

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019070044

Project Title: California College of the Arts Oakland Campus Redevelopment Project

Lead Agency: City of Oakland

Contact Name: Rebecca Lind

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Project Location: Oakland, Alameda
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to redevelop the CCA Oakland campus with up to 510 residential units in two residential buildings up to 10 stories in height. The project would also include approximately 16,945 square feet of office space; a 1,408-square-foot commercial retail; 1.46 acres (63,727 square feet) of privately-owned public open space (POPOS), including 11,884 square feet of space that may be used for group assembly space; 268 structured and ground level parking spaces (there are 41 existing spaces for a net increase of 227 new spaces); and 510 bicycle parking spaces. Some of the retail and group assembly space may be utilized for personal instruction and improvement services. Macky Hall and the Broadway Wall and Stairs are proposed to be preserved with Macky Hall also planned for renovations. The Carriage House would be relocated on-site and renovated. The remaining ten buildings would be demolished. Construction activities for the project could begin in Fall 2024 and last an estimated 28 months, with occupancy beginning in early 2027.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached PDF entitled Project Effects and Proposed Mitigation Measures

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

See attached PDF entitled Project's Areas of Controversy

Provide a list of the responsible or trustee agencies for the project.

N/A

Proposed Effects and Proposed Mitigation Measures

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact HIST-1a: The project's rehabilitation of Macky Hall, the Carriage House, and the Broadway Wall and Stairs, has the potential to affect the integrity of the Treadwell Estate Landmark.

Mitigation Measure HIST-1a: A rehabilitation plan for Macky Hall, the Carriage House, and the Broadway Wall and Stairs shall be prepared, and shall include narrative descriptions, plans, elevations, and section drawings, as needed, of each resource. The rehabilitation plan shall be consistent with the standards outlined in the following documents:

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, with specific reference to the Secretary of the Interior's Standards for Rehabilitation.*
 - *The City of Oakland's 1994 Historic Preservation Element of the Oakland General Plan.*
- The rehabilitation plan shall be prepared by a qualified consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture. It shall be submitted for review and approval by the Director of the Planning & Building Department or their designee, prior to issuance of any demolition or construction-related site permit, whichever occurs first.

Impact HIST-1b: The project's relocation of the Carriage House has the potential to affect the integrity of the Treadwell Estate Landmark.

Mitigation Measure HIST-1b: A relocation plan for the Carriage House shall be prepared that shall include narrative descriptions, plans, elevation, and section drawings, as needed, of the Carriage House. The plan shall define procedures for protection of the historic buildings during relocation, relocation methods, and procedures for repair to inadvertent damage caused during the relocation process. The relocation plan shall be consistent with the standards outlined in the following documents:

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, with specific reference to the Secretary of the Interior's Standards for Rehabilitation.*
 - *City of Oakland's 1994 Historic Preservation Element of the Oakland General Plan.*
- The relocation plan shall be prepared by a qualified consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture. It shall be

submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any construction-related site permit.

Impact HIST-1c: The project's full or partial removal of landscape features has the potential to affect the integrity of the Treadwell Estate Landmark.

Mitigation Measure HIST-1c: Historic American Landscape Survey (HALS)-Type Documentation of Treadwell Estate landscape features—Eucalyptus Row, Carnegie Bricks, and Sequoia trees. To reduce the impact on historical resources, prior to issuance of any demolition, grading, or construction permits for the site, the Project Sponsor shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the Treadwell Estate landscape features.

The documentation for the Treadwell Estate landscape features shall be prepared based on the National Park Service's Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Guidelines. The documentation shall include the following:

- Drawings: An existing conditions sketch site plan shall be produced depicting the current configuration and spatial relationships of the contributing Treadwell Estate buildings and landscape features, including the locations of the two contributing sequoia trees removed in 2019. The existing conditions site plan shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Historic Landscape Architecture or Historic Architecture, and be reviewed by the professional retained to prepare the written history.
- Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service's National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:
 - Overall views of each landscape feature from multiple vantage points;
 - Detail views of landscape features as relevant (i.e., typical stamped lettering on Carnegie bricks, etc.); and
 - Contextual views of the landscape features in relationship to the site and Treadwell Estate buildings (Macky Hall and Carriage House).

