior walls in buildings typically appear to be manufactured with PCBs. Any work to address the PCB impacts will need to be implemented consistent with USEPA and TSCA requirements.
- **Lead** – in addition to PCBs in paint, the paint used in and on the buildings was also lead-based, which also contains chromium, zinc, and cadmium at concentrations considered to be California hazardous waste and Federal Resource Conservation and Recovery Act (RCRA) hazardous waste.
- **Asbestos** – the following materials currently contain asbestos: shingles on the roof of Building #1, window caulking in Building #2, and rolled composite roofing materials and shingles on the roof of Building #8.
- **Pentachlorophenol** – a wood preservative found in the wood support poles in Building #17.

c. Cultural Resources Issues. Today, eight buildings remain on the site (Buildings #1, #2, #4, #8, #17, #18, #20, and #21); these buildings were constructed between 1924 and 1975 (as shown in Figure III-3), with the exception of Building #21, which was constructed in the early 1980s to house remediation equipment. Two buildings on the project site are historic resources as defined by CEQA and as described more fully in Section IV.A of this EIR. Buildings #1 and #2 are listed in the State of California Office of Historic Preservation (OHP) Directory of Properties. Building #1, the GE Oakland Works Building, was assigned a Status Code of “2S2”, indicating that it is an individual property determined eligible for the National Register of Historic Places by consensus through the Section 106 process² and is listed in the California Register of Historical Resources. Building #2, the GE Insulation Department Building, was assigned a Status Code of “3D”, indicating that it appears eligible “as a contributor to a National Register eligible district through survey evaluation.”

² The “Section 106 process” refers to Section 106 of the National Historical Preservation Act, which requires that federal agencies take into account the effects of their undertakings on historic properties. The OHP evaluated Building #1 pursuant to Section 106 in 2006 for another project and assigned the “2S2” status code at that time.



LSA



Legend

- Fence
- Railroad
- Road
- Property Boundary
- Impervious Area
- Bentonite Cap
- Existing Building

FIGURE III-3

GE Demolition - International Boulevard Draft EIR
Site Features

SOURCE: GEOSYNTEC CONSULTANTS, DECEMBER 2012.

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In addition, Buildings #1 and #2 were recorded and evaluated by Oakland Cultural Heritage Survey (OCHS) during its city-wide unreinforced masonry building survey conducted from 1990 to 1995 and are contributing elements to the 57th Avenue Industrial District Area of Primary Importance (API). OCHS has assigned Building #1 a rating of “A1+”, indicating that it is a property of “highest importance” and contributor to an API. Building #2 has a rating of “Dc1+”, indicating it is a property of “minor importance”, which could be a “property of secondary importance” if repaired, and a contributor to an API. Both of these buildings are listed in the local Register of Historic Resources (Oakland Register).

d. City of Oakland Review. The property was inspected on March 2, 2010, by CEDA, predecessor to the Department of Planning and Building, which issued a Declaration of Public Nuisance – Substandard (Declaration) on May 21, 2010 (Complaint #1001777) (located in Appendix C). At that time, GE proposed to demolish the eight existing buildings on the project site, based on the age of the buildings and their current condition, a review of current City of Oakland building codes, the issuance of the Declaration by CEDA and, due to potential impacts associated with the hazardous materials within the building materials (such as lead, asbestos, and PCBs). An application for demolition of the eight existing buildings on the property was submitted to the City Building Services Department on July 30, 2010. The applicant was then notified that environmental review under CEQA was required (this EIR process) as well as a Regular Design Review for demolition of historic buildings.

e. Current Conditions. The eight buildings on the site are currently unoccupied, surrounded by a fence, and there is onsite security 24 hours a day. The site is inspected monthly to assess its condition and determine if maintenance is required for items such as landscaping, vandalism (including graffiti), or inadvertent garbage accumulation. Typical maintenance activities include, but are not limited to: fence repairs, painting over graffiti, and garbage removal as required during monthly site visits; street-sweeping semi-annually at a minimum or as required during monthly site inspections; and annual asphalt repairs.

The Oakland General Plan designates the project site as General Industrial, which allows manufacturing and distribution uses. The project site is in the IG/S-19 General Industrial/Health and Safety Protection Overlay CN-3, Neighborhood Commercial Zone districts.

B. PROJECT OBJECTIVES

The objectives for the project are to:

- Protect human health and the environment by removing building materials impacted with hazardous materials.
- Comply with the City’s Declaration of Substandard Conditions to remove the purported dangerous and blighting conditions from the neighborhood.
- Comply with City building codes.
- Comply with regulatory agency oversight and requirements.

C. PROPOSED PROJECT

The proposed project evaluated in this EIR is the demolition of the existing eight structures at the GE Oakland Facility. The proposed demolition would not include foundations or any other below ground elements that would require excavation; the demolition would consist of removing above-foundation features such as walls and appurtenances, and then installing an asphalt overlay around the building locations and over slabs at Buildings #1, #2, #8, and #21.

It is anticipated the demolition would take approximately four months to complete and an estimated total of 200 truckloads of material would be removed from the site over the project duration. Demolition debris impacted with hazardous constituents would be appropriately disposed of off-site at a licensed disposal facility as required by DTSC.

There are currently no plans for constructing new buildings on the site following demolition. The only building remaining on the site would be the small building that houses the groundwater treatment system in the back portion of the site, near where East 12th Street adjoins the site. GE may consider placement of solar arrays on top of the existing cap on the western portion of the site at some point. However, any future development on the site would be subject to the executed DTSC Covenant to Restrict Use of Property, dated April 9, 1993, and any future amendments. The Covenant is part of the DTSC- and USEPA-approved final cleanup remedy, which is applicable to the entire 24-acre property and includes restrictions on development and use of the property to ensure protection of human health and the environment. Future development is restricted to industrial or commercial uses. All current and potential future uses and/or development of the property shall preserve the integrity of any hazardous substance containment, such as existing and future caps and the future groundwater extraction system. In addition, the caps are to be maintained in place and penetration of the cap is prohibited without first notifying DTSC and USEPA, submitting a health and safety plan to DTSC, and managing any soils brought to the surface in accordance with all applicable provisions of State and federal law.

D. USE OF THIS EIR

It is anticipated that this EIR will provide environmental review for all discretionary approvals necessary for the proposed project. A number of permits and approvals would be required before the implementation of the proposed project could proceed. The project applicant has requested a Demolition Permit from the City and the BAAQMD requires submittal of a Demolition Notification Form prior to demolition, due to the presence of asbestos at the site. In addition, a Regular Design Review approval by the Planning Division for demolition of historic buildings is required pursuant to Planning Code Section 17.136.075.

IV. SETTING, IMPACTS, STANDARD CONDITIONS OF APPROVAL, AND MITIGATION MEASURES

This chapter contains an analysis of each potentially significant environmental issue topic that has been identified for the GE Demolition – International Boulevard Project (project). Sections A and B of this chapter describe the environmental setting of the project as it relates to each specific environmental topic evaluated in the EIR and the impacts that are expected to result from implementation of the proposed project. Standard Conditions of Approval and/or mitigation measures are proposed to reduce potential impacts, where appropriate.

ENVIRONMENTAL TOPICS INCLUDED IN THE EIR

The following environmental topics are addressed in this chapter:

- A. Cultural Resources
- B. Hazards and Hazardous Materials

Based on analysis contained in an Initial Study (included in Appendix B), the City has determined that the proposed project would not result in significant impacts to the following environmental topics after application of the City's Standard Conditions of Approval: aesthetics, shadow and wind; agricultural and forestry resources; air quality; biological resources; geology and soils; greenhouse gas emissions/global climate change; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. Consequently, these issues are not examined in this chapter of the EIR, but are briefly summarized in Chapter VI, Other CEQA Considerations under Effects Found Not to Be Significant.

FORMAT OF ENVIRONMENTAL TOPIC SECTIONS

Each environmental topic considered in this chapter comprises two primary sections: (1) setting, and (2) impacts (construction, project and cumulative), Standard Conditions of Approval, and mitigation measures. An overview of the general organization and the information provided in the two sections is provided below:

- **Setting.** The setting section for each environmental topic generally provides a description of the physical setting for the proposed project site and its surroundings at the beginning of the environmental review process. An overview of regulatory considerations that are applicable to the specific environmental topic is also provided.
- **Impacts, Standard Conditions of Approval and Mitigation Measures.** The impacts, Standard Conditions of Approval, and mitigation measures section for each environmental topic presents a discussion of the impacts that could result from implementation of the proposed project. The section begins with the criteria of significance, establishing the thresholds to determine whether an impact is significant. The latter part of this section presents the impacts from the proposed project, applicable Standard Conditions of Approval,

and mitigation measures, if required. The impacts of the proposed project are organized into separate categories based on their significance according to the criteria listed in each topical section: less-than-significant impacts, which do not require mitigation measures; significant impacts, which require mitigation measures, and significant and unavoidable impacts for which no feasible mitigation measures are available to reduce the impact to a less-than-significant level.

Impacts are numbered and shown in bold type, and the corresponding mitigation measures are numbered and indented. Impacts and mitigation measures are numbered consecutively within each topic and begin with an acronymic reference to the impact section (e.g., CULT). The following symbols are used for individual topics:

CULT: Cultural Resources
HAZ: Hazards and Hazardous Materials

The following notations are provided after each identified significant impact and mitigation measure:

LTS: Less than Significant
S: Significant
SU: Significant and Unavoidable

These notations are found following each impact and each mitigation measure to identify the significance of impacts before and after mitigation.

THRESHOLDS/CRITERIA OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment. Each impact evaluation in this chapter is prefaced by criteria of significance, which are the thresholds for determining whether an impact is significant.

The criteria of significance utilized in this EIR are from the City of Oakland's Thresholds/Criteria of Significance Guidelines.¹ To help clarify and provide consistent analysis and decision-making in the environmental review process in the City of Oakland, the City has developed the Thresholds/Criteria of Significance Guidelines (which have been in general use since at least 2002). The thresholds are offered as guidance in preparing environmental review documents. The City uses these thresholds unless the location of the project or other unique factors warrants the use of different thresholds. The thresholds are intended to implement and supplement provisions of the CEQA Guidelines for determining the significance of environmental effects, including Sections 15064, 15064.5, 15065, 15382, and Appendix G, and form the basis of the City's Initial Study and Environmental Review Checklist.

The thresholds are intended to be used in conjunction with the City's Uniformly Applied Development Standards and Conditions of Approval (see discussion below), which are incorporated into projects as Standard Conditions of Approval on a Citywide basis.

¹ Oakland, City of, 2016. *CEQA Thresholds of Significance Guidelines*, as revised and updated. October 17.

UNIFORMLY APPLIED STANDARD CONDITIONS OF APPROVAL

The City’s Standard Conditions of Approval (SCAs)² are incorporated into projects as conditions of approval regardless of a project’s environmental determination. As applicable, the SCAs are adopted as requirements of an individual project when it is approved by the City and are designed to, and will, substantially mitigate environmental effects. For the proposed project, all of the relevant standard conditions have been incorporated as part of the project and are identified in each environmental topic section within the EIR topical sections and in Tables II-1 and II-2.³

In reviewing project applications, the City determines which SCAs are applicable, based on the zoning district, community plan, and the types of permit(s)/approval(s) required for the project. Depending on the specific characteristics of the project type and/or project site, the City will determine which SCAs apply to a specific project.

Because the SCAs are mandatory City requirements, the impact analysis assumes that these will be imposed and implemented as part of a project. If an SCA would reduce a potentially significant impact to less than significant, the impact will be determined to be less than significant, and no mitigation measure would need to be imposed.

The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection Ordinance, Stormwater Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, California Building Code, and Uniform Fire Code, 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 SCAs, the City will determine whether there are feasible mitigation measures to reduce the impact to less-than-significant levels.

CUMULATIVE ANALYSIS CONTEXT

CEQA defines cumulative as “two or more individual effects which, when considered together, are considerable or which can compound to increase other environmental impacts.” Section 15130 of the CEQA Guidelines requires that an EIR evaluate potential environmental impacts when the project’s incremental effect is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. These impacts can result from a combination of the proposed project together with other projects causing related impacts.

The methodology used for assessing cumulative impacts typically varies depending on the specific topic being analyzed. For example, the geographic and temporal (time-related) parameters related to a

² Oakland, City of, 2015. *Standard Conditions of Approval*. Revised July 22.

³ The SCAs included in the Initial Study in Appendix B of this EIR are from an earlier version of the SCAs that were revised in July 2015. Tables II-1 and II-2 have been updated with the 2015 SCAs to reduce project impacts.

cumulative analysis of air quality impacts are not necessarily the same as those for a cumulative analysis of noise impacts. This is because the geographic area that relates to air quality is much larger and regional in character than the geographic area that could be affected by potential noise impacts from a proposed project and other cumulative projects/growth. The cumulative noise impacts are more localized than air quality and transportation impacts, which are more regional in nature. Accordingly, the parameters of the respective cumulative analyses in this document are determined by the degree to which impacts from this project are likely to occur in combination with other development projects.

Generally, the City's Major Projects list was used, in part, to determine past, present, existing, approved, pending and reasonably foreseeable future projects in the vicinity of the proposed project to inform development of a baseline for cumulative analysis. Aside from the proposed project, there are no past, current, or reasonably foreseeable projects under review by the City that may impact historical resources in the vicinity of the project site. However, other projects throughout the City contribute to the ongoing demolition of historical resources, and therefore implementation of the project is anticipated to have a significant cumulative impact to industrial/warehouse/manufacturing historical resources in the City. City-wide projects that were considered for the purpose of this analysis include the following:

- 9th Avenue Terminal at Brooklyn Basin (foot of 9th Avenue): 1929, add. 1951, four-acre Port of Oakland cargo warehouse on pier , approximately 90 percent demolition proposed;
- Oakland Army Base: 1941-45 and later, approximately 100 buildings associated with the Army Base (warehouses, residential, administrative) on approximately 400 acres, all proposed for demolition;
- Southern Pacific Yards and Shops: c.1874-1918, approximately 14 railroad maintenance, repair, and manufacturing buildings demolished in the 1990s for construction of the I-880 freeway. The remaining Car Paint Shop-Diesel Shop (1874, add. c. 1901 and 1942) at the Union Pacific rail yards was demolished in 2010;
- 428 Alice Street (Mutual Grocery Co. warehouse): 1931-32, contributor to Waterfront Warehouse District, demolished in 2004 for condominium project;
- 2825 International Boulevard (Montgomery Ward store and warehouse building): 1923-26, approximately 900,000-square-foot 8-story building on 8 acre site, demolished in 2001;
- Naval Supply Center (site now Middle Harbor Park): 1940-45, approximately 118 buildings (warehouses, residential, administrative), 8.7 million square foot floor area on 541 acres, all demolished;
- 921 98th Avenue at San Leandro Street (Fleischman Yeast factory): 1934 factory with additions, 200,000 square-foot building(s) on 8 acre site, demolished in 2004;
- 1374 5th Street (Red Star Yeast-Consumers Yeast and Vinegar Works): 1907 factory with many additions, demolished; and
- 180 4th Street (S&W Fine Foods Inc.): 1937 warehouse with a 1946 addition, contributing resource to the Oakland Waterfront Warehouse District. To be demolished as part of the 4th & Madison project.

A. CULTURAL RESOURCES

This section describes existing conditions for cultural resources within the proposed project site at 5441 International Boulevard/State Route 185 (SR 185), as well as potential impacts that could occur to those resources from project implementation. Cultural resources include historical buildings and structures, archaeological deposits, paleontological resources (fossils), and human remains. In the Initial Study completed for the proposed project (see Appendix B), the City of Oakland concluded that the proposed project would have less-than-significant impacts on archaeological resources, paleontological resources, and human remains. No further discussion of these resource types, therefore, is included in this section. The Initial Study did identify potentially significant impacts to historical resources (i.e., buildings, structures, and objects) based on the “A1+” property rating assigned to Building #1 and the “Dc1+” property rating assigned to Building #2 by the Oakland Cultural Heritage Survey (OCHS), indicating that Building #1 is of “Highest Importance” and that both Building #1 and Building #2 are contributing elements to an “Area of Primary Importance” (API).

