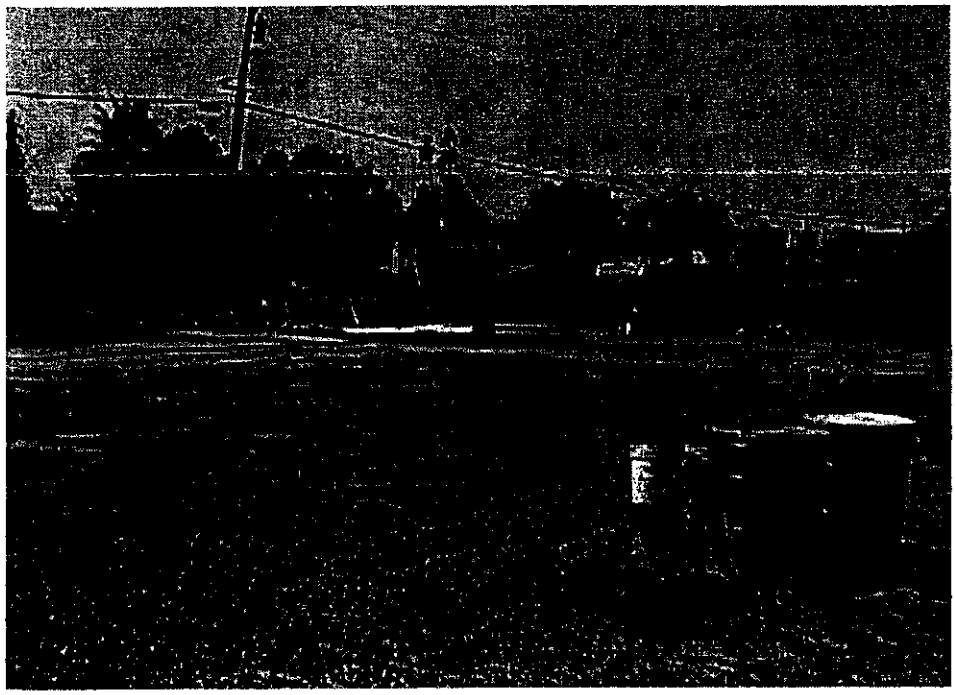
Habitat for Humanity 10900 Edes Avenue Oakland, CA



PROPOSED CLEANUP IN YOUR NEIGHBORHOOD

We, the Department of Toxic Substances Control, are overseeing the cleanup of soil on the property now owned by East Bay Habitat for Humanity. We would like to tell you more about the planned cleanup of that site and invite you to give us your comments.

The East Bay Habitat for Humanity Site (Site) is located at 10900 Edes Avenue in Oakland, California.

Comment Period
March 07 - April 07

We invite your comments and questions about the Removal Action Workplan and Negative Declaration. We will take written public comments beginning March 07 and ending April 07, 2003. Comments can be sent to:

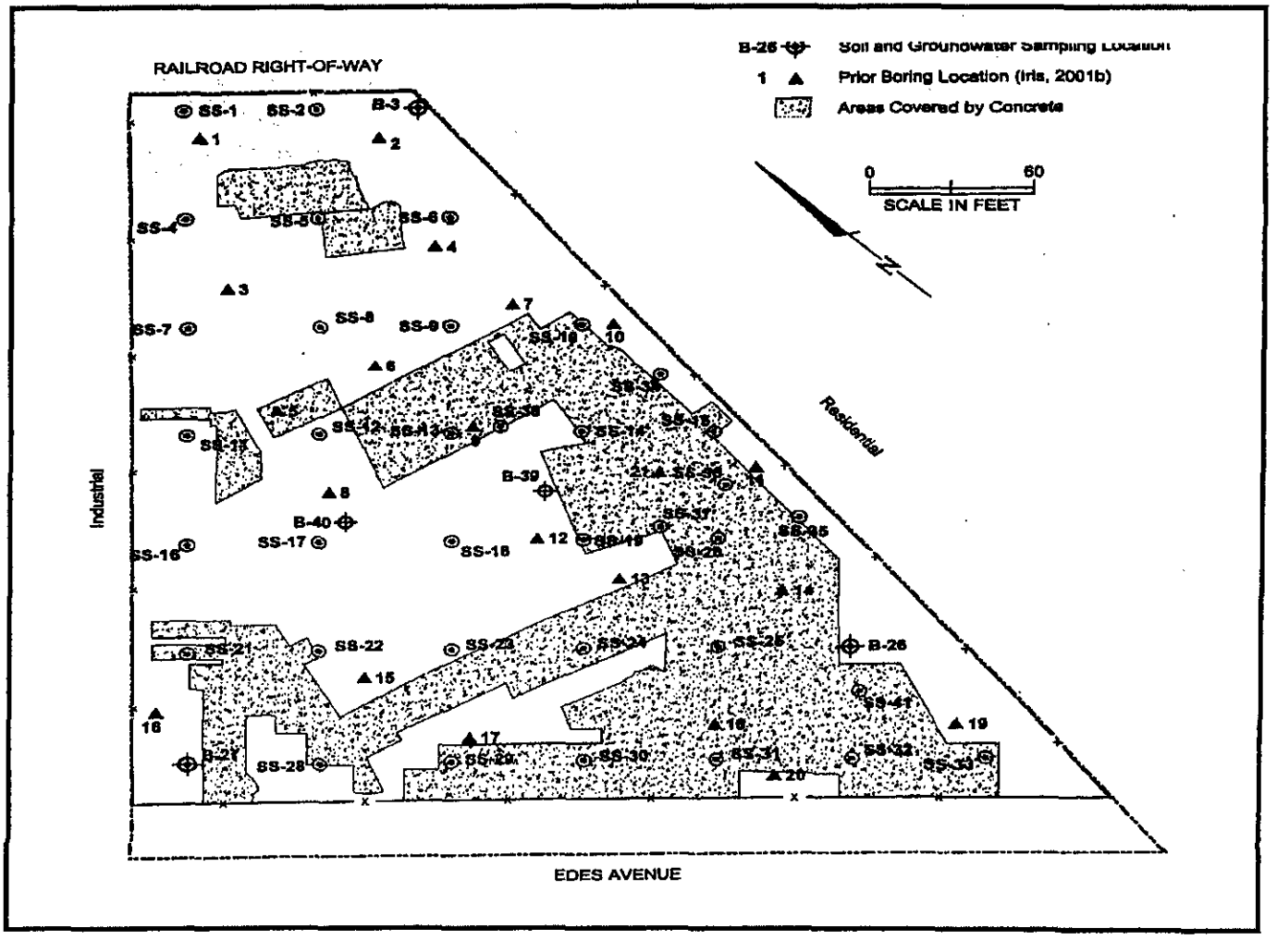
Jonathan Largent
700 Heinz Street, Suite 200
Berkeley, CA 94710
jlargent@dtsc.ca.gov

Further information about how to become involved is on page 4.