All views shall be referenced on a photographic key. This photograph key shall be on a site plan of the property and shall show the photograph number with an arrow indicating the

direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.

- **Written History:** A historical report shall be prepared, providing a property description, including locations and historic photographs, as available of Treadwell Estate era landscape features, and summarizing the history of the Treadwell Estate and its historical significance. Photographs and descriptions should include Treadwell Hall, the Carriage House, the Broadway Wall and Stairs, a sample of the Carnegie bricks, and the sequoia trees. Documentation shall adhere to National Park Service standards for “short form” HALS documentation (updated July 2018).

The documentation shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History, and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the photographs and report, with existing conditions site plan, shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey, and to publicly accessible repositories including the Oakland Public Library, Bancroft Library at the University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and CCA. This measure would create a collection of reference materials that would be available to the public and inform future research.

Impact HIST-2: The project proposes to demolish 10 buildings on the project site, all of which are contributors to the California Register- and National Register-eligible CCAC API. Demolition of 10 of the 12 contributing buildings and alteration of six contributing landscape features in the CCAC API would adversely impact the district such that it would no longer be able to convey its significance, resulting in a substantial adverse change to the historical resource. The numerous demolitions would result in the loss of eligibility of the district for listing in the California Register and National Register.

Mitigation Measure HIST-2: The following measures shall be incorporated to reduce this impact HIST-2a, HIST-2b, HIST-2c, and HIST-2d.

Mitigation Measure HIST-2a: Historic American Landscape Survey (HALS)-Type Documentation. To reduce the adverse effect on historical resources, prior to issuance of any demolition, grading, or construction permits for the site, the Project Sponsor shall retain a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the California Register- and National Register-eligible CCAC API, inclusive of contributing buildings and landscape features. It should be noted that Mitigation Measure HIST-2a addresses impacts to the CCAC API, whereas Mitigation Measure HIST-1a addresses impacts to the Treadwell Estate-era landscape features; therefore, the focus of this documentation is on the site, buildings, and landscape features that contribute to the CCAC API within its period of significance.

The documentation for the CCAC API shall be prepared based on the National Park Service's Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation shall include the following:

- Drawings: Efforts should be made to locate original drawings and/or site plans of the district during its period of significance. If located, these drawings should be photographed or scanned at high resolution, reproduced, and included in the dataset. In addition, an existing conditions site plan shall be produced depicting the current configuration and spatial relationships of the contributing buildings and landscape features. The existing conditions site plan shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architecture or Historic Architecture and be reviewed by the professional retained to prepare the written history.
- Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service's National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:
 - Views of each exterior side of the 10 buildings and six landscape features that contribute to the CCAC API;
 - Oblique views of buildings, landscape features, and vegetation; and
 - Contextual views.

All views shall be referenced on a photographic key. This photograph key shall be on a map of the property and shall show the photograph number with an arrow indicating the direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.

- Written History: A HALS historical report shall be prepared, providing a property description and summarizing the history of the district and its historical significance, and briefly describe each contributing building and landscape feature. Documentation shall adhere to National Park Service standards for "short form" HABS/HALS documentation and shall include the 2019 Historic Resource Evaluation report as an appendix.

The documentation shall be prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the photographs, drawings, and report shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey (OCHS), and to publicly accessible repositories including the Oakland Public Library, Bancroft Library at the

University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and the CCA. This measure would create a collection of reference materials that would be available to the public and inform future research.

Mitigation Measure HIST-2b: Commemoration and Public Interpretation. The Project Sponsor shall prepare a permanent exhibit/display, in coordination with an experienced interpretation/exhibit designer, of the history of the CCA, including but not limited to historic and current condition photographs, interpretive text, drawings, and interactive media. The interpretive display will be placed in a suitable publicly accessible space(s) at the project site in Oakland.