1. Setting

The setting of the proposed project was documented by records searches at the Northwest Information Center (NWIC) and the OCHS, and field surveys by an architectural historian. A letter describing the project and maps depicting the project site was also sent to the Oakland Heritage Alliance (OHA) to determine if that organization had any information or concerns regarding historical resources and the proposed project. A second follow up letter was sent to solicit comments from OHA. The results of these tasks are summarized below.

a. Study Methods and Results. This section summarizes the methods used to identify the baseline conditions for cultural resources and presents the results of the background research.

(1) Historical Records Review. A records search of the project site was conducted at the NWIC of the California Historical Resources Information System on August 1, 2011 (and again on October 14, 2016), and at the OCHS on August 9, 2011. The NWIC, an affiliate of the State of California Office of Historic Preservation (OHP), is the official State repository of cultural resources records and reports for Alameda County. The OCHS includes information obtained from a historical survey of every visible building in the City and provides planning-related assistance for projects that may affect historic built-environment resources for the City’s Planning and Building Department (previously the Community and Economic Development Agency [CEDA]).

Northwest Information Center Results. The NWIC records search indicated that two of the buildings within the project site (Buildings #1 and #2) are listed in the OHP’s Directory of Properties and are components of the 57th Avenue Industrial District API.¹ Figure IV.A-1 is an aerial of the project site buildings and the 57th Avenue Industrial District API. Figures IV.A-2a, -2b and -2c provide photographs of Building #1 and Building #2. The Directory of Properties is a list of properties that have been identified and evaluated for their historical significance by the OHP under either: (1) the National Historic Preservation Act (i.e., Section 106 review); (2) the California Public Resources Code (PRC) (see PRC Sections 5020.1(k) and 5024.1(g)); (3) federal tax credit certifications (i.e., Mills Act); or (4) resources considered for official listing in either the California

¹ Building #6, the General Electric Wire Drawing Building, is also listed in the Directory of Properties and was assigned a Status Code of “3D” by the OHP. This building, however, was demolished in the late 1990s. No further discussion of Building #6 is provided. The supplemental records search did not indicate that the status of this building had changed. A 2011 field survey by an LSA architectural historian confirmed that this building was removed.

Register of Historical Resources, the National Register of Historic Places, California State Landmarks, or as a State Point of Historical Interest. Each property listed in the Directory of Properties has been assigned a California Historical Resource Status Code (Status Code), which is assigned by the OHP to indicate a property's eligibility for listing in either a local, State, or federal historical register.

A supplemental records search of the project site was conducted at the NWIC on October 14, 2016. The supplemental records search resulted in the same findings regarding two of the buildings within the project site (Buildings #1 and #2), which are listed in the OHP's Directory of Properties and are components of the 57th Avenue Industrial District API.

Two buildings in the project site are listed in the Directory of Properties: Building #1 and Building #2. Building #1, the GE Oakland Works Building, was assigned a Status Code of "2S2" in March 2006, indicating that it is an individual property determined eligible for the National Register of Historic Places by consensus through the Section 106 process and is listed in the California Register of Historical Resources. Building #2, the GE Insulation Department Building, was assigned a Status Code of "3D" in September 1995, indicating that it appears eligible "as a contributor to a National Register eligible district through survey evaluation." The 57th Avenue Industrial District API was assigned a Status Code of "7R" in February 1997, indicating that the District has been "identified in a reconnaissance level survey: not evaluated" (see OCHS Survey Results section below).

No cultural resources studies of the project site were on file at the NWIC as of October 2016.

Oakland Cultural Heritage Survey Results. The OCHS database indicates that the project site is within the 57th Avenue Industrial District API, which is a National Register-eligible district – as defined in the City's Historic Preservation Element of the General Plan.² In East Oakland, this API is "the outstanding industrial district."³ As described by Betty Marvin, Historic Preservation Planner with the OCHS, this API "is a self-contained strip developed by General Electric, the Austin Company, Stokely, and Mutual Stores in the 1920s as a sort of early industrial park for food, vehicular, and building material plants."

The API consists of approximately 20 buildings (including Buildings #1 and #2 in the project site) – the majority of which date from circa 1910s-1930s – that are characterized as "early 20th century utilitarian, 1920s decorative brick, and Moderne industrial buildings."⁴ Characteristic design elements of buildings in the API include one-story, long and narrow plans; stepped parapets; truss roofs; and exteriors with pressed-brick, three-dimensional brickwork, and stucco ornamentation. Of the approximately 20 buildings that comprise the API, OCHS identifies three "notable individual buildings": the Mutual Stores (Safeway) warehouse and tower at 5701-25 International Boulevard; the Ferro Enamel plant at 1101 57th Avenue; and Building #1 within the project site.

² An API is a historically or visually cohesive area or property group identified by the OCHS which usually contains a high proportion of individual properties with ratings of "C" or higher. City of Oakland, 1994. *Historic Preservation Element*.

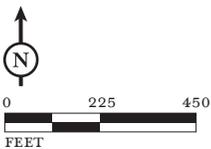
³ Marvin, Betty, 1995:36. *Historic Context: Unreinforced Masonry Buildings in Oakland, 1850-1948*. Oakland Cultural Heritage Survey.

⁴ Oakland Cultural Heritage Survey, 1996. Department of Parks and Recreation 523 series Forms (DPR 523) for the 57th Avenue Industrial District. On file, Oakland Cultural Heritage Survey, Oakland, California. September 30.



LSA

FIGURE IV.A-1



LEGEND
 (1) Building Number

*GE Demolition - International Boulevard Draft EIR
 Project Area Buildings*

SOURCES: GOOGLE EARTH, 10/30/15; LSA, 2016.

I:\GEO1101 General Electric\figures\Fig_IVA1.ai (8/8/16)



Street-facing façade, General Electric Company Oakland Works (Building #1)



Interior view of rear, factory portion of Building #1

LSA

FIGURE IV.A-2a



East and south-facing façades of General Electric Company Insulation Department (Building #2)



Railroad spur with Building #2 at right, rear of Building #1 at center right, and Building #4 at left

LSA

FIGURE IV.A-2b



Loading platform of Building #2, north-facing façade



Interior view of Building #2

LSA

FIGURE IV.A-2c

Buildings #1 and #2 were recorded and evaluated by OCHS during its city-wide unreinforced masonry building survey conducted from 1990 to 1995 and are contributing elements to the 57th Avenue Industrial District API. OCHS has assigned Building #1 a rating of “A1+”, indicating that it is a property of “highest importance” and contributor to an API. Building #2 has a rating of “Dc1+”, indicating it is a property of “minor importance,” which could be a “property of secondary importance” through repair, and a contributor to an API. Both of these buildings are listed in the Oakland Register.

The remaining buildings in the project site (see partial list in Table IV.A-1 below) have not been rated by either OHP or OCHS, and do not otherwise appear to contribute to the 57th Avenue Industrial District API.

Table IV.A-1: Summary of Cultural Resources in the Project Site

Cultural Resource Description	Date(s) of Construction	OCHS Designation	OHP Rating	Eligible for Historical Register?	Comments
57 th Avenue Industrial District	Various c. 1910s-1969	API	7R	Yes	API; Buildings #1 and #2 are contributing elements
Building #1	1922, addition 1927	A1+	2S2	Yes	Listed in Oakland and California registers
Building #2	1936-37	Dc1+	3D	Yes	Contributor to API
Building #4	1969	F1-	None	No	Non-contributor to API
Building #8	c. 1952	None	None	No	Depicted on 1952 Sanborn Map
Building #17	c. 1960s	None	None	No	Not depicted on 1959 aerial photograph; depicted on 1968 aerial
Building #18	c. 1960s	F1-	None	No	Not depicted on 1959 aerial photograph; depicted on 1968 aerial
Building #20	c. 1970s	None	None	No	Not depicted on 1968 aerial photograph; depicted on 1980 aerial
Building #21	c. 1980s	None	None	No	Not depicted on 1981 aerial photograph; depicted on 1987 aerial
Railroad Spur	c. 1922	None	None	Yes	Historical feature of the project site; likely contributor to the API
Water Tank	c. 1952	None	None	No	Replacement for original 50,000 gallon tank installed in 1925 at same location. Depicted on 1952 Sanborn Map

Note: Descriptions of the OCHS Designations and OHP Ratings are provided in the text below.

Source: LSA Associates, Inc., 2012.

(2) Local Historical Society Consultation. On May 24, 2012, LSA Associates, Inc. (LSA) sent a letter briefly describing the project and a map depicting the project area to the Oakland Heritage Alliance (OHA) requesting information or concerns regarding historical sites in the project site. No response to LSA’s request has been received from OHA to date.

However, OHA submitted comments in a letter dated August 31, 2012, to the City of Oakland Planning and Building Department regarding the proposed scope of this EIR (see Appendix A). In that letter, OHA’s requests included: (1) a detailed description of the type and exact locations of toxic materials within each building on the site; (2) an examination of project alternatives that considered preservation of Building #1, a portion of Building #1, and/or all historic buildings on the site; (3) a “thorough investigation of historic structures, events that occurred there, cultural significance of both the radio broadcasting and other periods, and importance to community of the employment of local

residents at the site”; and (4) “a full and robust program of mitigation” in the event that preservation of the historical industrial resources on the project site could not occur.

On October 19, 2016, LSA sent a second letter briefly describing the project and a map depicting the project site to OHA requesting information or concerns regarding historical sites in the project site. LSA included a copy of the earlier consultation letter dated May 24, 2012, as well as a copy of OHA’s comments to the City dated August 31, 2012. LSA sent a follow-up email to OHA to see if they had received LSA’s letter and if the organization had any questions or concerns regarding the project. No response has been received to date.

(3) Field Survey. An LSA architectural historian performed a first field survey on August 10, 2011, and a supplemental field review on October 25, 2016, to confirm the baseline conditions of historical buildings on the project site. Based on LSA’s field survey, no major structural modifications or other alterations to Building #1 or #2 that would compromise their integrity and historical significance have occurred since they were recorded by OCHS in 1994.

Buildings #1 and #2 are steel-framed industrial buildings constructed of brick masonry and concrete. Building #1 was built in two phases, the first portion consisting of the front two-story office portion and main factory floor were built in 1922 and a one-story warehouse which was added onto in 1927. The front, street-facing façade is an example of early-20th century utilitarian Classical Revival inspired industrial architecture. Building #2 is a warehouse built in 1936-1937 and is associated with the history of industrial activity in the project site. Buildings #1 and #2 are contributing elements to the 57th Avenue Industrial District API.

Buildings #4, #8, #17, #18, #20, and #21 are common utilitarian industrial buildings of metal or concrete cinder block construction, one story in height, covered with very low-pitched or flat roofs, and have modern metal roll-up doors. These buildings date from the late 1960s through the 1980s and are of a common industrial building type and design found throughout Oakland, Alameda County, and California. These buildings are not considered potential contributing elements to the 57th Avenue Industrial District API due to their age and general nondescript construction, materials, and design.

The field survey also identified two historical structures associated with the project site: a spur of the Western Pacific Railroad (WPRR) and a water tank. OCHS has not recorded either structure. The railroad spur has two branches that lead to Buildings #1 and #2 and were constructed concurrently with these buildings. The water tank appears to be a replacement of the original 1920s tank.

An LSA architectural historian performed a supplemental field review on October 25, 2016, to confirm or note changes to the baseline conditions of historical buildings in the project site documented in 2011. Based on LSA’s second field survey, changes to Building #1 and Building #2 since 2011 include increased water penetration from failing roofs and damage to windows and doors from vandalism. However, no major structural modifications or other alterations to either Building #1 or Building #2 that would compromise their integrity and historical significance have occurred since the 2011 field survey. Changes identified to the project site since the 2011 field survey include the installation of a high-grade security fencing around the perimeter of the project site topped with razor wire along the non-street facing (i.e., the eastern) boundaries. Along the base of the fencing a short concrete perimeter wall was installed to contain and prevent potential off-site flooding onto adjacent properties. The western or rear portion of the project site was recently capped with a layer of asphalt paving with several groundwater monitoring wells installed at various locations. A groundwater monitoring station was installed near the northwestern boundary of the project site. Paving this

section of the project site required removal of (or covering) a section of railroad spur track that once connected the main factory floor in Building #1 and the loading dock along the northern façade of Building #2 to the former WPRR mainline west of and outside the project site. No other noticeable modifications or alternations were identified.

b. Historical Overview.⁵ The historical context of the existing buildings on the project site can be understood in terms of Oakland’s expansion and industrial development during the early-20th century. It was during this time that Oakland’s population grew, its borders expanded, and various industries settled in the city.

From circa 1900 to 1912, industrial growth in Oakland was fueled by several factors, including an economic upswing following a persistent depression from 1873 to 1896. The 1906 San Francisco Earthquake and Fire also had a profound impact, as industries and people moved to Oakland and the East Bay to escape the extensive damage in San Francisco. In the days following the disaster, for example, more than 150,000 San Francisco residents took ferryboats to Oakland, where many of the displaced camped in parks and open space.⁶ Many of the displaced people settled permanently in Oakland, and by 1910 Oakland’s population reached 150,174 - more than double its population in 1900. In 1909, Oakland annexed the entire hill area and Fruitvale, Melrose, Elmhurst, and the area between Brooklyn (East Oakland) and San Leandro, providing more room for residential and industrial growth.

During the early-20th century, the Southern Pacific’s monopoly on the Oakland waterfront ended by a series of court decisions allowing the City to assume ownership of the port and attract industrial development. The WPRR and Santa Fe railroads arrived in Oakland, creating new development corridors along their respective rail lines, including Santa Fe’s inland corridor through North Oakland and Emeryville, and the San Leandro Boulevard strip of East Oakland, south of Fruitvale to the San Leandro border. The project site is an example of an industrial development associated with growth along these rail corridors, with GE’s manufacturing buildings (Buildings #1 and #2) linked to the WPRR via a rail spur.

During the 1900s, 1910s, and 1920s, Oakland’s strategic location, extensive rail network, and port made it one of the West Coast’s leading industrial and warehousing centers. These activities became especially prominent in East Oakland where several automobile assembly plants, including the Durant Motor Company, Willys-Overland Motors, Caterpillar Tractor, and Chevrolet were located. The City was often referred to as the “Detroit of the West.” National companies established branches in East Oakland during this time, including National Lead Company at 4701 San Leandro Boulevard in 1919, Victor Talking Machine Company at 1100-48 77th Avenue in 1923-24, and GE, which opened its second plant in Oakland at the project site (Building #1) in 1922.

Perhaps the most conspicuous element of Oakland’s industrial development during the early-20th century is the Mutual Stores (Safeway) tower and warehouse complex at 5701 International Boulevard. Built in 1927-28, the Mutual Stores tower and warehouse complex is historically associated with food processing and distribution, and this Beaux Arts Spanish Renaissance style building is one of the Bay Area’s best examples of the City Beautiful Movement’s concept of dressing-up utilitarian

⁵ Portions of the Historical Overview and Architectural Context subsections have been adapted from *Historic Context: Unreinforced Masonry Buildings in Oakland, 1850-1948* (Marvin 1995) and the *City of Oakland Historic Preservation Element* (1993).

⁶ Bagwell, Beth, 1982:175. *Oakland, the Story of a City*. Oakland Heritage Alliance.

structures with ornamentation. The Mutual Stores Building is a significant contributing element of the 57th Avenue Industrial District API.

(1) Architectural Context. The construction materials of early Oakland industrial buildings varied, and included brick, wood, and iron. The brick examples might structurally be timber framing with brick cladding, or brick with wood or iron internal structures. In appearance, 19th-century industrial buildings were generally utilitarian, a pattern that would continue into the 20th century, as is evidenced by buildings in the project site and the 57th Avenue Industrial District API. Whether brick, frame, or metal, typical forms had one or two stories, a gable roof or roofs with or without a false front or parapet, and tall, regularly spaced windows with a large expanse of wall surface between. The brick examples had segmental arched windows and some minimal quasi-classical detailing: corbelled cornices, low-relief pilasters, and raised pilaster caps.