Last year samples were taken of the soil and groundwater. Chemicals were found in soil above levels considered safe for the proposed future residential land use. Therefore, we looked at ways to make the site safe for residential use. Since the Site is currently fenced and unoccupied, chemicals present in soil do not pose a current threat to public health and/or the environment. A draft workplan has been prepared that outlines how the Site will be cleaned. We call this workplan a draft Removal Action Workplan (RAW). Another document, called a Negative Declaration, has also been prepared. This document explains why we believe the planned cleanup will not have a harmful effect on the environment. We would like to invite you to comment on the draft RAW and Negative Declaration. These documents and other site-related documents are at the information repositories listed on Page 4.

RESULTS FROM THE SITE INVESTIGATION

In 2001 and 2002 samples were taken of the soil and groundwater at the East Bay Habitat for Humanity Site. This 2-acre site is surrounded by houses, a storage yard, and by the Southern Pacific Railroad right of way. Currently the site is vacant with some concrete pads still in place. Between 1926 and 1952 the Site was a nursery and gardening outlet, which had eight greenhouse buildings and two small buildings. Between 1952 and 1996 the Site was operated by Decker Truck Parts as a truck dismantling yard. Because East Bay Habitat for Humanity plans to build single-family houses on the Site, we are making sure that it is clean enough for people to live there.



Soil and groundwater tests revealed some chemicals in surface soil at levels above those safe for residential use. These chemicals included Aroclor 1254, Aroclor 1260, benzo(a)pyrene, and lead.

Aroclor 1254 and Aroclor 1260 are part of a group of chemicals called Polychlorinated biphenyls, or PCBs for short. PCBs were once used in electrical transformers and hydraulic fluids. They can cause cancer and other health problems if you are exposed to them over a long period of time, typically many years. The PCBs were found near the old dismantling pad.

Benzo(a)pyrene is part of a group of chemicals called polycyclic aromatic hydrocarbons, or PAHs for short. These chemicals can occur from incomplete burning of things like coal, oil, gas, garbage, tobacco, or charbroiled meat. It is found in crude oil, roofing tar, and sometimes in plastics and pesticides. They also can cause cancer and other health problems if you are exposed to them over a long period of time, typically many years. The PAHs were also found near the old dismantling pad.

Lead can naturally occur in the soil at low levels. It is also found from man-made activities like mining and manufacturing. Long term exposure to lead can cause damage to the nervous and reproductive systems and inhibit development, especially in children. Lead was detected at multiple locations on-Site.

Test results from the groundwater show that no chemicals from this site have reached the groundwater.

A CLEANUP PLAN IS RECOMMENDED

Once we know what is in the soil, we must decide the best thing to do to make the Site safe for residential use. We looked at two options:

1. "No Action" - We must consider what would happen if the soil was left in place. This is what we compare all other options to.

2. "Excavation to meet single-family residential cleanup goals and offsite disposal with backfilling as needed" – The soil containing the chemicals would be dug and sent to an appropriate place, and clean dirt would be used to replace it if needed.

Each option was evaluated based on how well it would protect the health of the public and the environment and whether it complied with relevant laws. Additionally, each option was evaluated based on how effective it would be, how easily it could be done, and how much it costs. Based on these criteria, the second option is recommended.

HOW THE CLEANUP WILL AFFECT THE NEIGHBORHOOD

If the workplan is approved, there will be digging on the site for about one month, Monday through Saturday from 7:00 AM to 7:00 PM. Dust controls will be used to limit the amount of airborne dust generated. The Site cleanup will require the removal of about 60 truckloads of soil. The trucks will use Edes Avenue to exit from the Site, and travel westbound to 98th Avenue, then travel southbound to Interstate 880. Trucks carrying contaminated soil will be covered before leaving the site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

We have evaluated the cleanup project, in accordance with the California Environmental Quality Act requirements, to determine if the proposed cleanup will have any negative impacts on the environment. We have determined that the cleanup will improve environmental quality, and does not have negative impacts on the environment. Therefore, a Negative Declaration has been prepared for this project.

MORE INFORMATION IS AVAILABLE

The Removal Action Workplan, the Negative Declaration, and all other site documents may be reviewed at the reference desk of the Brookfield Branch of the Oakland Public Library.

Brookfield Branch Library
9255 Edes Avenue
Oakland, California 94603
(510) 615-5725
Hours: 10 am – 5:30 pm Tues. and Thurs.
11:30 am – 7 pm Wednesday
noon – 5:30 pm Friday
10 am – 5:30 pm Saturday

We also have the documents at our agency's office at 700 Heinz Street in Berkeley. Please call Lule Valera, File Room Coordinator, at (510) 540-3800 to make an appointment.