Design sketches, exhibit text, and narrative descriptions shall be prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Planning & Building Department staff shall inspect the installed interpretive display to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy.

Mitigation Measure HIST-2c: Outdoor Art. To reinforce the history of the site as a location for arts education and practice, the Project Sponsor shall establish a permanent outdoor art installation at the project site of comparable dimensions (approximately 20 feet by 20 feet) and visibility to that present at the west façade of Martinez Hall. This mitigation measure is intended to be implemented separately from, and in addition to compliance with City of Oakland Municipal Code Chapter 15.78. Acceptable options may include sculptures, or a large surface featuring temporary installations of large-scale artwork(s) produced by students pursuing studies in art practice at East Bay post-secondary or post-secondary educational institutions, such as the Oakland School for the Arts, the University of California, Berkeley, and California State University, East Bay, or at CCA, now located in San Francisco.

Design sketches and narrative descriptions prepared by the artist(s) shall be submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Planning & Building Department staff will review the proposed size and location of the artwork to confirm adherence to this measure. The design and content of the proposed artwork will not be subject to review. Planning & Building Department staff shall inspect the installed artwork to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy.

Mitigation Measure HIST-2d: Prior to approval of demolition permits, the Project Sponsor shall contribute to the City's Façade Improvement Program (FIP) in the manner and amounts described below. Funds collected should be reserved for historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API (Arts & Crafts, Brutalist, or Third Bay Tradition) for a period of 2 years.

- By directing that the funds be used in historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API

(Arts & Crafts, Brutalist, or Third Bay Tradition), the mitigation will have a direct effect on the similar historic resource types in the City of Oakland, which face similar threats of demolition or incompatible alteration and will require oversight by a Planner familiar with Historic Preservation. The mitigation measure is devised to reflect this and provide more specificity regarding the process for use of the funds. The amount of the contribution required to be paid by the Project Sponsor under this mitigation measure shall be based on three factors:

- Total linear feet of public-facing facades (FACTOR A). This recognizes that all portions of the building that can be seen by the public have the potential to communicate the historical significance of the building. Larger buildings, corner buildings, locations within a park, all dictate how much of the historic resource is visible to the public and provides a public benefit. Identification of the public-facing facades is consistent with the past application of FIP contribution mitigation measures. This mitigation measure defines public facing façade to include all portions of the building facades visible to the public to account for buildings that may be visible, but not fronting a street.
- Bureau of Building Construction Valuation fee schedule (FACTOR B). The Bureau of Building Construction Valuation fee schedule (PBD Rate) is used by the City to determine the cost of permits for building construction. It is regularly updated, is routinely applied for permitting, and is commonly referenced. Incorporation of this schedule into the FIP contribution calculation ties the mitigation for demolition of the building to a factor representing a portion of the building’s replacement cost. While the loss of a historic resource cannot be fully captured in this assessment because many materials and historical connections cannot be replicated, it does provide a way to quantify that loss through application of a fee schedule that takes into consideration the historical use, construction type, and location of the historical resource. This fee schedule is also regularly updated to account for inflation and other changes in building construction valuation and therefore represents a current basis for the calculation.
- Historical Status multiplier (FACTOR C). For the purposes of CEQA, the City considers buildings listed in, or eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources, as well as buildings that qualify for “A” or “B” status on the Oakland Cultural Heritage Survey, or that are contributors to an Area of Primary Importance (API) as historic resources. Impacts that would cause a substantial adverse change in the significance of a historic resource would be considered significant and would require mitigation such as application of this mitigation measure. Because some buildings may qualify as CEQA historic resources both as individuals and as contributors to a historic district or API, Factor C, as shown in Table V.B-3, allows for application of a base multiplier as well as additional multipliers to account for these multiple CEQA triggers.

TABLE V.B-3 FACTOR C DETERMINATION FOR PROPOSED DEMOLITION OF CEQA RESOURCES

First Factor	Other Additional Factors for Contributing Buildings		Factor C Total
CEQA Resource	NR/CR/Local (A or B)	Local (C or D)/ASI	
2.00	0.25	0.15	Sum of all Applicable Valuations

Source: Page & Turnbull, 2019.