After about 1915, industrial plants were increasingly built of reinforced concrete or concrete frame with brick infill to accommodate heavy loads, increasingly complex machinery, and a greater need for weather protection. Along with the new technology came increased attention to the design of factories, both functional and aesthetic. Famed industrial architect, Albert Kahn, was the leading promoter of the new long horizontally organized, steel or concrete-framed factories, with steel truss or concrete slab roofs, concrete mushroom columns, wide steel sash windows in a grid of narrow pilasters, spandrels and wall surfaces of either concrete or brick, three-part or other symmetrical composition, sometimes with modified Secessionist or classical allusions in the pilasters or parapet.

Because industry has had such a prominent role in Oakland's development, physical features that illustrate industry through the years are important to understanding the City's history. Oakland's industrial architecture from the early-20th century indicates the scale and scope of industrial expansion in Oakland as well as reflecting nationwide advances in building technology and the value placed on industrial architecture. In general, where utilitarian once meant more or less disposable buildings, now the term connoted functional and aesthetic permanence. The increasing presence of national firms such as GE in Oakland meant well-financed and often monumentally designed plants, and helped bring the area into concordance with national architectural movements.

(2) 5441 International Boulevard. The project site was initially developed in 1922 by GE. Building #1, designed by the GE Engineering Department and originally valued at \$90,000⁷ was constructed in 1922 – with an addition made in 1927 – by the Austin Company of California. Austin Company of California designed and built several prominent buildings in Oakland during the first half of the 20th century. Building #1 housed offices, a factory, and warehouse space. It manufactured switchboards, transformers, and motors.

The project site is also notable for its association with the formative years of radio broadcasting on the west coast of the United States. As a manufacturer of radio receivers, GE saw value in owning and operating radio broadcast stations as a means for promoting sales of its receivers to the public.⁸ To this end, GE constructed a broadcasting station, WGY, in 1921 at its manufacturing facility in Schenectady, New York. To expand its reach to other regions in the United States, GE opened two other radio broadcasting stations shortly after WGY: KGO Oakland in 1923 at the project site and KOA Denver in 1924. The KGO studio building was located southeast of GE's manufacturing plant

⁷ Marvin, Betty, 1994. Department of Parks and Recreation. *523 Record for the General Electric Company Oakland Works, Building #1*.

⁸ Schneider, John, 2012. General Electric's Trio of Pioneer Radio Stations. *Monitoring Times* 31(7):8-11.

(Building #1), as shown in Figure IV.A-3, 1925 Sanborn Fire Insurance Company Map. The KGO studio building was a near duplicate of the central two-story portion of Building #1, consisting of a Classical Revival-style, two-story brick building. The KGO studio building and the two 150-foot tall KGO transmission towers at the opposite end of the property were demolished in the 1980s.

In 1936 and 1937, Building #2 (the GE Insulation Department) was designed and constructed by the Austin Company of California and was originally valued at \$74,000.⁹

GE would continue to develop the project site with additional buildings to support its transformer manufacturing operations until 1975. Between 1975 and the mid-1990s, GE operated electrical equipment maintenance and repair operations in portions of the site, after which it was used as storage for mobile office trailers. The project site is currently unoccupied and is no longer used for manufacturing.

On March 2, 2010, CEDA visited the project site and subsequently issued a Declaration of Public Nuisance (Complaint #1001777; see Appendix C). Inspection of the property confirmed that the buildings were dangerous to the safety, health and welfare of potential occupants and visitors. An application for demolition of the eight buildings on the project site was submitted to the City of Oakland Building Services on July 30, 2010. The applicant was notified that environmental review and a Regular Design Review for demolition of historic buildings are required.

c. Regulatory and Legislative Context. CEQA, sections of the California Public Resources Code, the City's Historic Preservation Element of its General Plan, and sections of the City Municipal Code comprise the regulatory framework for cultural resources on the project site.

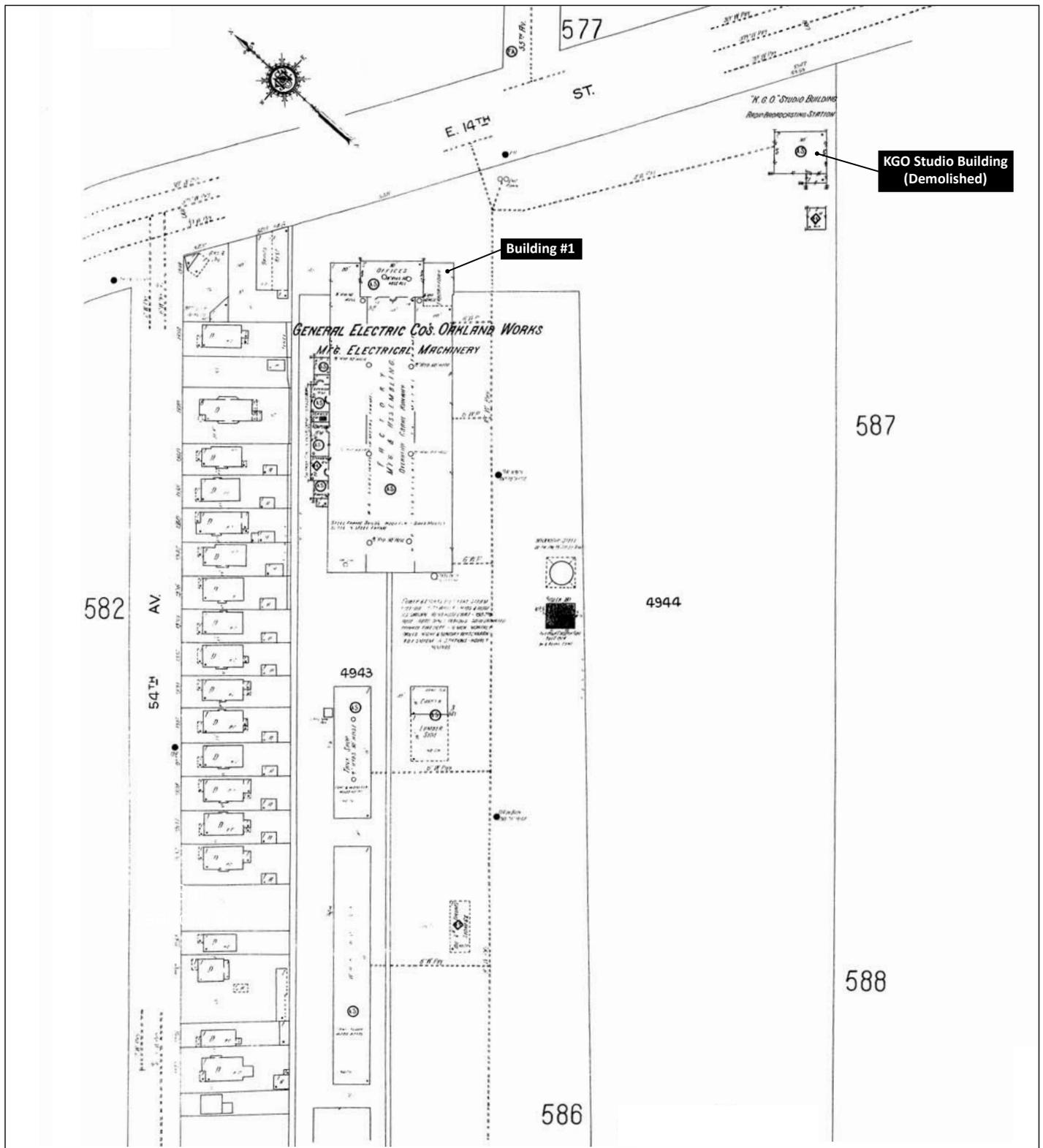
(1) CEQA Requirements. In the City of Oakland, a "historical resource" under CEQA is a resource which meets any of the following criteria:

- A resource listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register);
- A resource included in Oakland's Local Register of historical resources, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- A resource identified as significant (e.g., rated 1-5) in a historical resource survey recorded on Department of Parks and Recreation Form 523, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- Meets the criteria for listing on the California Register of Historical Resources; or
- A resource that is determined by the Oakland City Council to be historically or culturally significant even though it does not meet the other four criteria listed here.

A historical resource consists of:

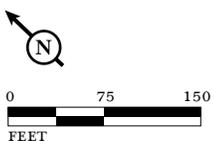
"Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.... Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources..." CEQA Guidelines Section 15064.5(a)(3).

⁹ Marvin, Betty, 1994, op. cit.



LSA

FIGURE IV.A-3



GE Demolition - International Boulevard Draft EIR
 1925 Sanborn Fire Insurance Company
 Map of the Project Site

SOURCE: SANBORN MAP CO., 1925.

I:\GEO1101 General Electric\figures\Fig_IVA3.ai (5/15/13)

In accordance with CEQA Guidelines Section 15064.5(b), a substantial adverse change in the significance of a historical resource is a significant effect on the environment. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

(2) Public Resources Code 5024.1: California Register of Historical Resources. Section 5024.1 of the PRC established the California Register. Generally, a resource is considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register (California Code of Regulations [CCR] Title 14(3) Section 15064.5(a)(3)). For a cultural resource to qualify for listing in the California Register it must be significant under one or more of the following criteria:

- Criterion 1:* Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Criterion 2:* Associated with the lives of persons important in our past;
- Criterion 3:* Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Criterion 4:* Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to being significant under one or more of these criteria, a resource must retain enough of its historic character and appearance to be recognizable as a historical resource and be able to convey the reasons for its significance (CCR Title 14 Section 4852(c)). Generally, a cultural resource must be 50 years or older to be eligible for the California Register.

(3) Oakland Historic Preservation Element. The Historic Preservation Element (HPE) of the Oakland General Plan presents goals, policies, and objectives that guide historic preservation efforts in Oakland. HPE policies define the criteria for legal significance that must be met by a resource before it is listed in Oakland’s local register of historical resources, and would, therefore, be considered a historical resource under CEQA. Based on a city-wide preliminary architectural inventory by the OCHS, pre-1945 properties have been assigned a significance rating of A, B, C, D, E, or F and assigned a number (1, 2, or 3) which indicates a building’s district status. The ranking system, described in Table IV.A-2, indicates a property’s status as a historical resource and identifies those properties warranting special consideration in the planning process. The individual property rating of a building is based on the following criteria:

- Visual Quality/Design: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- History/Association: Association of person or organization, the importance of any event, association with patterns of history, and the age of the building.
- Context: Continuity and familiarity of the building within the City, neighborhood or district.
- Integrity and Reversibility: Evaluation of the building’s condition, its exterior and interior alterations, and any structural removals.

The HPE also establishes the following policy with respect to historical resources under CEQA:

- Policy 3.8: Definition of “Local Register of Historical Resources” and Historic Preservation “Significant Effects” for Environmental Review Purposes. For purposes of environmental review under CEQA, the following properties will constitute the City of Oakland’s Local Register of Historical Resources:
 - All “Designated Historic Properties,” Landmarks, Heritage Properties, Study List Properties, Preservation Districts, and S-7 and S-20 Preservation Combining Zone Properties; and
 - Those “Potential Designated Historic Properties” that have an existing rating of “A” or “B” or are located within an “Area of Primary Importance”.

The HPE includes other policies that seek to encourage the preservation of Oakland’s significant historical resources within the context of balanced development and growth. These policies are presented below.

- Policy 3.1: Avoid or Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions. The City will make all reasonable efforts to avoid or minimize adverse effects on the Character-Defining Elements of existing or Potential Designated Historic Properties which could result from private or public projects requiring discretionary City actions.
- Policy 3.4: City Acquisition for Historic Preservation Where Necessary. Where all other means of preservation have been exhausted, the City will consider acquiring, by eminent domain if necessary, existing or Potential Designated Historic Properties, or portions thereof, in order to preserve them.
- Policy 3.5: Historic Preservation and Discretionary Permit Approvals. For any project involving complete demolition of Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: 1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or 2) the public benefits of the proposed project outweigh the benefit of retaining the original structure; or 3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.
- Policy 3.7: Property Relocation Rather than Demolition. As a condition of approval for all discretionary projects involving demolition of existing or Potential Designated Historic Properties, the City will normally require that reasonable efforts be made to relocate the properties to an acceptable site.
- Policy 3.12: Historic Preservation and Substandard or Public Nuisance Properties. Before requiring vacation or demolition, the City will take all reasonable actions to repair or rehabilitate existing or Potential Designated Historic Properties which have been determined to be substandard or public nuisances under the Oakland Dangerous Buildings Code, the Oakland Housing Code, the Blight Ordinance, the Earthquake Repair Ordinance, or any other City code or ordinance. In cases where such properties are already vacant or an immediate hazard, such repair or rehabilitation will occur expeditiously to prevent further deterioration or to abate the immediate hazard.

Table IV.A-2: Oakland Cultural Heritage Survey Significance Ratings

Rating Level	Description
A: Properties of Highest Importance	This designation applies to properties considered clearly eligible for individual National Register and City Landmark designation. Such properties consist of outstanding examples of an important style, type, or convention, or intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or of major importance at the state or national level.
B: Properties of Major Importance	These are properties of major historical or architectural value but not sufficiently important to be rated “A”. Most are considered individually eligible for the National Register, but some may be marginal candidates. All are considered eligible for City Landmark designation and consist of especially fine examples of an important type, style, or convention, or intimately associated with a person, organization, event, or historical pattern of major importance at the local level or of moderate importance at the state or national level.
C: Properties of Secondary Importance	These are properties that have sufficient visual/architectural or historical value to warrant limited recognition but do not appear individually eligible for the National Register. Some may be eligible as City Landmarks and are superior or visually important examples of a particular type, style, or convention, and include most pre-1906 properties.
D: Properties of Minor Importance	These are properties which are not individually distinctive but are typical or representative examples of an important type, style, convention, or historical pattern. The great majority of pre-1946 properties are in this category.
E, F, or *: Properties of No Particular Interest	Properties that are less than 45 years old or modernized.
District Status	Description
1	A property in an API or National Register-quality district. An API is a historically or visually cohesive area or property group identified by the OCHS which usually contains a high proportion of individual properties with ratings of “C” or higher.
2	A property in an Area of Secondary Importance (ASI) or a district of local significance. An ASI is similar to an API except that an ASI does not appear eligible for the National Register.
3	A property not within a historic district.

Note: Properties with ratings of “C” or higher or are contributors to or potential contributors to an API or ASI are considered Potential Designated Historic Properties (PDHP) that may warrant consideration for preservation by the City. The OCHS has assigned some properties a contingency rating, indicated by a lower-case letter. A contingency rating is a potential rating under some condition, such as “if restored” or “when older” or “with more information.”

Source: LSA Associates, Inc., 2013.

(4) Oakland Municipal Code. The City has adopted required findings for demolition of historic properties (City of Oakland Municipal Code 17.136.075). The ordinance identifies three categories of properties, two of which are relevant to the current project, that are associated with a series of findings that must be met prior to acceptance of a proposal to demolish a historical building or a building within a historic district. Some of these findings are not relevant to the project since these include design requirements for replacement facilities. Although construction of new facilities or improvements is not part of the current project, all required findings for demolition are listed below for reference. The three categories of historic structures identified in Section 17.136.075 are listed below:

- **Category I** includes any Landmark; Heritage Property; property rated “A” or “B” by the Oakland Cultural Heritage Survey; or Preservation Study List Property. This category excludes any property that falls into Category II.
- **Category II** includes properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, including those that do not contribute to the historic quality of the district, falls into this category.

- **Category III** includes properties rated “C” by the Oakland Cultural Heritage Survey or contributors to an Area of Secondary Importance. This category excludes any property that falls into Category II.

As Category III is not relevant to Building #1 (a Category I building) or Building #2 (a Category II building) it is not further discussed below.