HOW YOU CAN BE INVOLVED

If you have questions or comments about the proposed site cleanup, please call or email either of these people at the Department of Toxic Substances Control:

Jonathan Largent, Project Manager
(510) 540 - 3836
email: Jlargent@dtsc.ca.gov

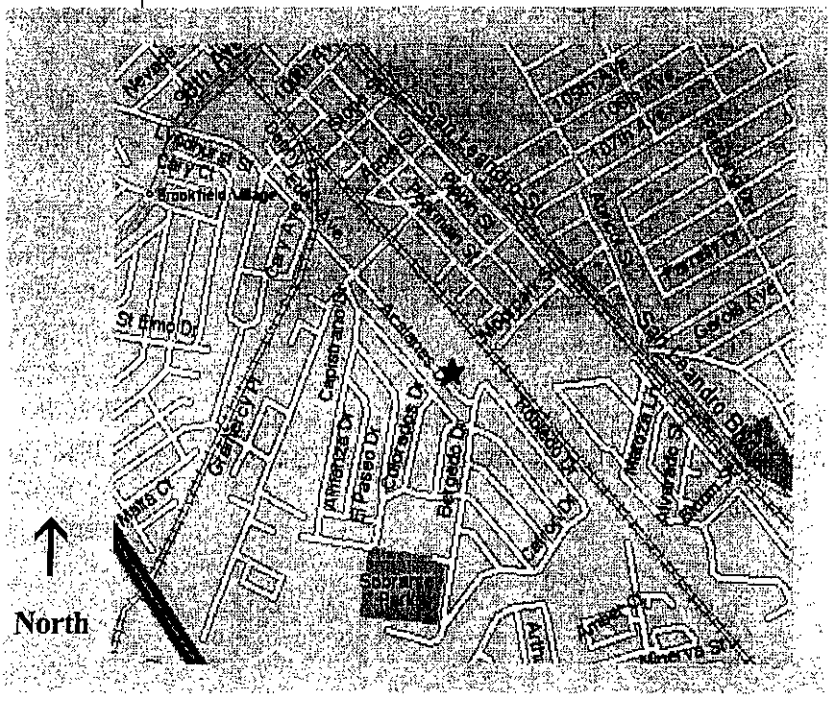
Lora Barrett, Public Participation Specialist
Toll free: (866) 495-5651
email: Lbarrett@dtsc.ca.gov

For Media Inquiries

Angela Blanchette
(510) 540-3732
email: ABlanchet@dtsc.ca.gov

Hearing Impaired

You can obtain additional information by using the California State Relay Service at (888) 877-5378. Ask them to contact Jonathan Largent at (510) 540-3836 about the Habitat for Humanity Remedial Action Workplan.



Folleto Informativo Marzo del 2003

Habitat for Humanity Avenida Edes No. 10900 Oakland, CA

DTSC es una de las seis Juntas y Departamentos dentro de la Agencia de Protección Ambiental de California. El objetivo del Departamento es restaurar, proteger y mejorar el medio ambiente para proteger la salud del público.

Estado de California

Agencia de Protección Ambiental de California

LIMPIEZA QUE SE PROPONE REALIZAR EN SU VECINDARIO

Nuestra organización, el Departamento de Control de Sustancias Tóxicas, está supervisando la limpieza del suelo en el sitio que en la actualidad pertenece a East Bay Habitat for Humanity. Por medio del presente folleto informativo, deseamos proporcionarle información adicional acerca de la propuesta limpieza a realizarse e invitarlos a que formulen sus comentarios.

El Sitio de East Bay Habitat for Humanity (Sitio) está ubicado en la Avenida Edes No. 10900 en Oakland, California.

El año pasado se sacaron muestras del suelo y del agua subterránea. En el

Plazo para los Comentarios

Les invitamos a que presenten sus comentarios y preguntas acerca del Plan de Trabajo de Acción de Erradicación y de la Declaración de Impacto Ambiental entre el 7 de Marzo hasta el 7 de Abril del 2003, plazo durante el cual aceptaremos los comentarios que el público presente por escrito. Sírvanse enviarlos a:

Jonathan Largent
Calle Heinz No. 700
Oficina 200
Berkeley, CA 94710
jlargent@dtsc.ca.gov

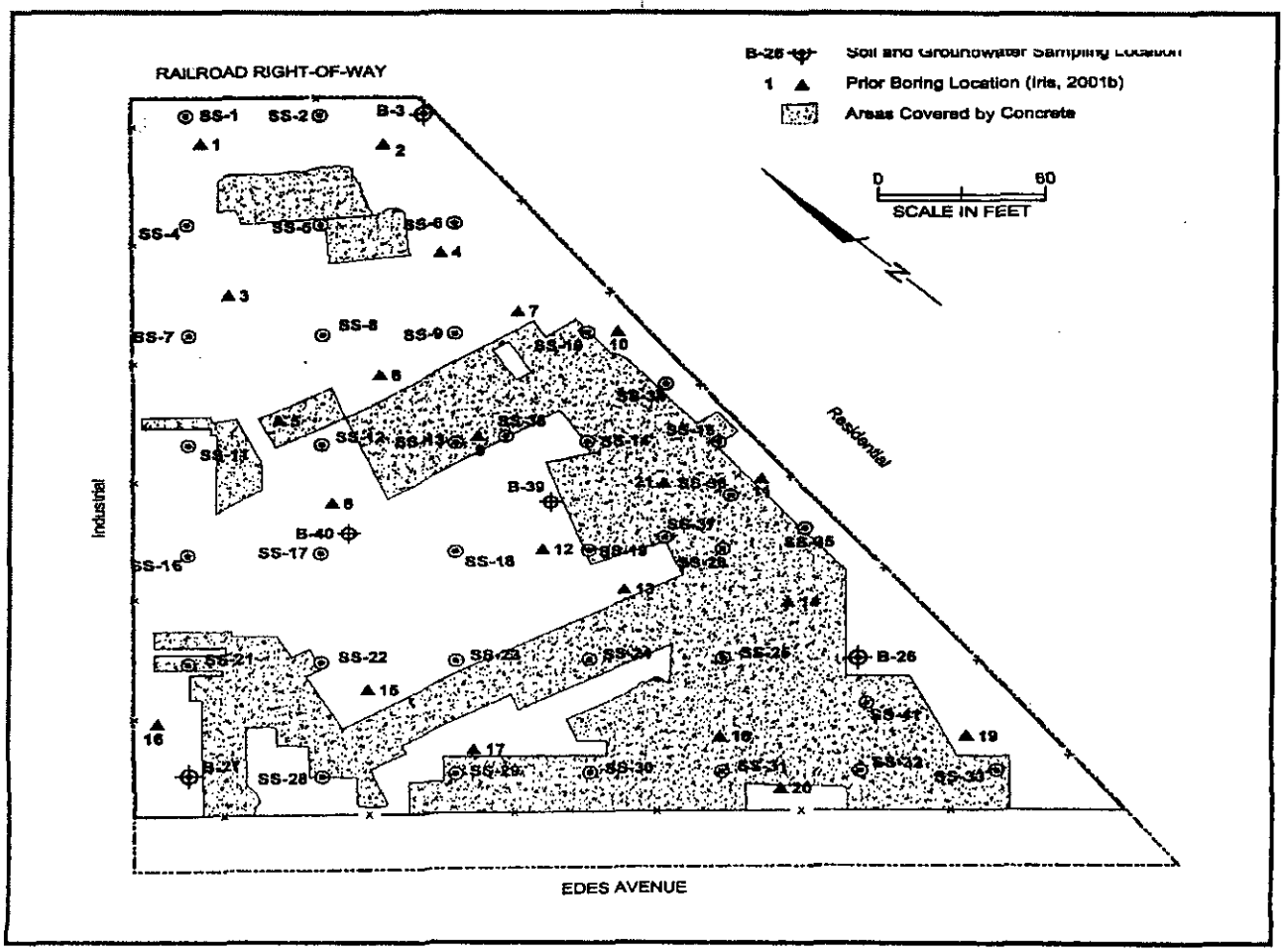
La información adicional acerca de cómo usted puede participar en este proceso está indicada en la página 4.