For the project, this amounts to a sum of the above calculation for each impacted CEQA historic resource:

- The total linear feet of public facing facade for the impacted building (Factor A).
- Multiplied by the PBD Rate (Factor B).
- Multiplied by 2 for being a contributor to an API (Base Factor).
- Multiplied by 0.25 for each building designated as an individual Historical Resource under CEQA (Additional Factor, if applicable).

For purposes of this mitigation, the total length of public facing facades and the associated calculation of FIP contribution is shown in Table V.B-4.

TABLE V.B-4 FAÇADE IMPROVEMENT PROGRAM (FIP) MITIGATION CALCULATIONS

Building	Factor A				Factor B	Factor C	FIP Contribution	
	Public Facing Façade Linear Dimensions*							
	North	East	South	West	Total	CEQA Multiplier		
Macky Hall*								
Carriage House*								
Broadway Wall*								
Eucalyptus Row*+					0	\$ 0	2.00	\$ 103,680
Founders Hall	134	50			184	\$ 52,992	2.25	\$ 119,232
Martinez Hall				100	100	\$ 28,800	2.25	\$ 64,800
Martinez Annex				61	61	\$ 17,568	2.00	\$ 35,136
Treadwell Ceramic Arts			55	100	155	\$ 44,640	2.25	\$ 100,440
Building B				76	76	\$ 21,888	2.00	\$ 43,776
Ralls Studio	75			60	135	\$ 38,880	2.00	\$ 77,760
Facilities	25			45	70	\$ 20,160	2.00	\$ 40,320
Shaklee	120	76			196	\$ 56,448	2.00	\$ 112,896
Simpson	28		28	82	138	\$ 39,744	2.25	\$ 89,424
Irwin Student Center		166	118	166	450	\$ 129,600	2.00	\$ 259,200
Total								\$942,984

Assumes relatively planar facades, measurements taken from Google Earth.

17.04.090 Valuation based on current PBD Construction Valuation fee schedule.

*Contributor to Treadwell API.

+Landscape Element, not subject to façade calculation.

Source: City of Oakland, 2023.

The FIP 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 for historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API (Arts & Crafts, Brutalist, or Third Bay Tradition) with oversight by a Planner familiar with Historic Preservation for a 2-year period. After that time, all remaining funds shall be eligible for citywide FIP expenditures. All rehabilitation efforts or façade improvements under the FIP shall be undertaken using the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Daily administration of the FIP shall be overseen by Economic Workforce

and Development, with final oversight and approval by a Planner familiar with Historic Preservation.

In addition to the described Mitigation Measures, SCA-HIST-3, Property Relocation (#39) should be implemented as described above to provide the opportunity for relocation of contributing buildings in the CCAC API. Although implementation of Mitigation Measures HIST-2a, HIST-2b, HIST-2c, HIST-2d, and SCA-HIST-3 would reduce the level of impact to historical resources as a result of the project, this impact cannot be mitigated to a less-than-significant level, and the impact after mitigation would remain significant and unavoidable.

Impact HIST-3: Four of the 10 buildings proposed to be demolished—Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio—are individually eligible for listing in the California Register and as Oakland Landmarks. Demolition of these four buildings would render them ineligible for listing in the California Register or as Oakland Landmarks.

Mitigation Measure HIST-3: To reduce the adverse effect on historical resources, the Project Sponsor shall retain a professional who meets the Secretary of the of the Interior’s Professional Qualifications Standards for Architectural History to prepare written and photographic documentation of the four buildings found individually eligible for listing in the California Register under Criterion 3 (Architecture)—Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio. It should be noted that Mitigation Measure HIST-3 addresses impacts to the four individually eligible CCA buildings, whereas the HALS-type HIST-2a addresses impacts to the CCAC API; therefore, the focus of this HABS-type documentation is of the four individual buildings, rather than the overall site and landscape.