There are four findings for demolition of a Category I building (i.e., those buildings that have been rated “A” or “B” by the Oakland Cultural Heritage Survey, such as Building #1) that must be included with a Regular Design Review Application, as listed below. A proposal to demolish a Category I historic property must meet either finding 1 or 2 and must meet both findings 3 and 4.

- **Finding 1:** The existing property has no reasonable use or cannot generate a reasonable economic return and the development replacing it will provide such use or generate such return.
- **Finding 2:** The structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this finding, a hazard constitutes a threat to health and safety that is not immediate.
- **Finding 3:** The design quality of the replacement facility is equal/superior to that of the existing facility.
- **Finding 4:** It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic building into the proposed development.

There are six findings for demolition of Category II buildings, which include any property in the S-7 or S-20 zone or in a historic neighborhood defined as an API by the OCHS (i.e., both Building #1 and Building #2). A proposal to demolish a Category II building must meet either finding 1 or 2 and all four of findings 3, 4, 5, and 6.

- **Finding 1:** The existing property has no reasonable use or cannot generate a reasonable economic return and the development replacing it will provide such use or generate such return.
- **Finding 2:** The structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this finding, a hazard constitutes a threat to health and safety that is not immediate.
- **Finding 3 (non-contributing building):** The existing structure is either: (a) seriously deteriorated or a hazard, or (b), the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate.
- **Finding 4:** The design quality of the replacement structure is equal/superior to that of the existing structure.
- **Finding 5:** The design of the replacement project is compatible with the character of the preservation district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:

- The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- New street frontage with forms that reflect the widths and rhythm of the façades on the street and entrances that reflect the patterns on the street;
- The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;
- If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;
- The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction, or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings, and level of detailing. When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results; and
- The replacement project will not cause the district to lose its current historic status.
- **Finding 6:** It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic building into the proposed development.

d. Project Site Cultural Resources. The following description of buildings in the project site is based on information obtained from the NWIC and OCHS records searches and LSA’s field surveys.

(1) Building #1. Building #1 is a 75,200-square-foot steel-framed industrial building constructed primarily of brick masonry and concrete in 1922 with an addition built in 1927. This building, primarily the front, street-facing façade, is an example of early-20th century utilitarian Classical Revival inspired industrial architecture. The symmetrical east-facing façade of this building consists of a central two-story block that housed offices, reception areas, and upstairs meeting rooms. It is covered by a low-pitched roof set behind a flat parapet decorated by a cast concrete cornice banding along the roofline. The central two-story block is flanked by single-story wings that reflect the Classically-inspired cornice banding and masonry construction of the central portion of the building. The main entrance is centrally located on the street-facing façade and is framed by a door frame of cast concrete covered by simple, flat, Classical *aedicula*.

Fenestration for this building consists of two types. The central two-block portion contains 18 nine-over-one, wood-framed, double-hung sash windows with cast-concrete sills set in recessed vertical bands framed by masonry pilasters. The fenestration for the rest of the building consists of vertical metal-framed awning and fixed-paned windows set in recessed, nearly full-length vertical elements framed by faux-masonry pilasters.

The rear portion of the building consists of a long, rectangular, single-story, steel-framed and masonry vernacular industrial building. This single-story portion of the building has a full-length roof monitor with awning windows capped by a low-pitched roof. Three roll-up doors are located at the western end of the building. The interior floor of the building is concrete with numerous raised machinery platforms and several tank cradles. The exterior walls are of masonry construction framing nearly full-height, metal-framed awning windows over fixed-paned windows, set in wide, recessed vertical elements with concrete sills and capped with a band of soldier bricks. The south façade has several window casements filled in by cinder blocks. One casement was altered to accommodate a roll-up metal door. Two shed-roofed lean-to additions are also on the south façade. Four large, above-ground metal utility vaults are irregularly placed alongside the south façade. The north façade is mostly bricked in. This building is associated with the history of industrial activity in the project site, and is a contributing element to the 57th Avenue Industrial District API. This building appears in good condition.¹⁰ The building retains integrity of location, setting, design, feeling, association, and workmanship. Integrity of materials has diminished through later alterations (described below) and repairs since construction in 1922.

Minor alterations to the Classical Revival-designed front office portion of Building #1 subsequent to the 1994 OCHS survey include removal of the “General Electric Company” script along the cornice line on the east façade, removal of a large medallion depicting the GE logo above the monumental framing around the main entrance, and the installation of two window-mounted air conditioning units. At the rear portion of Building #1 most of the window casements and entrances along the west and east façades have been removed or filled in; a concrete cinder-block shed-roof addition of unknown purpose is located near the back of the south façade; and a one-story addition is at the southwestern corner of the building covered by a very low-pitched roof and clad in metal siding with fixed, metal framed windows along the south and west façades.

(2) Building #2. Building #2 is a 45,200-square-foot utilitarian International-style, steel-framed industrial building constructed of brick masonry and concrete in 1936-1937. This building is rectangular, covered by a low-pitched roof, and rests on a partial concrete slab/raised footer foundation. The east-facing façade is capped by a stepped parapet over a metal roll-up door flanked by two large, rectangular-shaped window casements consisting of metal-framed fixed-paned windows. The brick on the east corner of the building was damaged when a truck backed into the building; the building corner was patched with concrete.¹¹ A smaller pocket door is located to the left of the main door. The south façade is dominated by a full-width ribbon fenestration consisting of metal-framed, fixed-pane windows with a cast concrete sill over a brick masonry apron wall, a key feature of International-style industrial buildings. Many of these windows were originally operable awning type windows that are now fastened shut. One original wooden double sliding door remains and is located on the far right hand side of the south façade. This door is partially modified by metal plate reinforcement along the lock and bottom rails. The door’s original fixed, six-pane windows remain in place

¹⁰ A historical resource’s ability to convey its historical significance is assessed according to its “integrity.” Integrity is defined as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.” (From: California Register and National Register: A Comparison for purposes of determining eligibility for the California Register, California Office of Historic Preservation, Technical Assistance Series #6, N.D. Website: ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf)

¹¹ Cox, Jim, 2012. Senior Construction Manager, Geosyntec Consultants, Inc. Personal communication with LSA Associates, Inc. December 17.

with one pane missing. With the exception of no doors, the west façade mirrors the east façade and consists of three large rectangular window casements consisting of metal-frame fixed-pane windows.

The north façade has a raised concrete platform to accommodate a railroad spur alongside the building (see description of railroad spur below). A full-width metal awning covers the raised platform, and a metal roll-up door is located at the far right side of the north-facing façade. Fenestration essentially mirrors the south façade's full-width ribbon fenestration consisting of metal framed, fixed-pane windows with a sill of cast concrete over a brick apron wall. This building is associated with the history of industrial activity in the project site, and is a contributing element to the 57th Avenue Industrial District API. This building is largely intact and appears in good condition. The building retains integrity of location, setting, design, feeling, association, and workmanship. Integrity of materials has diminished through later alterations (described below) and repairs since construction in 1936-1937. Minor alterations to the International-styled Building #2 subsequent to the 1994 OCHS survey include replacement of several original main shop doors with modern roll-up doors, installation of sheet-metal venting equipment, replacement or filling in of several original windows.

(3) Building #4. Building #4 is an approximately 15,700-square-foot utilitarian industrial building of all metal construction built in 1969. It is a one-story building covered by a low-pitched roof and rests on a raised concrete foundation. A railroad spur is located adjacent to the south-facing façade. There are no windows. Two metal roll-up doors are located at the far ends of the south-facing façade. This building appears in good condition.

(4) Building #8. Building #8 is an approximately 1,800-square-foot utilitarian building of buff-colored cinder-block construction. This building has one metal roll-up door on the east façade and two roll-away doors located on the east and west façades. Building #8 is depicted on the 1952 Sanborn Fire Insurance Map of the project site, and a historical aerial photograph indicates that this building was on site by at least 1946. This building appears in good condition.

(5) Building #17. Building #17 is an approximately 46,700-square-foot utilitarian industrial building covered by a gently curved plywood roof covered by an undetermined type of roofing supported by bowed rafters and telephone poles. The building rests on a raised concrete slab foundation. The north and south façades have no walls and are open to the air. The west and east façades are clad in corrugated metal siding. The west façade has a subsurface loading area and a shed-roofed addition is located on the far left hand side of the south facing façade. Based on a review of aerial photographs, this building was constructed sometime between 1959 and 1968. This building appears in fair condition.

(6) Building #18. Building #18 is an approximately 5,800-square-foot utilitarian industrial building of all metal construction. It is a one-story building covered by a low-pitched roof and rests on a raised concrete foundation. A railroad spur is located adjacent to the south-facing façade. There are no windows. Two metal roll-up doors are located at the far ends of the south facing façade. Based on a review of aerial photographs, this building was constructed sometime between 1959 and 1968. This building appears in good condition.

(7) Building #20. Building #20 is an approximately 850-square-foot utilitarian industrial building of all metal construction. It is technically a one-story building covered by a very low-pitched roof and rests on a concrete slab foundation. This building is located mid-parcel and south of Building #1. There are no windows. One large sliding door is located on the north-facing façade. Based on a

review of aerial photographs, Building #20 was constructed sometime between 1968 and 1980. This building appears in good condition.

(8) Building #21. Building #21 is an approximately 7,400-square-foot L-shaped, utilitarian industrial building of all metal construction. It is a one-story building covered by a low-pitched roof and rests on a concrete footer foundation. There are no windows. The entrance is located at the far right side of the north-facing façade. Two metal roll-up doors are located at the far ends of the south facing façade. Based on a review of aerial photographs, Building #21 was constructed sometime between 1981 and 1987. This building appears in good condition.

(9) Railroad Spur. A railroad spur with two branches was used to transport materials and goods from the project site to the WPRR to the west. The spur left the WPRR mainline and ran between Buildings #2 and #4. As the railroad spur neared Building #2, it split into two tracks with the southern spur running alongside the raised concrete loading platform on the northern façade of Building #2. The northern branch of the spur connected the WPRR with the main factory floor in Building #1. The northern spur was constructed in 1922 concurrently with Building #1 and is depicted on the 1925 Oakland Sanborn Fire Insurance Company Map of the project site. The southern spur was constructed in 1936 concurrently with Building #2 and is depicted on the 1952 Oakland Sanborn Fire Insurance Company Map of the project site. These linear features are associated with the history of industrial activity in the project site, and are contributing elements to the 57th Avenue Industrial District API. The spur is no longer connected to the main rail line and the remaining portions are located in the area alongside Building #2 (see Figure III-3). These remaining segments will be removed during the remediation activities.

(10) Water Tank. This welded-steel tank is located to the south of Building #1 and was installed sometime before 1952 to provide on-site fire suppression capability. It replaced the original 50,000-gallon steel tank, which was installed at around the same time as Building #1 was constructed. The replacement water tank is approximately 120,000 gallons in capacity, rests on a raised concrete foundation, and is depicted on the 1952 Oakland Sanborn Fire Insurance Company Map of the project site. An approximately 500-square-foot, one-story, square, metal-framed pump house is located adjacent to the tank, and is also depicted on the 1952 Oakland Sanborn Fire Insurance Company Map. The water tank appears in fair condition.

(11) 57th Avenue Industrial District API. The 57th Avenue Industrial District is an API that includes the project site and is comprised of approximately 21 commercial and industrial buildings (including Buildings #1 and #2) on 22 parcels covering part of one city block in central East Oakland. The API's contributing buildings are located in the project site and on both sides of 57th Street. These buildings typically have minimal to no setback, with equipment yards and driveways of various widths between them. Buildings within the API are generally similar in size, age (1910s-1930s), and design. The buildings within the API are mostly of early-20th century utilitarian, commercial block, 1920s decorative masonry, or Moderne design. A typical design element within the API is single-story construction; long, rectangular footprints; steeped parapets and truss roofs; and vehicle or loading doors. Exteriors are mainly pressed brick or face brick and glass, with stucco ornament, metal sash, and more elaborate brickwork.

General alterations to some buildings within the API include new doors, and replacement windows; modern fences and gates, including fenced electrical and HVAC equipment enclosures; and wheelchair access ramps. The buildings near the International Boulevard/SR 185 intersection are generally larger and feature several additions and new wall cladding. Overall however, buildings within the API appear intact and are in good condition.

e. Significance of Cultural Resources under CEQA. Based on the OHP and OCHS evaluations of buildings at the project site and the LSA assessment, the project site contains “historical resources” as defined in CEQA (see Regulatory and Legislative discussion above). Four historical industrial resources are present in the project site, including an API. The 57th Avenue Industrial District API is a National Register-eligible district recorded by OCHS and includes approximately 20 contributing buildings dating primarily from circa 1910s-1930s. Building #1 is listed in the California and Oakland registers and is a contributor to the 57th Avenue Industrial District API. Although Building #2 has been assigned a “D” property rating and a contingency rating of “c” (a building of Minor Importance with the potential to be a building of Secondary Importance through repair or renovation), it is listed in the Oakland Register, and is a historical resource under CEQA, as it is a contributor to the 57th Avenue Industrial District API. Although not recorded by the OCHS, the circa 1920s railroad spur, which once connected the project site with the WPRR, is also a contributor to the API as it is closely associated with the industrial development and operations of the project site and is a historical resource for purposes of CEQA. However, the remaining segments of the spur will be removed during the remediation activities.

Buildings #4, #8, #17, #18, #20, #21, and the water tank are not historical resources as these structures are either too recent or otherwise lack significant historical associations and do not appear eligible for inclusion in the California or Oakland registers individually or as contributing elements to a historic district.

2. Impacts and Mitigation Measures

The following section describes potentially significant project impacts to cultural resources. Mitigation recommendations are made to avoid, minimize, or mitigate such impacts where possible.

a. Criteria of Significance. Implementation of the proposed project would have a significant impact on cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be “materially impaired.” The significance of an historical resource is “materially impaired” when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for, inclusion on an historical resource list (including the California Register of Historical Resources, the National Register of Historical Resources, Local Register, or historical resources survey form (DPR Form 523) with a rating of 1 through 5).

b. Less-Than-Significant Impacts. The project is not anticipated to have any less-than-significant impacts to cultural resources, as the proposed project involves the removal of the three historical resources on the site.

c. **Significant Impacts.** The following discussion describes the significant impacts to cultural resources that would result from implementation of the proposed project.

Impact CULT-1: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA. (S)

The proposed project would remove all eight buildings in the project site. As discussed above, there are two buildings on the project site – Buildings #1 and #2 – that are historical resources as defined by CEQA due to one or more of the following qualifying factors: (1) listing in, or eligibility for listing in, the National Register, California Register, and/or Oakland Register; (2) a rating of 1 through 5 in a historical resource survey recorded on State of California Department of Parks and Recreation Form 523 records; and (3) contributing to the eligibility of a National Register-eligible district (57th Avenue Industrial District API).

Although the circa 1920s railroad spur in the project site – a contributing property of the 57th Avenue Industrial District API – will not be removed by the project, it will be removed by remediation activities. Demolition of Buildings #1 and #2 would adversely impact the API, as this would remove two important contributing elements to the API, thereby adversely affecting the integrity of the resource and its ability to convey its period of significance, circa 1910s-1940s.

Implementation of Mitigation Measures CULT-1a and CULT-1b would partially mitigate or compensate for the impact to Buildings #1 and #2 and the 57th Avenue Industrial District API resulting from the loss of contributing elements to an API, but the impact would not be mitigated to a less-than-significant level. Demolition of the buildings would result in significant and unavoidable impacts to these historical resources and the 57th Avenue Industrial District API after mitigation. Demolition of Buildings #1 and #2 would also have a significant indirect visual impact on the 57th Avenue Industrial District API as the project would remove the two prominent components of the western half of the API as viewed from the public right-of-way along International Boulevard.