La crisis de energía que enfrenta California es un hecho real. Cada Cálifornio debe tomar medidas inmediatas para reducir el consumo de energía. Para ver una lista de cómo usted puede reducir la demanda y sus costos de energía, visite nuestro sitio en la red en www.dtsc.ca.gov

suelo se encontraron sustancias químicas a niveles que sobrepasan lo que se considera seguro para futuro uso residencial. Por lo tanto, buscamos las forma para asegurar que el sitio esté libre de todo peligro para uso residencial. Considerando que en la actualidad el Sitio está desocupado y cercado, las sustancias químicas que existen en el suelo no presentan en estos momentos una amenaza a la salud pública y/o al medio ambiente. Se ha preparado un borrador del plan de trabajo, el cual destaca las maneras como se procederá a la limpieza del Sitio. Este documento es lo que nosotros denominamos Borrador del Plan de Trabajo de Acción de Erradicación (RAW). Asimismo, se ha preparado otro documento, denominado Declaración de Impacto Ambiental. Este último, indica las razones por las cuales nuestro Departamento cree que la limpieza que se ha planificado no tendrá un efecto dañino al medio ambiente. Les agradeceríamos se sirvan presentar sus comentarios acerca del borrador RAW y de la Declaración de Impacto Ambiental. Estos documentos, junto con otros documentos relacionados con el Sitio, están disponibles en los buzones de información que se indican en la Página 4.

RESULTADOS DE LA INVESTIGACION QUE SE LLEVO A CABO EN EL SITIO

Durante los años 2001 y 2002, se sacaron muestras del suelo y del agua subterránea en el Sitio East Bay Habitat for Humanity. Este sitio consta de 2 acres y en sus inmediaciones se encuentran viviendas, un patio de almacenamiento y el derecho a vía de ferrocarril perteneciente a Southern Pacific Railroad. En la actualidad, el sitio se encuentra vacío y todavía quedan algunos bloques de concreto incrustados en la tierra. Entre 1926 y 1952, se utilizó el Sitio como vivero donde se expedía plantas y artículos de jardinería, el cual consistía de ocho invernaderos y dos edificios pequeños. Entre 1952 y 1996, Decker Truck Parts utilizó el Sitio como un área para



desarmar camiones. Considerando que los planes de East Bay Habitat for Humanity son construir en el Sitio un complejo habitacional para familias individuales, estamos haciendo lo posible para asegurarnos que el Sitio esté lo suficientemente limpio para que pueda ser habitado.

Los análisis del suelo y del agua subterránea revelaron que existen algunas sustancias químicas en el suelo de la superficie, a niveles por encima de aquéllos que se consideran seguros para uso residencial. Estas sustancias químicas incluyen Aroclor 1254, Aroclor 1260, benzo(a)pireno, y plomo.

Aroclor 1254 y Aroclor 1260 forman parte de un grupo de sustancias químicas denominadas Bifenilos Policlorados, o para abreviar, PCBs. Antiguamente, los PCBs fueron utilizados en transformadores eléctricos y en fluidos hidráulicos. La exposición a largo plazo a estas sustancias, en general durante muchos años, puede causar cáncer y otros problemas a la salud. Los PCBs se encontraron cerca del área que antiguamente se utilizó para desarmar camiones.

Benzo(a)pireno forma parte de un grupo de sustancias químicas denominadas hidrocarburos policíclicos aromáticos, o para abreviar, PAHs. Estas sustancias químicas puede ocurrir como consecuencia de la combustión incompleta de materiales como carbón, aceite, basura, tabaco, o carne asada a la parrilla. Se encuentran también en petróleo crudo, alquitrán, y en algunas ocasiones, en pesticidas y plásticos. La exposición a largo plazo a estas sustancias, comúnmente, durante muchos años, puede causar cáncer y otros problemas a la salud. También se encontraron PAHs cerca del bloque que antiguamente se utilizó para desarmar camiones.

El plomo puede formarse en forma natural en el suelo, a niveles bajos. Asimismo, ocurre debido a actividades realizadas por el hombre, como por ejemplo; en la manufacturación y en la minería. La exposición a largo plazo al plomo puede dañar el sistema nervioso y los órganos reproductivos e inhibir el desarrollo, especialmente en los niños. Se detectó plomo en varias localidades en el Sitio.

Los análisis realizados en el agua subterránea demuestran que las sustancias químicas encontradas en este sitio no han alcanzado el agua subterránea.

