



# Notice of Exemption

To:  Office of Planning and Research  
P.O Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Lead Agency)  
San Francisco Bay Area Rapid Transit District  
2150 Webster Street, Oakland, CA 94612

County Clerk, Counties of:

- Alameda
- Contra Costa
- San Francisco
- San Mateo
- Santa Clara

**Project Title:** BART Police Department Administrative Headquarters Relocation

**Project Applicant:** San Francisco Bay Area Rapid Transit District (BART)

**Project Location - Specific:** 2000 Broadway, Oakland, CA 94612 (APN# 8-650-23 and 8-650-24)

**Project Location – County:** Alameda

**Project Location – City:** Oakland

**Description of Nature, Purpose and Beneficiaries of Project:**

The BART Police Department (BART PD) generally has approximately 410 officers and staff that work to ensure the security of BART patrons and facilities 24 hours a day, 7 days a week. Since 2018, the BART Police Department Administrative Headquarters has been temporarily located at 101 8th Street in Oakland near Lake Merritt Station. BART intends to relocate its administrative headquarters to an existing office building at 2000 Broadway in Oakland. The five-story building was formerly used for commercial office space. The site includes a 30-space parking garage and a 75-space surface parking lot adjacent to the building. Although the interior of the building would require renovation and upgrade, no substantial changes are planned for the exterior of the building.

**Name of Public Agency Approving the Project:** San Francisco Bay Area Rapid Transit District

**Name of Person or Agency Carrying Out Project:** Same

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: 15301, Class 1, Existing Facilities
- Statutory Exemptions: \_\_\_\_\_

**Reasons why project is exempt:**

None of the exceptions listed in CEQA Guidelines Section 15300.2, which would prohibit the use of a categorical exemption, apply to the project. The relocation is necessary to meet current

standards for the effective operation of a modern police department. There would be no expansion of the space to be acquired. The planned administrative uses are consistent with local zoning and the local commercial-office district. No disruption of existing transit service would take place.

**Lead Agency**

**Contact Person:** Donald Dean

**Phone/Email:** 510-287-4844 / ddean@bart.gov

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No



**Signature:** \_\_\_\_\_ **Date:** 11/27/2023 **Title:** Mgr. of Environmental Review

Donald Dean

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110. Public Resources Code.

Reference: Sections 21108, 21152, and 2112.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_



## SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

2150 Webster Street, Oakland, CA 94612

### NOTICE OF CEQA EXEMPTION

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Project Name: BART Police Department Administrative Headquarters Relocation  
Project Address: 2000 Broadway, Oakland, CA 94612  
APN#: 8-650-23 and 8-650-24  
County: Alameda  
BART Project No.: 91AJ001  
Project Sponsor: BART Real Estate Department  
Project Contact: Alesia Strauch  
510-874-7443

Date of CE Determination: November 1, 2023

This CE will be filed internally  This CE will be filed with the County Clerk: Alameda

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#### PROPOSED PROJECT

##### Project Location

The Proposed Project is located at 2000 Broadway in the City of Oakland on the northeast corner of Broadway and 20<sup>th</sup> Street (APN# 8-650-23 and 8-650-24).

##### Project Background

The San Francisco Bay Area Rapid Transit District (BART) operates rail transit service along 131 miles of tracks and 50 stations in five counties. The BART Police Department (BART PD) generally has about 410 officers and staff that work to ensure the security of BART patrons and facilities 24 hours a day, 7 days a week. Since 2018, the BART Police Department Administrative Headquarters has been temporarily located at 101 8th Street in Oakland (the "MET" building) near Lake Merritt Station. The MET building also houses BART PD's Zone 1 patrol unit which serves portions of the system within the City of Oakland. Due to aging facilities and a planned transit-oriented development at its current site, BART PD needs to relocate its administrative headquarters and Zone 1 facility.

##### Project Description

Project Site. BART intends to relocate its administrative headquarters with the Zone 1 patrol to an existing office building at 2000 Broadway in Oakland. The five-story building, formerly used for commercial office space, was constructed in 1982. The building and adjacent parking lot occupy 1.36 acres on two parcels. The building itself has 104,161 square feet of space. This is divided between 86,875 square feet of office space and a subterranean parking garage with

approximately 17,000 square feet of space. The underground parking garage provides 30 parking spaces, and the surface lot has 75 spaces for a total of 105 parking spaces. Additional staff and visitor parking are also available in the adjacent BART-owned lot at the southwest corner of Broadway and 21<sup>st</sup> Street and in nearby private parking lots. Pedestrian access is from Broadway, and the site is directly adjacent to a 19<sup>th</sup> Street BART Station entrance at Broadway and 20<sup>th</sup> Street.

*BART Police Use.* BART Police would use the building as their administrative headquarters. Most police operations would occupy standard office space. Approximately 180 BART personnel would report to the site daily. Of these, approximately 96 would spend most of their workday at the site. BART PD uses a system of six zones, so BART field officers, not assigned to Zone 1, do not report to the headquarters, but report to a substation in their assigned zone.