Mitigation Measure CULT-1a: Historical Context Report. The project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API. The report shall include a description of the resources' historical significance within the context of Oakland's historical industrial development during the early-20th century as well their historical architectural significance within the context of utilitarian, unreinforced masonry buildings in Oakland. The report shall also include a discussion of the project site's historical association with the former KGO radio station. Oral histories of those who worked at the GE plant, or those who otherwise have knowledge of the project site's history, shall be sought out and, if located, findings incorporated into the historical context report, as appropriate. Recordings of the oral histories that result from this mitigation shall also be made available to the public by the City or a local historical archive as a digital file (e.g., mp3). Photo-documentation of the project site buildings and the API shall be included in the report to provide additional descriptive data and a permanent visual record of the resources. The photo-documentation shall be done according to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines.¹² Based on the curation requirements of the receiving institution, either hard copies and/or electronic copies of the report and photo-documentation shall be offered

¹² National Park Service, 2001. HABS/HAER Photographs: Specifications and Guidelines. Washington, D.C.

to the Oakland Heritage Alliance, the Oakland Cultural Heritage Survey, the Oakland Public Library, and the Environmental Design Library, Archives, and Visual Resource Center at the University of California, Berkeley. The applicant shall also be responsible for ensuring that the report and photo-documentation are available to the general public via the internet.

Mitigation Measure CULT-1b: Contribution to Façade Improvement Program. The project applicant shall contribute to the City’s Façade Improvement Program. The mitigation would specify that funds collected should be reserved for buildings within the 57th Avenue Industrial District API. The use of Façade Improvement Program funds for use in the District is appropriate given the location of the two buildings (Building #1 and Building #2) in the project site at 5441 International Boulevard/SR 185 are within the 57th Avenue Industrial District API. By directing that the funds be used in the 57th Avenue Industrial District API, the mitigation will have a direct effect on the remaining historic resources in the District as well as the District itself. The mitigation measure is devised to reflect this and provide more specificity regarding the process for use of the funds. In accordance with the City’s Façade Improvement Program, the amount of the contribution required to be paid by the project applicant under this mitigation measure shall be based on the following:

- \$10,000 for the first 25 feet of two façades of a building and \$2,500 per each 10 additional linear feet of those two same façades beyond 25 feet.
- There shall be a 20 percent increase for the buildings designated as Historical Resources under CEQA.
- Multiply the total by two times for being located within an API.

For purposes of this mitigation, the lengths of the main, street-facing façades and the lengths of the south-facing façades of Building #1 and Building #2 in the project site that face International Boulevard/SR 185 are 135 feet and 110 feet, respectively. The secondary, south-facing façades of Building #1 and Building #2 in the project site are 585 feet and 450 feet, respectively.

The following calculation results in a total contribution of \$804,000.

5441 International Boulevard/SR 185 - Building #1:

Main façade: \$10,000 + (\$2,500 x 110 feet)/10 feet	\$37,500
Secondary façade: \$10,000 + (\$2,500 x 560 feet)/10 feet	\$150,000

5441 International Boulevard/SR 185 - Building #2:

Main façade: \$10,000 + (\$2,500 x 85 feet)/10 feet	\$31,250
Secondary façade: \$10,000 + (\$2,500 x 425 feet)/10 feet	\$116,250

Building #1 total (\$187,500) + Building #2 total (\$147,500)	\$335,000
CEQA Historical Resources - increase by 20%: \$335,000 x 1.2	\$402,000

Located in an API - increase by two times	\$804,000
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The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue

Industrial District API for a one-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Administration of this Program shall be overseen by OCHS staff.

Mitigation Measure CULT-1c: Installation of a commemorative marker. To reduce the significant and unavoidable impact of the loss of Buildings #1 and #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be installed within the project site boundaries, be made of durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings. The marker or plaque shall be of high quality and installed to allow for high public visibility. The content, materials, and appearance of the commemorative marker or plaque shall be developed by a consultant experienced in urban architectural interpretive displays, and shall be done in consultation with OCHS staff.

The City shall be responsible for ensuring that Mitigation Measures CULT-1a, CULT-1b, and CULT-1c are completed as a condition of the demolition permit. The applicant shall be responsible for funding the mitigation measures identified herein.

Implementation of Mitigation Measures CULT-1a, CULT-1b, and CULT-1c will mitigate the cultural resources impact to a degree, but not to a level that is less than significant and this impact would remain significant and unavoidable. (SU)

d. Cumulative Impacts. Aside from the proposed project, there are no past, current, or reasonably foreseeable future projects under review by the City that may impact historical resources in the vicinity of the project site, including the 57th Avenue Industrial District API. Taken collectively, however, the proposed project and other reasonably foreseeable future projects in the City involving demolition of industrial/warehouse/manufacturing historic resources (such as the 9th Avenue Terminal at Brooklyn Basin, Oakland Army Base buildings, Southern Pacific rail yards and shop, Mutual Grocery Co. warehouse, Montgomery Ward store and warehouse, Naval Supply Center, Fleischman Yeast factory, Red Star Yeast-Consumers Yeast and Vinegar Works, and S&W Fine Foods Inc., warehouse) contribute to on-going impacts to historical industrial resources in the City. All of these City-identified resources include examples of Oakland's early-20th century industrial development. Implementation of the proposed project, therefore, is anticipated to have a significant and unavoidable cumulative impact to historical resources in Oakland when viewed in association with other, reasonably foreseeable demolitions of significant early-20th century industrial resources in the City.

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

Mitigation Measure CULT-2: Implementation of Mitigation Measures CULT-1a and CULT-1b will mitigate this cumulative impact to a degree, but not to a level that is less than significant and this cumulative impact would remain significant and unavoidable. (SU)

B. HAZARDS AND HAZARDOUS MATERIALS

This section provides an overview of the potential presence of hazardous materials¹ and other public health hazards on and near the proposed project site and assesses potential impacts to public health and safety and the environment that could result from the implementation of the proposed project. As noted previously, impacts related to hazards and hazardous materials were determined to be less-than-significant in the Initial Study (see Appendix B); however, this topic is included because it was identified as an item of interest to the public and applicable decision-makers. This section summarizes the information included in the Phase I Building Assessment Report, Summary Report: Phase 2 Hazardous Materials Survey, and Phase II Building Materials Characterization Report. These reports are included as Appendices E, F and G, respectively.

1. Setting

The following section describes existing hazardous materials issues at the project site as well as the regulatory agency framework and local policies that address those hazards.

a. Potential Sources of Hazardous Materials at and near the Project Site. The site is under a Consent Order (Docket #HSA 96/97-061) with the Department of Toxic Substances Control (DTSC) for remediating impacts in the subsurface that occurred due to historical manufacturing processes at the project site and USEPA has indicated its determination that the site is subject to Part 761 of the Toxic Substances Control Act (TSCA). The remedy for the subsurface is described in further detail below, in Section B.1.b(2), and is not the subject of this EIR. The purpose of this EIR is to evaluate the proposed project (demolition of the buildings on the site), and therefore this evaluation focuses on contamination within the building materials.

Due to the materials used for constructing and maintaining the buildings and manufacturing operations, the building materials are impacted with hazardous materials. Two building material characterization studies^{2,3} have been completed and the following constituents are known to exist in building materials: PCBs, lead, asbestos, zinc, chromium, cadmium, and mercury. Initial mitigation efforts were completed in the fall of 2009 to remove asbestos, mercury switches, PCB ballasts, sodium light bulbs, and storage tanks. However, the remaining hazardous materials in the building materials at the site are:

- **PCBs** – PCBs are classified by the USEPA as a suspected human carcinogen. Exposure can be through ingestion or skin contact. The potential human health effect from exposure to PCBs reportedly includes chloracne, impairment of liver function, a variety of neurobehavioral symptoms, and minor birth abnormalities. Use and disposal of PCB remediation

¹ The California Health and Safety Code defines a hazardous material as “...any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment... ‘Hazardous materials’ include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.” (Health and Safety Code Section 25501(p)).

² ARCADIS, 2009. *Phase I Building Assessment Report*. Prepared for General Electric, January.

³ Geosyntec, 2010. *Phase II Building Materials Characterization Report*. Prepared for General Electric, July.

wastes are regulated by the USEPA under the Toxic Substances Control Act (TSCA). Commercial production of PCBs was banned in 1979.

PCBs were used as a dielectric fluid in a small portion of the transformer manufacturing operations at the site until 1968, prior to USEPA's PCB ban in 1979. The concrete floors of Buildings #1 (warehouse portion only) and #2 have PCB impacts as a result of historic operations. In addition, paint used on interior walls in buildings of this age were typically manufactured with PCBs prior to the USEPA's ban. The assumption that PCBs are in the paint is based on the low PCB concentrations from wipe samples, versus high PCB concentrations in paint chip samples following decontamination of paint surfaces prior to sampling. Most painted building materials, such as brick, wood, and steel beams, in all of the buildings are considered hazardous waste due to the paint adhered to their surface.

- **Lead** – Elemental lead is a suspect carcinogen and known teratogen and neurotoxic in high doses. Prior to 1978, paint was commonly manufactured using lead. Paint was screened and sampled in each building at the site where lead, chromium, zinc, and cadmium concentrations were found at levels that are considered California hazardous waste and Resource Conservation and Recovery Act (RCRA) hazardous waste.
- **Asbestos** – Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials. Exposure to asbestos increases the risk of developing lung disease. Asbestos was found in various buildings in materials such as roof shingles, tile mastic, tiles, roofing materials, caulking, and pipe insulation. The majority of asbestos was removed during initial mitigation activities in 2009. A limited amount of asbestos containing materials was left onsite due to the difficulty of removing the material without demolishing the building: shingles on the roof of Building #1, window caulking in Building #2, and rolled composite and shingles on the roof of Building #8.
- **Pentachlorophenol** – Pentachlorophenol is a wood preservative for the support poles inside of Building #17. Exposure to high levels of pentachlorophenol can cause increases in body temperature, liver effects, damage to the immune system, reproductive effects, and developmental effects. The California regulated hazardous criterion for pentachlorophenol is 10 parts per million (ppm); the concentrations found in wood core samples from Building #17 were up to 6,300 ppm. Therefore, the material would need to be disposed offsite.

The data collected during building material characterization activities will be used to properly manage demolition materials and segregate them for reuse, recycling, and/or disposal. The reader should note that extensive additional sampling for PCBs and other hazardous materials would be required if the City identifies an alternative that would require rehabilitation for use of the buildings.

In addition, portions of Building #1 and #2 are located above areas where solvents are present in groundwater. The concentration of trichloroethene (TCE) in shallow groundwater near or beneath the buildings is approximately 1,000 micrograms per liter ($\mu\text{g/L}$) and the California Regional Water Quality Control Board, San Francisco Bay Region's commercial screening level for the protection of human health due to TCE in groundwater is 49 $\mu\text{g/L}$. The reader should note that based on these conditions, a vapor intrusion assessment and likely vapor intrusion mitigation would be required by DTSC if the City identifies an alternative that would require rehabilitation for use of the buildings.

The following presents a summary of contaminated building materials found in Buildings #1 and #2 that were identified as historic resources per the discussion in Section IV.A, Cultural Resources.

- **Building #1** – Manufacturing and equipment maintenance occurred in this building. Building #1 consists of a concrete slab with sunken areas, gravel-filled pits, sumps, and secondary containment areas. The walls are double-layered brick; the majority of exterior walls are plain brick, with one painted wall, and the interior walls are painted. Steel structural supports are located throughout the building with overhead cranes. An office area is located at the northeast end of the building.

The interior, including brick, steel supports, and wood, is painted with PCB and lead-based paint. Seven samples were collected from random locations and were submitted for PCB analysis after collecting wipe samples and cleaning the paint surface; PCBs were detected in each paint sample with concentrations ranging from 17 to 130 ppm.⁴ The exterior brick layer is typically not painted or painted with lead- and PCB-free paint and could be reused onsite for fill after demolition, as part of the DTSC-approved cap remedy.

The shingles on the roof contain asbestos and must be removed and disposed of appropriately.

The concrete slab would be capped in place as part of the DTSC-approved remedy for the site as described below in Section B.1.b(2).

- **Building #2** – Manufacturing and equipment maintenance occurred in this building. Building #2 consists of a concrete slab with sumps, a sunken area, and a secondary containment area. A small office area and bathrooms are also located in the building. The walls are constructed with double-layered brick for the first 5 feet of wall height, and windows for the final 10 feet of wall height.

The steel supports and interior are painted with PCB and lead-based paint. Seven paint chip samples were collected from random locations after cleaning the paint surface and were analyzed for PCBs; PCBs were detected in each sample with concentrations ranging from 2.4 to 64 ppm.⁵ The exterior brick layer is typically not painted or painted with lead- and PCB-free paint and would not require treatment and can be used onsite for fill.

The caulking used around windows contains asbestos and must be removed and disposed of appropriately.

The concrete slab would be capped in place as part of the DTSC-approved remedy for the site as described below in Section B.1.b(2).

The remaining buildings at the site are constructed with either cinder blocks or metal sheeting. The metal sheeting is not impacted by hazardous materials and will be recycled offsite. Cinderblock

⁴ Federal regulations require that porous surfaces (such as brick or paint) be remediated to less than or equal to 1 ppm for high occupancy areas (examples include residence, school, cafeteria in an industrial facility) or less than or equal to 25 ppm for low occupancy areas (examples include electrical substation or industrial warehouse facility, where occupancy is less than 16.8 hours per week on average). In addition, for unrestricted use of non-porous surfaces (i.e., steel) in contact with non-liquid PCBs (i.e., paint), surfaces be remediated such that the remaining surface has wipe sample results with less than or equal to 10 µg/100 cm² of surface area for high occupancy areas or less than 100 µg/100 cm² of surface area for low occupancy areas. If the reuse is consistent with the historic use, surfaces may be remediated by treating, covering, and marking the impacted areas or use of abrasives to remove at least 95 percent of the PCB source.

⁵ Ibid.

materials would likely be reused on site for fill. Interior steel frames of other buildings are impacted with PCB- and lead-based paint. Building #17 contains the pentachlorophenol impacted wood, which will be disposed of offsite. Other site features and appurtenances (such as a water tank, safety railings, and bollards) are impacted with lead- and PCB-based paint.

b. Regulatory Context. A description of each agency's jurisdiction and involvement in the demolition project is provided below.

(1) Worker Health and Safety. Worker health and safety is regulated at the federal level by the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA); implementation of worker health and safety in California is regulated by the California Department of Industrial Relations (DIR). The DIR includes the Division of Occupational Safety and Health (DOSH), which acts to protect workers from safety hazards through its California OSHA (Cal/OSHA) program and provides consultative assistance to employers. California standards for workers dealing with hazardous materials are contained in CCR Title 8. Workers on the site will possess Hazardous Waste Operations and Emergency Response (HAZWOPER) training for handling the impacted demolition materials.

(2) California Department of Toxic Substances Control (DTSC). The site is under a Consent Order (Docket #HSA 96/97-061) with the DTSC for remediating impacts in the subsurface. The primary constituents of concern in the subsurface at the site include polychlorinated biphenyls (PCBs) in soil and chlorinated volatile organic compounds, including trichloroethene, cis-1,2-dichloroethene, and vinyl chloride, in groundwater and soil.

(3) USEPA. USEPA has indicated its determination that this site is subject to TSCA for disposal of PCB impacted materials. USEPA has indicated its determination that self-implementation of PCB cleanup must be performed in accordance with TSCA, and that risk-based cleanups may be implemented, but are subject to review and approval by USEPA.