SE RECOMIENDA UN PLAN DE LIMPIEZA

Una vez que se sabe lo que hay en el suelo, se debe tomar una decisión acerca de cual es la mejor alternativa para dejar el Sitio libre de peligro para que pueda ser utilizado como zona residencial. Consideramos dos opciones:

1. "No se tomará ninguna acción" – Para este efecto, debemos considerar que sucedería si dejamos el suelo donde está. Lo que se indica a continuación es la comparación a esto último:

2. "Excavación para cumplir con los objetivos de limpieza requeridos para uso residencial de familias individuales y eliminación del suelo en una instalación fuera del sitio, utilizando un terraplén o relleno como así se requiera" – El suelo que contiene las sustancias químicas sería excavado y enviado a un lugar adecuado, y si se requiere, la tierra limpia sería utilizada para reemplazar el suelo.

Cada opción fue evaluada basándose en cómo cada una de las alternativas ofrecería una óptima protección a la salud pública y al medio ambiente, como asimismo, si las opciones contempladas cumplen con las leyes pertinentes. Además, se evaluó cada alternativa basándose en su efectividad y facilidad de implementación, como también el costo involucrado. Basándose en esto último, se recomienda la segunda alternativa.

COMO AFECTARA LA LIMPIEZA AL VECINDARIO

Si se aprueba el plan de trabajo, durante un mes, de Lunes a Sábado, desde las 7:00 a.m. hasta las 7:00 p.m. se realizarán las excavaciones en el Sitio. Se utilizarán controles de polvo para limitar la cantidad de polvo que estas actividades generarían en el aire. La limpieza del Sitio requerirá la erradicación de más o menos 60 cargas de tierra. Para salir del Sitio, los camiones se dirigirían por la Avenida Edes, y circularían hacia el Poniente hasta la Avenida 98, para después seguir hacia el sur

en la Interestatal 880. Se colocarán cubiertas protectoras en los camiones cargados con suelo contaminado antes de que hagan abandono del Sitio.

ACTA DE CALIDAD AMBIENTAL DE CALIFORNIA

Conforme a los requerimientos del Acta de Calidad Ambiental de California, hemos evaluado el proyecto de limpieza con el objeto de determinar si la limpieza que se propone tendrá algún impacto negativo en el medio ambiente. Hemos determinado que la limpieza mejorará la calidad ambiental y que no presenta ningún impacto negativo al medio ambiente. Por lo tanto, se ha preparado para este proyecto una Declaración de Impacto Ambiental.

INFORMACION ADICIONAL QUE ESTA DISPONIBLE

El borrador del Plan de Trabajo de Acción de Extirpación y la Declaración de Impacto Ambiental, junto con todos los otros documentos correspondientes al Sitio están disponibles para su estudio en la oficina de consultas de la Sucursal Brookfield de la Biblioteca Pública de Oakland.

Sucursal Biblioteca Brookfield
Avenida Edes 9255
Oakland, California 94603
(510) 615-5725
Horas de atención:
10:00 a.m. – 5:30 p.m. Martes y Jueves
11:30 a.m. – 7:00 p.m. Miércoles
Mediodía – 5:30 p.m. Viernes
10:00 a.m. – 5:30 p.m. Sábado

Asimismo, tenemos documentos disponibles para el público en la oficina del Departamento de Control de Sustancias Tóxicas en la Calle Heinz No. 700 en Berkeley. Sírvase comunicarse con Lule Varela, Coordinadora Oficina de Archivos, al número (510) 540-3800 para solicitar una cita.

COMO PUEDE USTED PARTICIPAR EN ESTE PROCESO

Si usted desea formular alguna pregunta o desea presentar un comentario con respecto a la propuesta limpieza del Sitio, sírvase comunicarse o enviar un correo electrónico a cualquiera de los siguientes funcionarios del Departamento de Control de Sustancias Tóxicas:

Jonathan Largent, Gerente de Proyecto
(510) 540-3836
correo electrónico: Jlargent@dtsc.ca.gov

Lora Barrett, Especialista en Participación Pública
Llame gratis al: (866) 495-5651
correo electrónico: Lbarrett@dtsc.ca.gov

Medios de Comunicación: Sírvanse comunicarse con:

Angela Blanchette
(510) 540-3732
correo electrónico: Ablanchet@dtsc.ca.gov

Aviso a Personas con Discapacidades Auditivas

Pueden obtener información adicional llamando al Servicio de Retransmisión del Estado de California al número 1-888-877-5378 y solicitar se les comunique con Jonathan Largent al teléfono (510) 540-3836 acerca del Plan de Trabajo de Acción Correctiva para East Bay Habitat for Humanity.

California Environmental Protection Agency
Department of Toxic Substances Control
8800 Cal Center Drive, Sacramento, CA 95826

COMMUNITY PROFILE

10900 EDES AVENUE
PROPOSED HOUSING DEVELOPMENT

Oakland, CA

January 2003

Approved by:

Lora Barrett
Public Participation Specialist
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95626

Submitted by:
East Bay Habitat for Humanity
2619 Broadway
Oakland, CA 94612

California Environmental Protection Agency
Department of Toxic Substances Control
8800 Cal Center Drive, Sacramento, CA 95826

COMMUNITY PROFILE

10900 EDES AVENUE
PROPOSED HOUSING DEVELOPMENT

Oakland, CA

January 2003

Submitted by:
East Bay Habitat for Humanity
2619 Broadway
Oakland, CA 94612

TABLE OF CONTENTS

List of Tables

Appendices

1.1 PURPOSE OF THE COMMUNITY PROFILE

East Bay Habitat for Humanity (EBH) has prepared this Community Profile to describe the community and determine potential community concern regarding the investigation and cleanup of environmental conditions at the proposed affordable housing development Site (Site), located at 10900 Edes Avenue, in Oakland, California. This document assists the Department of Toxic Substances Control (DTSC) in evaluating the current level of interest in the upcoming project activities.

1.2 DTSC OVERSIGHT RESPONSIBILITIES

DTSC will provide regulatory oversight for the investigation and cleanup of the site pursuant to the Cleanup Loans and Environmental Assistance to Neighborhoods Program (CLEAN) Response Action Agreement. The CLEAN Program provides low interest loans to help owners, developers, schools, local governments and others to accelerate the pace of cleanup and redevelopment of abandoned and underused urban properties.