Current police operations that would be transferred to the 2000 Broadway site would include the following uses:

- Chief of Police (including Internal Affairs)
- Support Services Bureau (Dispatch Center, Investigations, Employee Services, Records, Warrants & Evidence)
- Operations Bureau (Watch Commanders, Traffic and Parking)
- Personnel & Training (Training, Background Investigations)
- Progressive Policing & Community Engagement (Crime Intervention, Progressive Policing, Ambassadors, Community Outreach, Chaplains & Explorers)

BART PD use of the 2000 Broadway building would also have some specialized uses, which would include the following uses:

- Departmental Emergency Operations Center
- 24-hour dispatch center
- Temporary holding cell
- Secured evidence storage
- Secured garage area
- Armory for weapons storage
- K-9 Units
- Community Action Police (CAP)(non-sworn community officers)
- Train teams
- Publicly accessible lobby and ground floor community room
- Zone 1 Patrol unit

*Improvements to the site.* The Project would require the full interior retrofit and renovation of the building. This would include the repair/replacement of all building systems, upgrades to improve and secure the exterior of building, and a retrofit of the structure to meet Essential Service Facility Designation per the CA Health & Safety Code and 2019 CA Building Standards Code. BART's intent is to ensure the new facility meets LEED silver criteria for sustainability.

Although the interior of the building would require renovation and upgrade, no substantial changes are planned for the exterior of the building. One exterior improvement may include expansion of electrical vehicle (EV) charging facilities to support the District's goal to electrify its police vehicle fleet.

Currently, there are five sidewalk bollards along the building's corner at Broadway and 20<sup>th</sup> Street. BART plans to extend the line of these bollards along the building's property line on Broadway. A typical bollard is a 6-inch round steel pipe, minimum 3-feet high, filled with concrete. Depending on the arrangement of existing street furniture, an additional 25 bollards could be placed approximately 4 feet apart along Broadway. Bicycle racks and raised planters are also being considered along Broadway, but those details will not be determined until final design.

The Project will also adhere to the BART Board adopted Public Art policy and provide opportunities for art to be displayed and enjoyed by the community in the publicly accessible areas of the facility.

## **ENVIRONMENTAL EVALUATION**

The 2000 Broadway site is in Oakland's *Central Business District Pedestrian Retail Commercial Zone* (CBD-P Zone). The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. Essential Service (police and fire) uses are approved in this zone.

The new BPD HQ would operate much the same as a typical office building and would support myriad administrative functions. Although there would be police personnel present around the clock, most activity would take place during normal business hours. Two exceptions would be the BART Police Zone 1 substation, which is collocated within the HQ, and the Dispatch Center, which would have 24-hour operations. The number of personnel at the Dispatch Center is low, typically 3 to 4 during any one shift. Other special uses noted in the Project Description above would be within the secured confines of the structure, and those functions would not be apparent to the general public. The structure is not being expanded and planned uses are consistent with the office-commercial nature of Oakland's Uptown Broadway corridor.

Transit access is available via both BART and AC Transit. An entrance to the 19<sup>th</sup> Street BART Station entrance is immediately adjacent to the site, and access to six AC Transit bus lines is available on Broadway in front of the building. The site has substantial parking both within and adjacent to the site. Given the good transit access and ample parking, no traffic, transit, or parking impacts are anticipated.

Although interior renovation is expected to be extensive, changes to the building's exterior would be minimal. The Broadway and 20<sup>th</sup> Street sidewalks are approximately 13 feet and 30

feet wide respectively, and the installation of security bollards along the building’s Broadway property line would not substantially narrow the pedestrian pathway or change the visual nature of the street scape.

**Possible Exceptions to CE**

If a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. In these cases, the CEQA exemption would not apply to a project.

Yes	No	Would the project be precluded from a Categorical Exemption due to the following exception per Guidelines Section 15300.2?
	X	(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
	X	(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
	X	(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
	X	(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
	X	(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
	X	(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

**Relevant Exemptions**

The project would meet the criteria of CEQA Guidelines Section 15301-Existing Facilities, a Class 1 exemption.

	Statutory Exemption
	Ministerial Exemption

X	Categorical Exemption: 15301, Class 1, Existing Facilities
	Emergency Exemption
	Other Exemption

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

**The project is determined to meet the qualifications for a Categorical Exemption for the following reasons among others:**

1. None of the exceptions listed in CEQA Guidelines Section 15300.2, which would prohibit the use of a categorical exemption, apply to the project.
2. The relocation is necessary to meet current standards for the effective operation of a modern police department.
3. There would be no expansion of the space to be acquired.
4. The planned administrative uses are consistent with local zoning and the local commercial-office district.
5. No disruption of existing transit service would take place.

**DETERMINATION**

No further environmental review is required. The project is categorically exempt under CEQA. An exemption from environmental review pursuant to the provisions of CEQA has been considered and approved:

  
 By Donald Dean  
 BART Manager of Environmental Review

11/1/2023  
 Date