Interim remedies completed to date include:

- **1981** – A number of surface water control measures were constructed to mitigate potential surface transport of PCBs in soil. The surface water control measures consisted of two general corrective measures: capping (also called surface sealing) and surface runoff control. The surface sealing at the site consists of two types of sealing systems: 1) asphalt-concrete paving, coated with a surface sealant; and 2) a bentonite-soil cap covered with permeable rock. In the western portion of the site, a soil berm was constructed along the northern, western, and southern boundaries.
- **1981 to 1996** – A French drain system was installed to extract groundwater and oil from beneath a former waste oil tank farm. The oil recovery system was shut down with concurrence from DTSC because oil was no longer being recovered.
- **1993** – The DTSC executed a Covenant to Restrict Use of Property dated 9 April 1993. The Covenant is applicable to the entire 24 acre property and includes restrictions on development and use of the property. Development is restricted to industrial or commercial uses. All uses and development of the property shall preserve the integrity of any hazardous substance containment, such as existing and future caps and the future groundwater extraction system. In addition, the existing asphalt and bentonite-soil caps are to be maintained in

place and penetration of either cap is prohibited without first notifying DTSC and submitting a health and safety plan to DTSC. The Covenant requires that pursuant to an approved health and safety plan, any soils brought to the surface shall be managed in accordance with all applicable provisions of State and federal law.

- **2015** – To address remaining PCBs in soil and VOCs in groundwater, in accordance with the DTSC Consent Order and USEPA TSCA approval, GE performed in 2015 a targeted soil excavation, installation of a groundwater extraction and treatment system, and installation of an asphalt cap. This remedy is expected to remain at the site indefinitely.

The site is listed on the Government Code Section 65962.5(a) list (Cortese List) due to the impacts in the subsurface,⁶ and therefore the buildings on the site are not part of this list. This focused EIR presents information on hazardous materials as it relates to the building materials that will be handled and disposed offsite. The DTSC will only be involved for intrusive work at the site, which will not occur during building demolition; therefore the DTSC is not expected to be involved with the demolition. However, demolition of the buildings will need to be performed in accordance with USEPA TSCA regulations and guidance. The reader should note that any rehabilitation for use of the buildings would also need to be performed in accordance with these agencies and regulations.

(4) Bay Area Air Quality Management District. The BAAQMD has primary responsibility for control of air pollution from sources other than motor vehicles and consumer products in the Bay Area. BAAQMD regulates the demolition of buildings and structures which contain asbestos (District Regulation 11, Rule 2). Per Standard Condition HAZ-2 below, notification of handling asbestos materials would be submitted to the BAAQMD prior to commencing demolition activities. During asbestos abatement activities, BAAQMD regulations would be followed to prevent exposure of asbestos to workers and the public.

(5) Oakland Fire Department. In Oakland, the Oakland Fire Department, Certified Unified Program Agency (CUPA), has been granted responsibility for implementation and enforcement of many hazardous materials regulations at the project site (California Health and Safety Code Chapter 6.11). Per Standard Conditions HAZ-3, -4, -5, and -6 below, plans regarding handling hazardous building materials would be submitted to the CUPA prior to beginning demolition activities.

c. City of Oakland Policies. Relevant policies and conditions from the City's General Plan, Municipal Code, and Standard Conditions of Approval (SCAs) are described below.

(1) City of Oakland General Plan. The General Plan contains policy statements and action items to provide direction to and guide the development-related actions and decisions of city officials. The November 2004 Safety Element of the Oakland General Plan (amended in 2012)⁷ contains the following policy statements and action items related to hazards, hazardous materials, and emergency response that may apply to this project.

⁶ The site is listed on the Cortese List due to the PCB manufacturing previously performed at the site. The potential contaminants of concern in the subsurface listed on the DTSC Envirostor website are PCBs, TCE, vinyl chloride, and cis-1,2-dichloroethene.

⁷ Oakland, City of, 2004. *General Plan, Safety Element, Hazardous Materials (Chapter 5, Section 5.4)*. November. Amended 2012.

- Policy HM-1: Minimize the potential risks to human and environmental health and safety associated with the past and present use, handling, storage and disposal of hazardous materials.
 - Action HM-1.4: Continue to participate in the Alameda County Waste Management Authority and, as a participant, continue to implement policies under the county’s hazardous-waste management plan to minimize the generation of hazardous wastes.
 - Action HM-1.6: Through the Urban Land Redevelopment program, and along with other participating agencies, continue to assist developers in the environmental clean-up of contaminated properties.
- Policy HM-2: Reduce the public’s exposure to toxic air contaminants through appropriate land use and transportation strategies.
 - Action HM-2.1: Continue to enforce performance standards controlling the emission of air contaminants, particulate matter, smoke and unpleasant odors.
- Policy HM-3: Seek to prevent industrial and transportation accidents involving hazardous materials, and enhance the city’s capacity to respond to such incidents.
 - Action HM-3.1: Continue to enforce regulations limiting truck travel through certain areas of the city to designated routes, and consider establishing time-based restrictions on truck travel on certain routes to reduce the risk and potential impact of accidents during peak traffic hours.
 - Action HM-3.2: Continue to support the prohibition of trucks on I-580 through Oakland.

(2) **City of Oakland Municipal Code.** The City of Oakland Municipal Code includes regulations for the handling of hazardous materials in the City. Title 8, Chapter 8.12 of the Oakland Municipal Code adopts California Health and Safety Code laws (Health and Safety Code Section 25500 et seq.) related to hazardous materials. City Ordinance No. 12323 requires notification of hazardous materials storage, use and handling, and an assessment as to whether this storage, use and handling would cause a public health hazard to nearby sensitive receptors including schools and hospitals.

(3) **City of Oakland’s Standard Conditions of Approval (SCAs).** The City’s SCAs relevant to this impact topic are listed below for reference. These SCAs will be adopted as requirements of the proposed project if the project is approved by the City.

SCA HAZ-1 Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;

- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

SCA HAZ-2 Site Contamination

a. Environmental Site Assessment Required

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

b. Health and Safety Plan Required

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

c. Best Management Practices (BMPs) Required for Contaminated Sites

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

2. Impacts and Mitigation Measures

This section discusses potential impacts to public health that could result from implementation of the proposed project. As noted previously, impacts related to hazards and hazardous materials were determined to be less-than-significant in the Initial Study; however, this topic is included because it was identified as an item of interest to the public and applicable decision-makers. The section begins with the significance criteria, which establish the thresholds used to determine whether an impact is significant.⁸ The latter part of this section describes impacts associated with the proposed project.

a. Criteria of Significance. A significant hazardous material or public health and safety impact would occur if the project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

b. Less-Than-Significant Public Health and Hazard Impacts. Less-than-significant impacts related to hazards and hazardous materials as identified in the Initial Study (see Appendix B) are discussed below. Criteria that were qualified as “No Impact” in the Initial Study are not discussed in this section of the EIR.

(1) Routine Transport, Use, or Disposal of Hazardous Materials. The proposed project is the surface demolition of eight buildings; a maximum of 200 trips for disposal of demolition debris are estimated for the entire project duration of approximately 4 months (approximately 5 trips per day at the height of demolition). In July 2012, as part of the demolition application package, a Construction & Demolition Debris Waste Reduction and Recycling Plan (WRRP) was submitted to the City of Oakland. In the WRRP, it was estimated that approximately 1,000 tons of material would need to be

⁸ Oakland, City of, 2016. *CEQA Thresholds of Significance Guidelines*, as revised and updated. October 17.

disposed of offsite due to hazardous impacts to building materials, such as PCB and lead-based painted steel structures and pentachlorophenol treated wood. However, it is anticipated that approximately 130 tons of material, such as sheet metal walls, would be salvaged and transported offsite for reuse and 155 tons of material, such as paint-free brick and cinderblock, would be recycled onsite as fill for the approved onsite cap remedy.

In addition, a Waste Characterization, Minimization, and Management (WCMM) Plan was prepared in May 2010. The WCCM Plan was prepared in accordance with the City of Oakland, Department of Environment and Facilities initiative to reduce the amount of waste going to landfills during deconstruction. The primary goal of the WCCM Plan is to reduce the volume of waste that is shipped offsite for disposal at a landfill and reduce the quantity of waste designated as hazardous. Deconstruction activities will be optimized to reduce cross-contamination and recontamination of materials. This may include but not be limited to:

- Designated work zones and “off limit” zones;
- Use of visqueen or other surface covers to prevent dust or liquid contamination;
- Segregation of hazardous and non-hazardous waste; and
- Separate equipment for hazardous and non-hazardous work to limit decontamination waste streams.

During demolition activities, the following measures would be implemented to prevent the hazard impacts from migrating off site:

- Disposal containers will have hard lids and will be closed at the end of every shift. If stockpiles are used, they will be covered with plastic sheeting and sandbags;
- Waste containers transported off site will be covered during transportation;
- BMPs will be used as described in the site specific Stormwater Pollution Prevention Plan (SWPPP) to prevent demolition debris from entering the stormwater system; and
- Dust control measures will be used as described in Section III of the Initial Study (see Appendix B).

To dispose of PCB impacted material offsite, wastes containing PCBs at concentration levels that are less than 50 ppm may be disposed of in a municipal waste landfill or equivalent. Bulk PCB remediation wastes with a PCB concentration greater than or equal to 50 ppm must be disposed of in a hazardous waste landfill permitted by either USEPA under Section 3004 of RCRA, or by a State under Section 3006 of RCRA.

Therefore, the potential impact associated with handling, transporting, and disposing of hazardous materials would be less-than-significant.

(2) Accidental Release of Hazardous Materials. Consistent with SCAs HAZ-1 and HAZ-2 listed above, the project applicant and demolition contractor shall ensure that construction best management practices are implemented. The proposed project requires demolition of the eight onsite buildings, which could potentially release lead and/or asbestos in building materials into the atmosphere and adversely affect the health of construction workers and/or the neighboring public. Prior to construction of the project, the Building Material Characterization report and specifications relating to

removal of hazardous materials will be submitted to the Fire Prevention Bureau Hazardous Materials Unit. Identified lead-based paint and asbestos will be abated by a certified contractor in accordance with local, State, and federal requirements, including the requirements of the BAAQMD for asbestos (Regulation 11, Rule 2) per SCA AQ-1. Implementation of these SCAs and compliance with existing local, State, and federal requirements would reduce the potential impacts from hazardous materials in building materials to a less-than-significant level.

The subsurface will not be disturbed during demolition activities. Therefore, hazardous materials beneath existing paved and capped areas do not pose a threat during demolition activities.

c. Potentially Significant Public Health and Hazards Impacts. Based on the analysis in Section IV.B.2.b, above, development of the proposed project would not result in any potentially significant impacts related to public health and hazards.

V. ALTERNATIVES

CEQA and the CEQA Guidelines require the analysis of a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice, even if those alternatives "impede to some degree the attainment of the project objectives, or would be more costly."¹ An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

The following discussion is intended to inform the public and decision-makers of the relative environmental impacts of the potentially feasible alternatives that would substantially lessen the proposed project's significant impacts. This chapter is divided into four sections. The first section briefly restates the objectives and impacts of the proposed project. The second section provides a brief discussion of alternatives that were considered but rejected from further analysis. The third section describes the principal characteristics of the alternatives considered in this section (i.e., the No Project/No Development alternative, the Preservation alternative, and the Partial Preservation alternative) and briefly compares these alternatives to the proposed project. The last section discusses the environmentally-superior alternative.

A. PROJECT OBJECTIVES AND IMPACTS

The proposed project and its objectives are described in detail in Chapter III, Project Description. The potential environmental effects of implementing the proposed project are analyzed in Chapter IV, Setting, Impacts, and Mitigation Measures, with an emphasis on the significant unavoidable impacts identified in Section IV.A, Cultural Resources.

1. Project Objectives

The objectives developed for the proposed project are an important part of the context for evaluating alternatives, and are listed below:

- Protect human health and the environment by removing building materials impacted with hazardous materials.
- Comply with the City's Declaration of Substandard Conditions to remove the purported dangerous and blighting conditions from the neighborhood.
- Comply with City building codes.
- Comply with regulatory agency oversight and requirements.

¹ *CEQA Guidelines*, 2014. Section 15126.6.

2. Project Impacts

It has been determined that the following potential effects of the proposed project (demolition of the buildings on the site and capping the building pads due to contamination and blight associated with the building materials) would be less-than-significant or have no impact for the following topics: aesthetics; agricultural and forestry resources; air quality; biological resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. Each of these topics is addressed in the Initial Study provided in Appendix B. For the proposed project, the following impacts are significant and unavoidable, and cannot be reduced to a less-than-significant level with implementation of mitigation measures:

- Demolition of Buildings #1 and #2 would result in significant and unavoidable impacts to historical buildings and an Area of Primary Importance (API) that qualify as historical resources under CEQA, and
- Demolition of Buildings #1 and #2 on the project site would contribute to a significant cumulative impact to historical resources in Oakland.

B. ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER STUDY

The following alternatives to the project were considered by the City as Lead Agency but were rejected from further study for the reasons described below.

Relocating one or more of the historic buildings to another site (a Building Relocation alternative) was considered during the environmental review process but rejected from further study. The City discourages demolition of historical resources and, pursuant to Policy 3.7 of the Historic Preservation Element (HPE), encourages “reasonable” efforts to relocate such resources. However, the relocation of Buildings #1 and #2 are deemed to be infeasible due to the hazardous materials present in the building materials and the lack of an available site, as discussed below.

As described in Section IV.B., Hazards and Hazardous Materials, the interior walls and surfaces (bricks, steel beams, wood) in Buildings #1 and #2 are coated with PCB- and lead-based paint. In addition, PCBs are present in the concrete floors from historic manufacturing and equipment maintenance that took place in these buildings. The shingles on the roof of Building #1 and the caulking in the windows of Building #2 contain asbestos. If the buildings were to be relocated, a site would need to be found, and prior to moving either or both structures, the contaminated surfaces and materials would first need to be rehabilitated, as moving the contaminated buildings to a new location would cause a blighting influence and a new significant impact at the new site. Due to the level of contamination in the building materials (see discussion in Section B, Hazards and Hazardous Materials) and the size of the buildings, it is unknown whether the buildings could be adequately remediated to allow reuse, or if they would survive being moved. Therefore, due to the extensive costs to remediate the buildings and shore them up for moving (if possible) and the lack of an appropriate site to move the building(s) to, this alternative was deemed to be infeasible and not further considered.

C. PROJECT ALTERNATIVES

The four alternatives to the proposed project discussed in this chapter are the following:

- The **No Project alternative**, which assumes the continuation of existing conditions within the project site. None of the buildings would be removed from the site under this alternative.
- The **No Development alternative**, which under Variant A, all of Buildings #1 and #2 would be protected in place. Under Variant B, only Building #1 would be protected in place and Building #2 would be demolished and the pad capped with asphalt. Under either variant, neither building would be restored or brought up to current seismic codes; however, minor repairs would be made so that further building deterioration would not occur. This alternative assumes the demolition of all other buildings on the site and capping of the site with an asphalt pad.
- The **Preservation alternative** has two variants. Under Variant A, all of Buildings #1 and #2 would be rehabilitated for industrial use in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and all other structures on the site would be demolished. Under Variant B, all of Buildings #1 and #2 would be rehabilitated including seismic upgrades for industrial or other non-residential use (such as office), in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and all other buildings on the site would be demolished.
- The **Partial Preservation alternative** would include three variants. Variant A assumes only the front portion of Building #1 would be restored in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* but the warehouse portion of Building #1 and all other buildings on the site (including Building #2) would be demolished and capped with an asphalt pad. Variant B assumes the rehabilitation of all of Building #1 for industrial use in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, and all other buildings on the site would be demolished and the pads capped. Variant C assumes the rehabilitation of all of Building #1, including seismic upgrades for industrial or other use such as office, in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and all other structures on the site would be demolished.

The following Table V-1 provides a brief comparison of the primary characteristics of each alternative to the proposed project (demolition and capping of all the buildings) and to each other.

Table V-1: Summary of Principal Characteristics of Alternatives

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

Source: LSA Associates Inc., 2016.

In the next section, for each alternative, a brief discussion of its principal characteristics is followed by an analysis of anticipated environmental impacts. The emphasis of the analysis is on the alternative's relative adverse effects compared to the proposed project and a determination of whether or not the alternative would reduce, eliminate, or create new significant impacts. The analysis also considers each alternative's potential achievement of project objectives. The environmental impacts in the topical areas not discussed below (e.g., agricultural resources, air quality, noise, etc.) would be less than significant and similar to those associated with the proposed project.