The documentation for each individually eligible property shall be prepared based on the National Park Service’s Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation shall include the following:

- Drawings: Efforts should be made to locate original construction drawings or plans of each individually eligible building during their period of significance. If located, these drawings should be photographed or scanned at high resolution, reproduced, and included in the dataset. If construction drawings or plans cannot be located, as-built drawings shall be produced of the four individually eligible buildings proposed for demolition. The as-built drawings shall be prepared by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architecture or Historic Architecture and be reviewed by the professional retained to prepare the written history.
- Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service’s National Register Photo Policy Factsheet (June 2013), including ink

and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:

- Views of each side of each building and interior views, where possible;
- Oblique views of buildings;
- Detail views of character-defining features; and
- Contextual views.

All views shall be referenced on a photographic key. This photograph key shall be on a map of the property and shall show the photograph number with an arrow indicating the direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.

- **Written History:** A historical report shall be prepared for each of the four buildings, summarizing the history of the buildings, property description, and historical significance. Documentation shall adhere to National Park Service standards for “outline form” HABS documentation.

The documentation shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the drawings, photographs, and report for each of the four individually eligible buildings shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey (OCHS), and to publicly-accessible repositories such as the Oakland Public Library, Bancroft Library at the University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and the CCA. This measure would create a collection of reference materials that would be available to the public and inform future research.)

Impact HIST-4: To facilitate construction of the project, three significant examples of Late Modern architecture would be demolished: Founders Hall, a 1968 Brutalist building designed by DeMars & Reay; Martinez Hall, a 1968 Third Bay Tradition building designed by DeMars & Reay; and the Noni Eccles Treadwell Ceramic Arts Center, a 1973 Third Bay Tradition building designed by Worley Wong and Ronald Brocchini. Implementation of the project, as designed, combined with cumulative development citywide, including past, present, existing, approved, pending, and reasonably foreseeable future development, would contribute to a significant and unavoidable adverse cumulative impact to Oakland’s Late Modern architectural resources.

Mitigation Measure HIST-4: Implement Mitigation Measure HIST-2d.

Impact GEO-1: Construction activities could potentially trigger landslides or destabilize existing slopes.

Mitigation Measure GEO-1: Prior to the issuance of any grading or construction permits, a design level geotechnical report shall be prepared by a qualified Geotechnical Engineer or Certified Engineering Geologist with input from a structural engineer and submitted to the City's Bureau of Building for review and approval. In addition to all other requirements, the design level geotechnical report shall specifically identify areas of the project site and adjacent areas where potentially unstable soil and/or rock formations could be impacted by project construction activities, and shall provide recommendations to minimize the potential for construction activities to trigger landslides or rockfalls, destabilize existing slopes, or result in soil collapse (e.g., shoring or retaining wall failure). The geotechnical recommendations shall include off-site protective measures (e.g., slope stabilization and/or rockfall protection), if necessary, to protect adjacent properties from potential landslides/rockfalls. The geotechnical recommendations shall be incorporated into the project plans and shall be implemented during construction of the project. The qualified Geotechnical Engineer or Certified Engineering Geologist that prepares the design level geotechnical report and the City's Bureau of Building shall inspect construction activities to ensure that the geotechnical recommendations are implemented and that slopes remain stable throughout construction activities.

Implementation of the above mitigation would reduce potential impacts associated with landslides and slope stability to a less-than-significant level.)

Impact HAZ-1: Contaminated soil or groundwater in the subsurface of the project site could pose a risk of exposure to hazardous materials.

Mitigation Measure HAZ-1: A Phase II Environmental Site Assessment (ESA) shall be performed for the project site by a qualified environmental professional before the start of construction. The Phase II ESA shall include, but not necessarily be limited to, a geophysical survey to evaluate the potential presence of a UST in the area of Macky Hall, and sampling of soil and groundwater in the area between the Clifton Hall parcel and the northern edge of the project site. The Phase II ESA shall also include sampling of soil and groundwater in the area of Macky Hall if a potential UST is identified in the area. If a potential UST is identified by the geophysical survey or if soil or groundwater contamination is identified in any area of the project site at levels that exceed appropriate human health screening levels for residential land use (e.g., the Regional Water Board's environmental screening levels), the appropriate regulatory agencies shall be immediately notified of the findings and further investigation and/or remediation of the project site shall be performed under regulatory agency oversight.