DTSC is responsible for ensuring that all necessary information regarding the site characterization and analysis of cleanup alternatives is relayed to the public and to all interested parties before approval of the final remedy for this site. To accomplish this goal, DTSC has worked with East Bay Habitat to develop this community profile and will assist in public participation activities during the site cleanup process.

1.3 SOURCES OF INFORMATION FOR THE COMMUNITY PROFILE

The Community Profile is based on information from a variety of sources including site visits, discussions with representatives of the City Council, the Sobrante Park Home Improvement Association, demographic data; community surveys, environmental site assessment reports, and file information from DTSC.

1.4 ORGANIZATION OF COMMUNITY PROFILE

The Community Profile contains two sections consisting of an Introduction and Community Background information. In addition, the appendices provide supplemental information.

2.1 LOCATION AND NEIGHBORHOOD DESCRIPTION

The proposed housing development site, (Site) occupies 83,842 square feet, or 1.92 acres. It is located at 10900 Edes Avenue, between Bergedo Drive and 105th Avenue in the Sobrante Park neighborhood of the Elmhurst District in east Oakland (see Vicinity Map and other maps in Appendix A). The Site is flat and triangular-shaped (with one corner clipped off) with a 387-foot frontage on Edes Avenue. Located within the Coliseum Redevelopment Area, the Site is situated on the edge of a corridor under transition from heavy industrial to light industrial, commercial and residential uses. Currently, two thirds of the Site is zoned residential (the Edes Avenue end), and the portion near the Southern Pacific Railroad right of way is zoned industrial. The zoning is proposed to change to a residential zoning throughout the entire site.

2.1.1 SURROUNDING LAND USES

The site is bounded on the east by residential property, on the southwest by Edes Avenue across which are additional residential properties, on the northwest by a commercially zoned storage yard, and to the northeast at its narrowest frontage, by the Southern Pacific Railroad right of way. The residential area abutting the property to the south and east is part of a large subdivision of several hundred single-family homes developed in the 1940s. The site is approximately four blocks from a public elementary school and middle school complex also developed in the 1940's. As of September 2002, the newest addition to the neighborhood, a charter high school located three blocks away from the 10900 Edes site, was opened. Also located within a ½-mile radius of the proposed sited is an affordable housing development previously constructed by EBH. This development is located on 105th Avenue, a main thoroughfare in the Sobrante Park neighborhood. The housing development, consisting of 39 new units and 5 renovated units, was constructed in several phases, ending in 2001.

East Bay Habitat for Humanity (EBH) has chosen the Sobrante Park neighborhood as its primary focus area for current and future housing development ventures. The efforts put forth by EBH have been well received and supported by the Sobrante Park Home

Improvement Association. Despite the overall improvement of the neighborhood in recent years, persistent problems with dumping and various illegal activities, such as drug dealing, continue to occur. Due to the presence of industrial lots and commercial activity that once existed, neighbors have also been impacted by the lingering presence of refuse and hazardous by-products. EBH notices the persistent challenges of dumping, illegal transactions, and hazardous waste and hopes to thwart these problems through the construction of new residential units and related cleanup actions. In continuing efforts to revitalize the neighborhood, EBH strives to create a safe and enjoyable living environment with the cooperation of local residents and help from the local Home Owners Association.

2.1.2 CURRENT LAND USE

The site is currently vacant.

2.1.3 FUTURE LAND USE

The site is proposed as an affordable housing development that will accommodate approximately 25 to 28 new single-family homes, currently estimated at 2500 square feet per lot. The buildings will be two-story wood frame construction homes, similar to the previous East Bay Habitat developments located on 105th Avenue and on Fruitvale Avenue in Oakland. An access road off Edes Avenue will be required to permit vehicular circulation through the site. The plan may also include a children's play area. The new Home Owners Association for this development will likely maintain the road and play area privately. In addition to the construction of housing, EBH plans to work with the neighborhood on other cleanup and revitalization efforts.

2.2 SITE HISTORY

The proposed site was used as a gardening and nursery outlet before 1952. In 1952, the site was purchased by Mr. Max Decker and converted into a truck dismantling and salvaging yard until 1983. Mr. Karman Nikbakhstali purchased the Site in 1983 and continued to operate the truck dismantling and salvaging yard until the end of 1996.

After 1996, the site was utilized occasionally for storage and salvage operations until July 2002. EBH purchased the Site on August 5, 2002 from Mr. Kamran Nikbakhstali.

Approximately 22.2 tons of oil-stained soil was removed in 1995 as part of a cleanup overseen by the Alameda County Health Department. Vehicles and parts were removed from the Site in 2001 and 2002, and all remaining structures, canopies and equipment were removed by July 2002.

The following table, Table 2.1, provides a chronological summary of investigations that have been conducted at the site in preparation for the proposed housing development. The table also briefly summarizes the conclusions and/or findings resulting from the two environmental site assessments.

Table 2.1 - Chronological Summary of Previous Site Investigations and/or Findings

10900 Edes Avenue Proposed Housing Development Site		
Date	**Company**	**Findings**
October 16, 1989	Alameda County Environmental Health	Collected a soil sample from an area adjacent to a waste oil storage pad. The sample was analyzed for total petroleum hydrocarbons (TPH), which were detected at a concentration of 3,800 milligrams per kilogram (mg/kg).
February 1995	Sidera & Company	Two composite surface soil samples were collected. Only one hydrocarbon was detected in one sample, while both samples contained detectable concentrations of cadmium, chromium, lead, nickel, and zinc at concentrations well below preliminary remediation goals (PRGs) established by USEPA Region IX for residential soils.
June 1995	Aqua Science Engineers	Four discrete soil samples were collected from depths between 3.0 and 4.0 feet below ground surface (bgs) from specific source areas identified on the site. Oil and grease were detected in two samples at relatively low concentrations. Chromium, lead, nickel, and zinc were detected in two samples at concentrations well below the Region IX PRGs for residential soil.
December 12, 2001 *Revised September 18, 2002*	Iris Environmental	*The Phase I Environmental Site Assessment* recommended sampling and analysis for metals, petroleum, hydrocarbons, pesticides and PCBs.
December 14, 2001 Revised September 18, 2002	Iris Environmental	*The Phase I Environmental Site Assessment revealed the presence of petroleum hydrocarbons (diesel and motor oil), metals including lead, arsenic and chromium, pesticides (left over from greenhouse operations), and polychlorinated biphenyls (PCBs), possibly associated with transformer oil. Laboratory analyses of groundwater samples from the Site did not detect any chemicals above drinking water standards. DTSC requested additional sampling at the Site to further characterize the type and extent of chemicals in the soil.*
September 2002	PES Environmental	*Additional soil and groundwater samples collected and analyzed to determine the lateral and vertical extent of chemically-impacted soil. Chemical levels were found in soil above those safe for residential development. Therefore, a Removal Action Workplan (RAW) will be developed to evaluate and recommend appropriate actions to address the chemically-affected soil*