1. No Project Alternative

a. Principal Characteristics. The No Project alternative assumes that the buildings on the site would remain in their current conditions and would not be subject to demolition. Per CEQA Guidelines Section 15126(e), the No Project alternative is considered in order to compare the impacts of approving the proposed project to not approving the project. Under this alternative, Buildings #1 and #2 would not be demolished, and they would not be remediated, restored or brought up to current building codes. Buildings #1 and #2 would remain vacant and would continue to deteriorate. The remaining non-historic buildings on the site also would not be remediated, restored or brought up to current building codes. The site would continue to be surrounded by a fence. No productive uses of Buildings #1 and #2 or the non-historic buildings would occur on the site.

b. Analysis of the No Project Alternative. The No Project alternative would not achieve any of the project's objectives as it would not remove hazardous building materials, reduce the blighting influence of the buildings, comply with the City's building codes and Declaration of Public Nuisance, or comply with the regulatory agencies (i.e., State Department of Toxic Substances Control (DTSC), U.S. Environmental Protection Agency (USEPA), Bay Area Air Quality Management District (BAAQMD)) requirements and conditions. The No Project alternative is evaluated for both of the environmental topics analyzed in detail in this EIR.

(1) Cultural Resources. Implementation of the No Project alternative would avoid demolition of the eight buildings on the site, including Buildings #1 and #2, which are cultural resources defined by CEQA and contributors to the 57th Avenue Industrial District API; therefore, this alternative would not result in any of the direct significant and unavoidable impacts to historic resources identified in Chapter IV.A Cultural Resources.

(2) Hazards and Hazardous Materials. Implementation of the No Project alternative would avoid demolition of the buildings on the site, therefore, hazardous materials would be left on the site.

2. No Development Alternative

a. Principal Characteristics. The No Development alternative includes two variants. Variant A assumes both Buildings #1 and #2 would be protected in place. These two buildings would not be restored or improved for future use; however, minor repairs would be made as necessary to secure and weatherproof the buildings so that they would not continue to decline. Under this alternative, the buildings probably would not be available for lease or rent based upon statements from the property

owner.² All other buildings on the site would be demolished and capped. Variant B would be the same as Variant A, with the exception that only Building #1 would be protected in place and Building #2 would be demolished.

For implementation of Variant A, protection of Buildings #1 and #2, the following partial list of efforts would be needed:

- Demolition of buildings #4 (includes the asbestos roof), #8 (includes the asbestos roof), #17, #18, #20, #21, and ancillary structures (water tank, fire suppression system, etc.);
- Demolition contractor needed for mobilization and demobilization and performance bond;
- Dust control;
- Stormwater management;
- Permitting, design and consultation with City and regulatory agencies;
- Transport and disposal of non-hazardous and hazardous materials: Resource Conservation and Recovery Act (RCRA) wastes; Toxic Substances Control Act (TSCA) wastes; and
- Protection in place of Buildings #1 and #2 with exterior rehabilitation and repairs.

For implementation of Variant B, protection in place of only Building #1, following is a partial list of efforts that would be necessary:

- Demolition of buildings #2 (includes the asbestos window caulk and roof), #4 (includes the asbestos roof), #8 (includes the asbestos roof), #17, #18, #20, #21, and ancillary structures (water tank, fire suppression system, etc.);
- Demolition contractor needed for mobilization and demobilization and performance bond;
- Dust control;
- Stormwater management;
- Permitting, design and consultation with City and regulatory agencies;
- Transport and disposal of non-hazardous and hazardous materials: RCRA wastes; TSCA wastes; and
- Protection in place of Building #1 with exterior rehabilitation and repairs.

b. Analysis of the No Development Alternative. The No Development alternative would partially achieve some of the project's objectives such as protecting in place Buildings #1 and/or #2, would include minor repairs, and would, to a certain degree, protect human health and the environment. Protecting in place Buildings #1 and/or #2 also would reduce the existing blighting conditions. However, risks and blighting influences of the other six buildings on the site would remain. This alternative would not comply with City building codes as none of the buildings on the

² Based on the age and current condition of the site buildings, to exercise due care principles, and mitigate inappropriate risk, GE would not lease any buildings on the site that do not meet current seismic codes. (source: Hauer, Lance M., P.E. Remedial Project Manager, GE Corporate Environmental Programs. 2014. Personal Communication with City of Oakland. March.)

site would be brought into compliance with City Codes, and implementation of this alternative would not comply with the regulatory agency requirements to allow reuse.

The No Development alternative and Variants A and B are evaluated for both of the environmental topics analyzed in detail in this EIR.

(1) Cultural Resources. Implementation of the No Development alternative Variant A would protect in place the two buildings that are considered to be cultural resources. As described in Section IV.A, Cultural Resources, two buildings on the project site are listed in the City’s Directory of Properties. Building #1, the GE Oakland Works Building, was assigned a Status Code of “2S2” in March 2006, indicating that it is an individual property determined eligible for the National Register of Historic Places by consensus through the Section 106 process and is listed in the California Register of Historical Resources. Building #2, the GE Insulation Department Building, was assigned a Status Code of “3D” in September 1995, indicating that it appears eligible “as a contributor to a National Register eligible district through survey evaluation.” The 57th Avenue Industrial District API was assigned a Status Code of “7R” in February 1997, indicating that the District has been “identified in a reconnaissance level survey: not evaluated.”

Implementation of Variant A (protection in place of both Buildings #1 and #2) would avoid the direct significant and unavoidable impacts to historic resources identified in Chapter IV.A Cultural Resources.

Implementation of the No Development alternative Variant B would protect in place Building #1 which is more visible within the 57th Avenue Industrial District API as it fronts on International Boulevard. The other seven buildings on the project site would be demolished. Because Building #2 would be demolished with implementation of Variant B, this alternative would result in a direct significant and unavoidable impact to a historic resources as identified in Chapter IV.A Cultural Resources.

(2) Hazards and Hazardous Materials. Implementation of the No Development alternative Variant A would include minor repairs to Buildings #1 and #2 to secure and weatherproof the buildings so that they would not continue to decline. This alternative does not include lead and PCB remediation in Buildings #1 and #2, or seismic retrofits, or mechanical and electrical upgrades. Hazardous materials such as PCBs, lead, and asbestos would remain in Buildings #1 and #2.

Implementation of the No Development alternative Variant B would include protection in place of only Building #1 and minor repairs would be made as necessary to secure and weatherproof the building so that it would not continue to decline. However, hazardous materials such as PCBs, lead, and asbestos would remain in Building #1 under this alternative.

3. Preservation Alternative

a. Principal Characteristics. The Preservation alternative includes two variants. Variant A assumes Buildings #1 and #2 would be rehabilitated only for industrial use in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, however, they would not be rehabilitated to meet current seismic requirements under the City’s building code. In addition, these two buildings would be remediated to levels for industrial/manufacturing uses. All other buildings on the site would be demolished under this alternative.

Variant B assumes Buildings #1 and #2 would be rehabilitated and remediated to meet current seismic requirements for industrial or other non-residential uses under the building code, and would be rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All other structures on the site would be demolished.

For implementation of Variant A, remediation of Buildings #1 and #2 for industrial use, the following efforts would be needed:

- Demolition of buildings #4 (includes the asbestos roof), #8 (includes the asbestos roof), #17, #18, #20, #21, and ancillary structures (water tank, fire suppression system, etc.);
- Demolition contractor needed for mobilization and demobilization and performance bond;
- Dust control;
- Stormwater management;
- Permitting, design and consultation with City and regulatory agencies;
- Transport and disposal of non-hazardous and hazardous materials: RCRA wastes; TSCA wastes;
- Preservation of Buildings #1 and #2 with exterior rehabilitation and repairs;
- Lead and PCB abatement for Buildings #1 and #2;
- Mechanical and electrical utility upgrades; and
- Permit and connection fees.

To make Buildings #1 and #2 usable for industrial use, retrofitting of building systems and extensive remediation of historic building materials would be required. Any future use for the site would be restricted to industrial use (under Variant A) per the DTSC Covenant/Deed Restriction. As noted, no future use has been proposed for the property by the applicant except for the potential installation of non-permanent solar collector arrays on the asphalt pad covering the site.

The existing utility systems on the site and within the buildings are outdated or nonexistent; therefore extensive restoration efforts would be needed to bring the structures into compliance with current City of Oakland building codes, including but not limited to:

- Replace broken glass panes and glaze intact glass panes with a transparent thermoplastic, which is transparent and resistant to breaking and UV damage/discoloration. Window trims would remain in place to maintain the existing appearance of the façade;
- Install a new roof to ensure habitability and preservation of the building;
- Paint exterior trim components; and
- Upgrade and replace utility connections for water, electricity, and gas and rehabilitate the sanitary sewers.

The following abatement efforts also would be required for the impacted building materials to be renovated for industrial reuse:

- Asbestos materials in the Building #1 roof would need to be removed and disposed of appropriately prior to installing a new roof;

- Windows have caulking that includes asbestos and would need to be disposed of at an appropriate facility and replaced as described above;
- All interior wall and steel surfaces of both buildings are coated in paint which has been found to contain lead, other heavy metals, and PCBs (per Section IV.B, Hazards and Hazardous Materials, PCB concentrations range from 17 to 130 parts per million (ppm) in Building #1 and 2.4 to 64 ppm in Building #2). Available data indicates that PCB contamination in many locations within the buildings is such that it may not be technically feasible to remediate it to a level suitable for human occupancy.
 - If remediation is feasible and the proposed use is consistent with the historic use, initially extensive additional sampling would be required to fully characterize PCB impacts. The PCB impacted paint would need to either be treated or covered and marked to achieve the current PCB cleanup standards under TSCA regulations: PCBs in porous surfaces (such as brick or paint) must be remediated to less than or equal to 1 ppm for “high occupancy areas” (where occupancy for any individual not wearing dermal and respiratory protection is more than an average of 16.8 hours per week, which would be applicable for a typical reuse scenario for the site). Acceptable remediation methods include encapsulation, treatment, or physical removal. Encapsulation may not be approved by USEPA because the buildings have been out of service for decades and the future use may be considered inconsistent with the historical use. Extensive verification sampling of all impacted areas would be required to confirm that reuse criteria have been achieved. Paint that is removed would need to be handled in accordance with lead-based paint regulations and disposed of offsite, likely as a hazardous material due to the PCBs.
 - For non-porous surfaces (i.e., steel) in contact with lead paint, the surface would need to be thoroughly characterized and cleaned by removing at least 95 percent of the coating by the use of abrasives such that the remaining surface has wipe sample results with less than 10 µg/100 cm² for high occupancy reuse. Extensive verification sampling of all impacted areas would be required to confirm that reuse criteria have been achieved. OSHA regulations for removal of lead-based paint would need to be followed if removing paint to limit exposure to lead dust. In addition, disposal of removed paint at a hazardous waste facility would be required. If the paint is to remain in place, it would be handled as a porous surface and characterized, treated, covered, and marked per federal regulations.
- The concrete floors of both buildings are impacted with PCBs. PCBs were detected in 41 out of 49 concrete floor samples from Building #1 with concentrations ranging from 0.08 to 1,600 ppm, and they were detected in 13 out of 25 concrete floor samples in Building #2 with concentrations ranging from 0.051 to 23 ppm. The concrete floors of both buildings would be required to be treated or covered and marked to meet the high occupancy cleanup goal of 1 ppm. Concrete may be cleaned, covered and labeled in accordance with 40 CFR §761.60(p). Such cover may include a solid barrier or a double layer of solvent resistant coatings (e.g., epoxy paint) applied in contrasting colors to provide a visual indication of wear. It is likely that the proposed reuse would require that floors be removed and replaced.

Portions of Buildings #1 and #2 are located above areas where solvents are present in groundwater. The concentration of trichloroethylene (TCE) in shallow groundwater near or beneath the buildings is approximately 1,000 micrograms per liter (ug/L) and the California Regional Water Quality Control Board, San Francisco Bay Region's commercial screening level for the protection of human health due to TCE in groundwater is 49 ug/L. Based on these conditions, a vapor intrusion assessment and vapor intrusion mitigation likely would be required by DTSC if the buildings are rehabilitated for reuse, per the Preservation alternative.

Under this alternative, Buildings #1 and #2 would remain locked and regularly maintained (landscaping, repainting, and window replacement/repairs).

Under Variant B, all of the above activities would need to take place and seismic retrofitting to allow industrial or non-residential use such as offices would also need to take place. Buildings #1 and #2 do not meet current seismic requirements; significant efforts would be required to reinforce structural elements (such as walls, roof, and supports) to meet seismic requirements.

The preservation activities do not include renovation of any interior design elements; it would be up to a future user to complete those renovations. The preservation activities would vary depending on final design and remediation requirements for paint and concrete (encapsulation, treatment, and/or removal as discussed above). The majority of activities would be associated with extensive characterization and verification sampling that would be required for the PCB remediation under USEPA's TSCA requirements.

b. Analysis of the Preservation Alternative. Both Variant A and Variant B of the Preservation alternative would meet most of the proposed project's objectives as it would protect human health and the environment, remove blighting influences of the hazardous materials, and comply with City building codes.

The Preservation alternative is evaluated below for both of the environmental topics analyzed in detail in this EIR.

(1) Cultural Resources. Implementation of either Variant A or Variant B of the Preservation alternative would rehabilitate Buildings #1 and #2 in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* for industrial use. These buildings would not be demolished, and impacts to these buildings, as well as the 57th Avenue Industrial District API to which they are contributors, and the cumulative impact identified for the proposed project would be less than significant.

(2) Hazards and Hazardous Materials. Implementation of either Variant A or Variant B of the Preservation alternative would include extensive removal or sealing of hazardous materials in Buildings #1 and #2 for their reuse for light manufacturing, and demolition of the other six buildings on the site. Implementation of this alternative would potentially release lead and/or asbestos into the air, and would require the removal of demolition debris. As such, this alternative could create hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, or create significant hazards to the public or to the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Similar to the proposed project, with implementation of Standard Conditions of Approval, this alternative would result in less than significant impacts related to public health and hazards. However, based on the

significant impacts it is unknown if the cleanup efforts could achieve the required standards to permit reuse. Also, cleanup efforts could result in significant damage to the buildings rendering them unusable. Additionally, if seismic upgrades are not included (Variant A), this alternative could cause new significant hazards to public health and safety related to seismic hazards.

4. Partial Preservation Alternative

a. Principal Characteristics. The Partial Preservation alternative includes three variants, A, B and C. Variant A assumes only the front portion of Building #1, the former office area (a two-story, 60-foot-deep portion, including the 90 foot wide façade), would be preserved in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* so that it could possibly be used in the future. Under Variant A, the retained portion of Building #1 would not be remediated or upgraded to meet current seismic requirements for industrial, manufacturing or other non-residential uses under the building code. Any future use of the front portion of Building #1 would require remediation consistent with future industrial or commercial uses, as described in the DTSC Covenant to Restrict Use of Property and as regulated by USEPA under TSCA. The balance of Building #1 would be demolished and capped, as would all other buildings on the site including Building #2.

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

Variant C assumes all of Building #1 would be rehabilitated to meet current seismic requirements for industrial or other non-residential uses (such as office) under the building code, and would be rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All other structures on the site, including Building #2, would be demolished.

The implementation of Variant A, protection of only the front of Building #1 for future use, would involve the following effort:

- Demolition of buildings #2 (includes the asbestos window caulk and roof), #4 (includes the asbestos roof), #8 (includes the asbestos roof), #17, #18, #20, #21 (includes box of former oil/water separator), and ancillary structures (water tank, fire suppression system, etc.);
- Demolition of the back portion of Building #1, excluding the historic North portion, but including the asbestos roof;
- Demolition contractor for mobilization and demobilization and performance bond;
- Dust control;
- Stormwater management;
- Consultation with City and regulatory agencies;
- Transport and disposal of non-hazardous and hazardous materials: RCRA wastes; TSCA wastes;
- Preservation of Building #1 front historic North portion, exterior rehabilitation, repairs; and
- Lead/PCB encapsulation or removal, consulting.