A report documenting the findings of the Phase II ESA shall be submitted to the City for review and approval prior to the issuing of construction permits.

Impact HAZ-2: Potential excavation and handling of contaminated soil, groundwater, and underground storage tanks (USTs) in the subsurface of the project site could result in emissions of hazardous materials that could pose a risk of exposure for nearby schools.

Mitigation Measure HAZ-2: Implementing Mitigation Measure HAZ-1 would also mitigate Impact HAZ-2; no additional mitigation is necessary.

Impact NOI-1: The noise levels from operation of heavy construction equipment on the project site could impact nearby receptors.

Mitigation Measure NOI-1: The Project Sponsor would be required to implement SCA-NOI-1: Construction Days/Hours (#67), SCA-NOI-2: Construction Noise (#68), SCA-NOI-3: Extreme Construction Noise (#69), and SCA-NOI-4: Construction Noise Complaints (#71), which includes preparation of a Construction Noise Management Plan with site-specific noise attenuation measures. To further reduce impacts, an acoustical analysis shall be prepared by a qualified acoustical consultant prior to first construction related-permit issuance. The acoustical analysis shall show how the measures identified in the Construction Noise Management Plan will reduce impacts to below the project-specific performance standard of 80 dBA at each sensitive receptor. If such measures cannot reduce construction noise impacts at the nearest sensitive receptors to below 80 dBA, then the specific construction equipment operating above 80 dBA will be limited to 5 days at a time. Even with this specific performance standard and additional project specific mitigation measures, the impact may exceed the City's noise thresholds so the impact would conservatively remain significant and unavoidable.

Impact NOI-2: Use of vibratory rollers from project construction could impact Oakland Technical High School Upper Campus activities when school is in session. (Mitigation Measure NOI-2: Use of vibratory rollers for project construction within 85 feet from the Oakland Technical High School Upper Campus shall occur when school is not in session, such as after school hours or during school breaks (e.g., summer vacation).)

Impact BIO-1: Redevelopment at the project site could disturb nesting bird habitat.

Mitigation Measure BIO-1: Identify and Avoid Active Nesting Birds during Nesting Season. If construction activities are scheduled to occur during the bird nesting season (February 1 through August 15), a qualified biologist shall be hired to conduct a pre-construction survey of all suitable nesting habitat (i.e., fields, trees, shrubs, buildings, etc.) within 200 feet of the project site (where accessible). Where direct access is not prohibited, a qualified biologist will scan for nests using binoculars or other surveying method determined by the biologist. The

pre-construction survey shall be conducted no more than 14 days prior to the start of project-related work. If the survey indicates the presence of nesting birds, protective no-disturbance buffer zones shall be established around the nests as follows: for raptor nests, the size of the no-disturbance buffer zone shall be a 200-foot radius centered on the nest; for other birds, the size of the buffer zone shall be a 50- to 100-foot radius centered on the nest. In some cases, and as determined by the project biologist in consultation with the CDFW, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur.

Impact BIO-2: Redevelopment at the project site could disturb pallid bat habitat.

Mitigation Measure BIO-2: Pre-Construction Survey and Avoidance Measure for Pallid Bat: A qualified biologist shall be hired to conduct a pre-construction survey of all suitable bat roosting habitat (e.g., large trees, buildings, and structures) within the project site. The pre-construction survey shall be conducted no more than 14 days prior to the start of project-related work. If active bat roosts are discovered or if the evidence of recent prior occupation is established, a 200-foot protective no disturbance buffer shall be established by the project biologist around the roost site until the roost site is no longer active. If an active roost needs to be removed as a part of the project, the project biologist would be required to consult with the CDFW to determine appropriate methods for the removal of the roost, for which the Project Sponsor would be required to comply.