2.3 AGENCY INVOLVEMENT

Several soil samples have been collected from the site during previous investigations. On October 16, 1989, the Alameda County Department of Environmental Health (DEH) collected a soil sample from an area adjacent to a waste oil storage pad. The sample was analyzed for total petroleum hydrocarbons (TPH), which were detected at a concentration of 3,800 milligrams per kilogram (mg/kg).

Approximately 22.2 tons of oil-stained soil were removed from the site in July of 1995. The soil excavations were backfilled with clean fill soil supplied by REMCO. The Alameda County DEH issued a letter to Decker Truck Parts on September 22, 1995. The letter confirmed the completion of site investigation and remedial action for the soil contaminated with petroleum hydrocarbons.

In December 2001, the site was selected for entry into the California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC) Cleanup Loans and Environmental Assistance to Neighborhoods Program. The amount of the approved loan was increased from $270,000 to $425,000 on March 27, 2002. A response action agreement was signed between DTSC and EBH on May 9, 2002 and the loan closed on August 7, 2002. A Prospective Purchaser Agreement was signed between DTSC and East Bay Habitat for Humanity on July 31, 2002.

2.4 HISTORY OF COMMUNITY INVOLVEMENT

The prospect of developing affordable housing at 10900 Edes Avenue was initially presented to the surrounding community during a Sobrante Park Home Improvement Association meeting, held on November 10, 2001. At this meeting the residents voiced overwhelming support for the project and proceeding conversations with Clarence Roach, the Association's President have been equally encouraging.

On December 20, 2001 the possibility of developing affordable housing on the site was again discussed at an Elmhurst Community Development Board meeting. Attendees at this meeting were also supportive of the prospective housing development. The primary

concerns raised at this meeting involved the problem of illegal dumping that currently plagues the Edes Avenue thoroughfare, bordering the 10900 site. Most residents think that the integration of new homes, in place of a former commercial lot, will impede the rampant dumping. On January 29, 2002 EBH received further endorsements from the Sobrante Park Home Improvement Association in the form of a formal letter supporting the proposed housing development. On October 22, 2002 members of the surrounding community attended the CLEAN loan presentation at the Site, in support of the project.

DTSC staff hand-delivered a flyer to nearby residents and businesses on September 24, 2002 to announce plans for sampling soil and groundwater at the Site. A letter and a community survey describing the site and future cleanup efforts and soliciting community feedback and concerns were mailed out to seven hundred and twenty-six members of the community on October 15, 2002. Affected citizens within ¼ mile radius of the site, including residents, business owners, schools, and public service officials were recipients of this mailing. Both the letter and survey were prepared in English and Spanish. Seven hundred and twenty-six mailings were distributed to the community. Responses to the survey were requested within six weeks. East Bay Habitat for Humanity received 39 completed surveys.

2.5 COMMUNITY CONCERNS AND ISSUES

Out of the 39 completed and returned surveys, 31 respondents (79.5%) indicated a high to moderate level of concern in the proposed remediation efforts, 5 respondents (12.8%) indicated a moderate to low level of concern, 1 respondent (2.6%) indicated a low level of concern, and 2 respondents (5.1%) left this question unanswered. Survey respondents said fact sheets (55.1% of responses) and community meetings (20.4%) were the preferred method of communication and information distribution. An additional 22.4% of survey respondents believed other forms of communication, aside from community meetings and fact sheets, would be the most effective in the community. Suggestions corresponding to the "other" response included the use of local news media, phone

contact, e-mail, newsletters and/or mailings, and parent meetings at the local schools, to provide information to the surrounding community.

Question three of the survey asked for any additional thoughts or concerns regarding the remediation process. 56% of respondents provided comments, while 17 respondents (43.6%) left this question blank. The majority of responses expressed concern about the potential health effect of chemicals present at the Site and the potential for the public to be exposed to these chemicals during site characterization and cleanup activities. All but two of the surveys addressing site issues provided positive remarks concerning future housing development. Several site-specific responses addressed the ongoing problem of neighborhood dumping. A copy of the mailing, survey, a summary of the survey results, and a more detailed list of comments given by respondents are provided in Appendix B.

2.6 COMMUNITY DEMOGRAPHIC PROFILE

The 2000 Census states that the total population in the district was 3,111, a 12.12% increase from the 2,736-person population quoted for the 1990 Census. Of this total population, 57.3% residents were classified as African American, 34% were considered Hispanic or Latino, 14.3% White, 5.3% Asian or Pacific Islander, 4% of two or more races, and .5% were classified as Native American. These statistics serve as a stark contrast to the 1990 Census, which estimated an overwhelming majority (77.1%) of the population as African Americans. The 1990 Census also quoted only 7.3% of the population to be Latino or Hispanic descent. This number now serves as only a fraction of the Latino/Hispanic population (34%) that resides in the 4092 Tract area. The comparison between the 2000 Census and 1990 Census also shows 38.8% increase in median household income, the difference between the $24,550, the median household in 1990 and $40,104, quoted from the 2000 data. Census data shows a dramatic difference in the rates of homeownership between the 4092 Census Tract surrounding 10900 Edes Avenue, and the City of Oakland as a whole. The homeownership rates in the 4092 Tract are significantly higher than homeownership rates throughout the City as a whole. Also

when comparing the 4092 Census Tract with the City of Oakland, education levels in the 4092 Tract show fewer persons with BA degrees or Graduate/Professional degrees.