Under Variant A, following demolition of the warehouse portion of Building #1, the following preservation activities would be completed:

- Install a concrete masonry unit (CMU) wall along the backside of the office portion with seismic bracing;
- Replace broken glass panes and glaze intact glass panes with a transparent thermoplastic, which is transparent and resistant to breaking and UV damage/discoloration. Window trims would remain in place to maintain the existing appearance of the façade;
- Remove asbestos materials from the roof and install a new roof to prevent water damage to the building; and
- Paint exterior trim components.

Under Variant A, the following preservation activities would be completed in the future as part of a specific redevelopment plan that meets regulatory agency oversight and regulations for the front portion of Building #1:

- Remove the existing paint to meet federal and State regulations for lead-based paint and PCB materials. PCBs in porous surfaces (such as brick or paint) must be remediated to less than or equal to 1 ppm for “high occupancy areas” (where occupancy for any individual not wearing dermal and respiratory protection is more than an average of 16.8 hours per week, which would be applicable for a typical reuse scenario for the site). PCBs were detected in the paint of the office area at a concentration of 18 ppm. Acceptable remediation methods include treatment or physical removal. Paint that is removed would need to be handled in accordance with lead-based paint regulations and disposed of offsite, likely as a hazardous material due to the PCBs. Reuse of the space as an office would preclude encapsulation as an option. Therefore, reuse would require removal and repair; and
- Upgrade and replace utility connections for water, electricity, and gas and rehabilitate the sanitary sewers.

For implementation of Variant B, protection and remediation for all of Building #1 with no seismic upgrading, all the same activities for Variant A would apply to the entire building.

For implementation of Variant C, protection and remediation for all of Building #1 with seismic retrograde for industrial and non-residential use, all of the activities listed above would be needed, including the following:

- Preservation of Building #1 front historic North portion, with exterior rehabilitation and repairs and consulting, including seismic retrofit (front/North) and (rear/industrial)

The seismic retrofit and preservation activities listed above for Variant C would generally reinforce the building structure such that it would be seismically protected and protect future tenants from building materials impacted with hazardous materials.

Under all the variants, Building #1 would remain locked and annual maintenance (landscaping, repainting, and window replacement/repairs) would be undertaken. These preservation activities do not include renovation of any interior design elements; it would be up to a future user to complete those renovations.

b. Analysis of the Partial Preservation Alternative. The Partial Preservation alternative would generally meet the proposed project’s objectives as it would protect human health and the environment, remove blighting influences of the hazardous materials, comply with City building codes (Variant C but not Variant A or B), and would comply with regulatory agency requirements.

The Partial Preservation alternative is evaluated for both of the environmental topics analyzed in detail in this EIR.

(1) Cultural Resources. Implementation of Variant A of the Partial Preservation alternative would preserve the front portion of Building #1 and demolish the back warehouse portion and all other buildings on the site. While the front portion of the building along International Boulevard would be preserved and provide a visual reminder of the role of industry in Oakland’s early development, impacts to Building #1 would remain significant and unavoidable, as a portion of the building would be demolished. Building #2 would be demolished and impacts to this resource would also remain significant and unavoidable. With the loss of the back portion of Building #1 and Building #2, impacts to the 57th Avenue Industrial District API would also remain significant and unavoidable. Similar to the proposed project, implementation of the Partial Preservation alternative Variant A would require implementation of Mitigation Measures CULT-1a and 1b. Because all of Building #1 would be retained and rehabilitated under Variants B and C, impacts associated with this building would be less than significant. However, since Building #2 would be demolished under all variants, impacts to this resource would remain significant and unavoidable.

(2) Hazards and Hazardous Materials. Implementation of this alternative would remove contaminated building materials from the project site. Under Variant A, the impacted paint in the front portion of Building #1 would be removed. Under Variant B and Variant C, Building #1 would be remediated to levels for industrial/manufacturing use. All other buildings on the site would be demolished. Implementation of this alternative would potentially release lead and/or asbestos into the air, and would require the removal of demolition debris. As such, this alternative could create hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, and potentially create significant hazards to the public or to the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Similar to the proposed project, with implementation of Standard Conditions of Approval, this alternative would result in less-than-significant impacts related to public health and hazards. However, based on the significant impacts, it is unknown if the cleanup efforts could achieve the required standards to permit reuse.

D. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires that the EIR identify the environmentally superior alternative in the strict sense that environmental impacts associated with its implementation would be the least of all scenarios examined (including the proposed project). Although CEQA requires the identification of the environmentally superior alternative, the decision-making process further considers the reasonableness and feasibility of all proposed alternatives, and CEQA does not require that the environmentally superior alternative be adopted.

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

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VI. OTHER CEQA CONSIDERATIONS

As required by CEQA, this chapter discusses the following types of impacts that could result from implementation of the proposed project: effects found not to be significant; growth-inducing impacts; significant unavoidable environmental impacts; and significant irreversible changes.

A. EFFECTS FOUND NOT TO BE SIGNIFICANT

Based on the analysis provided in the Initial Study, included in Appendix B, the proposed project would not result in significant impacts related to the following environmental topics, which are not further evaluated in the EIR. Some topics considered in the Initial Study would require implementation of Standard Conditions of Approval (SCAs) to be implemented prior to or during the demolition and construction period to reduce impacts to a less-than-significant level. These measures are summarized below, as appropriate. Table II-2 in Chapter II, Summary, of this EIR also contains a summary of the environmental impacts and applicable SCAs.¹

1. Aesthetics, Shadow, and Wind

The proposed project involves removing structures the City has found to be blighting influences and does not include any new construction. Additionally, on March 2, 2010, CEDA visited the project site and subsequently issued a Declaration of Public Nuisance and inspection of the property confirmed that the buildings were dangerous to the safety, health and welfare of potential occupants and visitors. After removal of the buildings, the site would essentially be vacant and look like an empty parking lot with solar arrays on the surface. The project would not have an adverse effect on a scenic vista or damage a scenic resource. Building #1 that is seen from International Boulevard does contribute to the 57th Avenue Industrial District API; however, removal of the buildings on the site would not substantially degrade the existing visual character or quality of the site and its surroundings such that a significant unavoidable impact would occur. The project site is not located within a State or locally designated scenic highway. It would not create a new source or light or glare, cast shadows, or require an exception to policies or regulations related to the provision of adequate light. Inclusion of Oakland's SCA AES-1 and SCA AES-2 would assist in reducing impacts to a less-than-significant level.

2. Agricultural and Forestry Resources

The site is located in a General Industrial Zone, with a portion of the northeast end being zoned in a Neighborhood Commercial Zone as designated in Oakland's General Plan and Zoning Ordinance. The proposed project is not located in or near an agricultural area or forest land. Therefore, the

¹ The SCAs in Table II-2 were updated to use the most recent version of the City's Standard Conditions of Approval. Application of these updated SCAs would continue to reduce all potential impacts identified in the Initial Study to a less-than-significant level.

proposed project would not convert farmland or conflict with an agricultural use or convert forest land to non-forest use.

3. Air Quality

The proposed project is the demolition of the existing eight buildings on the site. Emissions would result from heavy equipment used during demolition and vehicles used to haul materials off the project site. Based on the short duration for the demolition (approximately four months), the project would not result in a considerable net increase of criteria pollutants, and is considered to have a less-than-significant impact. Activities related to the demolition would not result in substantial levels of Toxic Air Contaminants (TACs). Implementation of SCA AQ-1 would reduce impacts associated with asbestos found in the buildings.

Consistent with the City's SCA AQ-2 Construction-Related Air Pollution Controls (Dust and Equipment Emissions), construction-related air pollution controls would be implemented during the demolition work. Therefore, the potential for the proposed project to violate air quality standards is less-than-significant.

4. Biological Resources

The proposed project was developed for industrial uses in the 1920s and is surrounded by manufacturing, residential, and commercial uses. There are no wetlands, creeks, or riparian zones located on the site or in the area nearby. Suitable habitat to support candidate, sensitive, or special-status species does not exist on the project site or surrounding area. Any vegetation on the property would not be disturbed or removed as part of the demolition. Therefore, no impacts to biological resources are projected.

5. Cultural Resources (Archeological and Paleontological Resources)

Soil would not be disturbed as part of the proposed project and as such there would be no impacts to archaeological or paleontological resources. The proposed project would not have the potential to disturb human remains including those interred outside of formal cemeteries.

Please refer to Section IV.A, Cultural Resources, of this EIR for a discussion of potential impacts to historic resources.

6. Geology and Soils

The proposed project consists of removing surface buildings; no subsurface activity is proposed. There would be no new construction and no new population would be introduced on the site. There would be no seismic- or soil-related impacts from project implementation.

7. Greenhouse Gas Emissions/Global Climate Change

The project involves a short-term, four-month long demolition phase and would not be a continuing source of greenhouse gas emissions or result in long-term climate change impacts.

8. Hazards and Hazardous Materials

Due to the materials used to construct and maintain buildings, previous transformer manufacturing, and equipment maintenance and repair operations within the buildings, the building materials are impacted with hazardous materials. EIR Section IV.B, Hazards and Hazardous Materials, and the Initial Study concluded that with implementation of City SCA HAZ-1 and SCA HAZ-2, impacts related to hazards and hazardous materials would be less than significant. Nonetheless, Section IV.B of this EIR also includes a discussion of hazards and hazardous materials as this issue topic is of interest to the public and decision-makers.

The site is listed on the Government Code Section 65962.5 list (Cortese List), but it only applies to subsurface contaminants; buildings on the site are not the subject of this listing. The site is under a Consent Order (Docket #HSA 96/97-061) with the DTSC for remediating subsurface impacts. The DTSC completed an Initial Study/Negative Declaration related to the approved remedy and determined that implementation of the remediation project will not result in any significant environmental impact.

9. Hydrology and Water Quality

There is a potential for impacted demolition debris and dust to enter the stormwater system. Implementation of SCA HYD-1 Erosion and Sedimentation Control Measures for Construction, SCA HYD-2 State Construction General Permit, and SCA HYD-3 NPDES C.3 Stormwater Requirements for Regulated Projects, implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP), and implementation of the existing Best Management Practices (BMPs) during demolition, would reduce the potential for having a violation of stormwater quality standards to a less-than-significant level.

The proposed project consists of removing surface buildings and would not result in depleting groundwater supplies or interfering substantially with groundwater recharge, substantial erosion or siltation, flooding, or runoff. No new construction is currently proposed and therefore housing would not be placed within a 100-year flood hazard area. Flood flows would not be impeded or redirected and the project would not result in inundation by seiche, tsunami, or mudflow. The existing drainage pattern would not be altered.

10. Land Use and Planning

The proposed project consists of removing surface buildings. The proposed project would not physically divide an established community, conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or conflict with any applicable habitat conservation plan or natural community conservation plan.

11. Mineral Resources

The project site is located in a developed urban area that has no known existing mineral resources. Therefore, there would be no impacts to mineral resources.

12. Noise

The proposed project would result in a temporary increase in noise levels during building demolition. Implementation of the City's SCA NOI-1 Construction Days/Hours, SCA NOI-2 Construction Noise, and SCA NOI-3 Extreme Construction Noise would reduce this potential impact to a less-than-significant level.

13. Population and Housing

The proposed project would not directly or indirectly induce population growth in the project vicinity. The proposed project would not create any new housing units or employment generating land uses. There are no housing units on the project site or people residing on the project site in any form of temporary housing. The proposed project would therefore not displace any existing housing units or people from the project site. Therefore, no impacts are projected.

14. Public Services

The proposed project does not include any new buildings or structures, as the work scope involves only demolition activities. Therefore, the proposed project would not impact public services.

15. Recreation

The proposed project does not involve new housing units or construction of new parks or any other type of recreational facilities. The proposed project would not create any new demands for parks or recreational facilities.

16. Transportation/Traffic

A maximum of 200 trips for disposal of demolition debris are estimated for the entire project duration of approximately four months (approximately five trips per day on average at the height of demolition). Trucks would be scheduled to run to and from the site during off-peak traffic hours, therefore limiting any temporary traffic effects. Also, sufficient parking is available on the property for construction-related vehicles, equipment staging/storage, and staging of waste containers. Therefore, the proposed project would not significantly impact traffic volume or flow and would not increase traffic delay at intersections.

The proposed project would not result in a change in air traffic patterns, a substantial increase in traffic hazards, nor fundamentally conflict with adopted policies, plans, or programs supporting alternative transportation.

17. Utilities and Service Systems

The proposed project would not create any new development and therefore the proposed project would not create any demands for, or place an undue burden on, any utility or service system.

B. GROWTH-INDUCING IMPACTS

This section summarizes the project's growth-inducing impacts on the surrounding community. According to CEQA, a project is typically considered growth-inducing if it would foster substantial economic or population growth. Examples of projects likely to have significant growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or industrial parks in areas that are currently only sparsely developed or are undeveloped. Implementation of the proposed project would not result in direct or indirect population growth because the proposed project does not include the development of new infrastructure or housing units.

C. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

Implementation of the proposed project would result in a significant unavoidable impact to historic resources due to the demolition of Buildings #1 and #2, and the loss of these buildings to the 57th Avenue Industrial District API. Based on the age of the buildings and their current condition, a review of current City of Oakland building codes, the issuance of the City's Declaration of Public Nuisance – Substandard (Declaration) and, due to impacts of hazardous constituents in building materials (such as lead, asbestos, and PCBs), GE proposed to demolish the existing buildings on the site.

D. SIGNIFICANT IRREVERSIBLE CHANGES

An EIR must identify any significant irreversible environmental changes that could result from implementation of a proposed project. These may include current or future uses of non-renewable resources and secondary or growth-inducing impacts that commit future generations to similar uses. CEQA dictates that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.² The CEQA Guidelines describe three distinct categories of significant irreversible changes: 1) changes in land use that would commit future generations; 2) irreversible changes from environmental accidents; and 3) consumption of non-renewable resources.

1. Changes in Land Use Which Commit Future Generations

The proposed project is the demolition of eight structures; there are currently no plans to redevelop the project site. The proposed project would not commit future generations to development. Future development is restricted to industrial or commercial uses and would be required to meet the DTSC's Covenant to Restrict Use of Property, as described in Section IV.B.1.b(2), due to the subsurface impacts.

2. Irreversible Damage from Environmental Accidents

No significant irreversible environmental damage, such as what could occur as a result of an accidental spill or explosion of hazardous materials, is anticipated due to implementation of the proposed project. Compliance with federal, State, and local regulations, and implementation of City Conditions

² *CEQA Guidelines*, 2009. Section 15126.2(c).

of Approval, would reduce to a less-than-significant level the possibility that hazardous substances within the project site would cause significant environmental damage. The proposed project has no design or operational features that would lead to irreversible damage associated with environmental accidents.

3. Consumption of Nonrenewable Resources

Consumption of nonrenewable resources includes conversion of agricultural lands, loss of access to mining reserves, and non-renewable energy use. The project site is located within an urbanized area in the City of Oakland. No agricultural lands exist on the project site; therefore none would be converted to non-agricultural uses. As previously described, the project site has no known existing mineral resources.

Implementation of the proposed project would require the use of energy, including energy produced from nonrenewable resources. However, the energy required to demolish the existing structures would be limited and as no future development is planned, no future energy use would be required on the site. As previously described, the project site has included manufacturing and industrial uses since 1923, and implementation of the project would decrease energy use on the site.

As discussed in the Initial Study Section VII, Greenhouse Gas Emissions/Global Climate Change, demolition activities including motor vehicle and heavy equipment use, water use and construction waste, would not result in significant impacts associated with greenhouse gas emissions, and would not conflict with plans adopted for the purpose of reducing GHG emissions (see Appendix B). Therefore, the proposed project would not result in a significant impact associated with the consumption of nonrenewable resources.

VII. REPORT PREPARATION

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