Project's Areas of Controversy

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Land Use

- Impacts of a General Plan and zoning amendment should be studied
- Impacts related to the project's consistency with surrounding land uses should be studied
- Impacts related to General Plan and zoning amendment setting a precedent for future land use in the area should be considered

Cultural and Historic Resources

- Complete a historic resources analysis for the CCA campus
- Complete a historic resources analysis for the adjacent Claremont Country Club
- Historic analysis should be submitted for review by the State Historic Preservation Office (SHPO)
- Evaluate historic significance of the entry arch
- Historic analysis should consider landscaping as historic features
- Artistic and educational contributions from artists should be studied
- Research into persons of note associated with CCA, as well as artistic movements or styles that were developed at CCA, or were part of CCA's educational or arts practice should be studied

Traffic and Transportation

- Traffic impacts to the surrounding area and neighborhood should be studied
- Impacts related to parking around the project site should be studied
- Traffic, pedestrian, transit, and site access issues should be studied
- Traffic egress from Clifton Street should be studied, as a right turn out is the only available option for cars
- Transportation analysis should use the Countywide Travel Demand Model
- Address all potential impacts of the project on the Metropolitan Transportation System (MTS) roadway network and transit operators
- Address all potential impacts of the project to people biking and walking in and near the project area, especially nearby roads included in the Countywide High-Injury Network and major barriers identified in the Countywide Active Transportation Plan
- Traffic analysis should consider ride-share services and scooters

- Traffic analysis should be conducted during normal, representative times of the year (school in session and not during a holiday)

Air Quality

- Impacts related to construction dust and air quality to nearby receptors should be studied
- Impacts related to air quality as a result of increased traffic in the area should be studied
- Impacts related to air quality impacts if on-site generators are proposed should be studied

Greenhouse Gas Emissions and Energy

- Consistency with GHG policies should be studied

Soils, Geology, and Seismicity

- Concerns related to earthquake safety

Hazards and Hazardous Materials

- Emergency evacuation from the site is restricted due to traffic and narrowness of Clifton Street
- Due to the use of paints, heavy metals, ceramic debris, print-making inks, and solvents, etc., the site should be evaluated for hazardous materials

Hydrology and Water Quality

- Concerns related to excess runoff
- Concerns related to erosion control

Noise and Vibration

- Consistency with Oakland Noise Ordinance or General Plan Noise Policies should be considered
- Noise disruption caused by construction noise should be studied
- Concerns related to construction noise due to the project being built on bedrock

Biological Resources

- Study existing landscape as a wildlife habitat
- Displacement of animals due to redevelopment should be studied
- Impacts related to tree removal and relocation should be studied

Aesthetics and Shade and Shadow

- Determine if the site is located in a Transit Priority Area
- Overall design and massing compatibility with surrounding neighborhood context should be studied
- Shadows on private property, solar collectors, public open spaces should be studied
- Project tower blocking private and public views should be studied
- Project tower's potential obstruction of scenic vistas should be studied
- The EIR should include photo simulations
- Analyze project's impacts related to glare and nighttime lighting

Utilities

- A water supply assessment should be prepared pursuant to Section 155155 of the CEQA Guidelines
- Impacts to water demand should be analyzed
- Impacts to sewage capacity should be analyzed

Public Services

- Impacts to schools and fire department should be addressed

Tribal Cultural

- Pursue Tribal consultation

Recreation

- Consideration of the reduction in green space availability as a result of the project

Wildfire

- Project site's location near fire hazard areas should be studied

Alternatives

- No Project Alternative should consider the impact of fewer units within commuting distance to San Francisco, which increases the amount of "super-commuters" producing enormous VMT from long-distance commutes
- Alternative to reduce the amount of existing buildings proposed for demolition, including the Broadway Wall and Stairs
- Alternative to not demolish any of the existing buildings at the CCA site
- Alternative to reduce the number of trees planned for removal
- Alternative which builds to existing residential zoning/height regulations

- Alternative with less residential density
- Alternative with construction of the project at an adjacent site (vacant Safeway lot)
- Alternative with a more consistent architectural style compared to the existing site

Cumulative Analysis

- Consider the construction of new San Francisco CCA campus into the cumulative analysis
- Request to have a 3-mile radius for cumulative projects