Statistics reporting poverty rates and unemployment rates also differed considerably when comparing data from the 4092 Census Tract and data from the entire City of Oakland. The 2000 Census reported 19.2% of two parent families and 34.3% of single mother families to be below the poverty line. In comparison, data for the City of Oakland as a whole reported 15.5% of two parent families and 29.0% of single mother families as living below the poverty line. Unemployment rates also differed between the specific Census Tract and the City of Oakland. Both 1990 and 2000 Census reports stated a higher unemployment rate within the 4092 Census Tract Area. The 1990 Census shows a 7.78% unemployment rate and the 2000 Census reported an 8.8% unemployment rate. Whereas, the City of Oakland unemployment rates were recorded as 5.8% for the 1990 Census and only 5.0% in the 2000 Census.

Table 2.2
Area Demographic Characteristics

	Census Tract 4092	City of Oakland
Population		
2000 Census	3,111	417,311
1990 Census	2,734	372,242
Growth 1990-2000	12.12%	10.80%
Age		
2000 Median Age	27.4	33.6
Households		
2000 Census	837	158,566
2000 Average Household Size	3.72 persons	2.59 persons
1990 Census	75	144,766
1990 Average Household Size	3.36 persons	2.56 persons
Housing		
2000 Total Housing Units	875	165,638
2000 Vacant Housing Units	38	7,072
2000 Occupied Housing Units	83.7	158,566
Owner-occupied	526	67,411
Renter-occupied	311	9,116
Poverty Level		
2000 Two parent families below poverty line	19.20%	15.50%
w/ related children under 18 yrs below poverty line*	25.90%	21.90%
w/ children under 5 yrs below poverty line*	39.20%	23.50%
2000 Single mother families below poverty line	34.30%	29.00%
w/ children under 18 yrs below poverty line**	41.10%	36.80%
w/ children under 5 yrs below poverty line**	39.20%	42.90%
2000 Population by Race		
White Alone	14.30%	32.80%
Black or African American Alone	57.30%	34.50%
American Indian and Alaska Native Alone	0.50%	0.60%
Asian Alone	4.00%	15.40%
Native Hawaiian and Other Pacific Islander Alone	1.30%	0.50%
Some Other Race Alone	18.60%	11.30%
Two or More Races	4.00%	4.90%
Hispanic or Latino Origin	34.00%	21.20%
Employment Rate		
1990 employment population (16+ years)	$1,954	$299,693
employed	43.33%	57.13%
unemployed	7.78%	5.78%
not in labor force	48.93%	37.09%
2000 population in labor force	$2,117	$323,818
employed	42.90%	59.90%
unemployed	8.80%	5.00%
not in labor force	48.30%	38.10%
Income		
2000 Median Family Household Income	$39,750	$46,230
2000 Median Household Income	$40,104	$40,918
2000 Estimated Per Capita Income	$11,786	$23,298

Less than 9th grade	19.60%	12.80%
Some High School, no diploma	23.40%	12.30%
High School Graduate (or GED)	18.20%	17.20%
Some College, no degree	25.05%	19.70%
Associate Degree	6.59%	5.50%
Bachelor Degree	5.58%	18.70%
Graduate or Professional Degree	1.59%	13.90%

* Percentage given indicates percent of the entrie popualtion of two parent families

** Percentage given indicated percent of the entire populatiom of single mother households under the poverty line

2.7 KEY CONTACT LIST

		Phone	Fax
EBH Project Manager	Jim Bergdoll	(510) 251-6312	(510) 251-6309
EBH Executive Director	Joel Mackey	(510) 251-6314	(510) 251-6309
DTSC Project Manager	Jonathan Largent	(510) 540-3836	(510) 540-3819
DTSC Public Partipation	Lora Barrett	(916) 255-6681	(916) 255-3654
DTSC Public Information Officer	Angela Blanchette	(510) 540-3732	(510) 540-3927
City of Oakland Environmental Specialist	Odili Ojukwu	(510) 238-7371	(510)238-7286
Alameda County, Dept. of Environmental Health	Rafat A. Sahid	(510) 567-6700	N/A

2.8 INFORMATION REPOSITORIES

Information Repositories will be established at the following locations to deposit documents related to the environmental investigation and proposed site cleanup action for public review:

Oakland Public Library
Brookfield Branch
9255 Edes Avenue
Oakland, CA 94603
(510) 615-5725
Tues, Thurs, Sat. 10am – 5:30pm
Wed 11:30am – 7:00pm Fri 12pm – 5:30pm

Department of Toxic Substances Control
File Room
700 Heinz Avenue
Berkeley, CA 94710
Lula Varela
(510) 540-3800
M-F 8am-5pm

2.9 DTSC CONTACT FOR PUBLIC PARTICIPATION REQUIREMENTS

Lora Barrett
Public Participation Specialist
Department of Toxic Substances Control

8800 Cal Center Drive
Sacramento, CA 95626
Phone: (916) 255-6681
Fax: (916) 255-3654
Lbarrett@dtsc.ca.gov

2.10 RECOMMENDED PUBLIC PARTICIPATION

Chemical levels were found in soil above those safe for residential development. As the cost of cleaning the Site is less than $1,000,000, a Removal Action Workplan (RAW) will be developed to evaluate and recommend appropriate actions to address the chemically-affected soil.

Based on the community assessment data contained in this Community Profile, DTSC has determined that there is a moderate to high level of community interest regarding actions taken at this site. Therefore, DTSC recommends that East Bay Habitat for Humanity conduct the following public participation activities and opportunities for public involvement in the cleanup process:

- A public notice will be published in the Oakland Tribune newspaper to announce the 30-day public comment period on the Draft RAW. The public notice will be published no later than the first day of the comment period.

- Representatives from EBH and DTSC will attend a meeting of the Sobrante Park Home Improvement Association in conjunction with the 30-day Public Comment Period. The proposed cleanup activity will be summarized and questions answered about remediation plans.

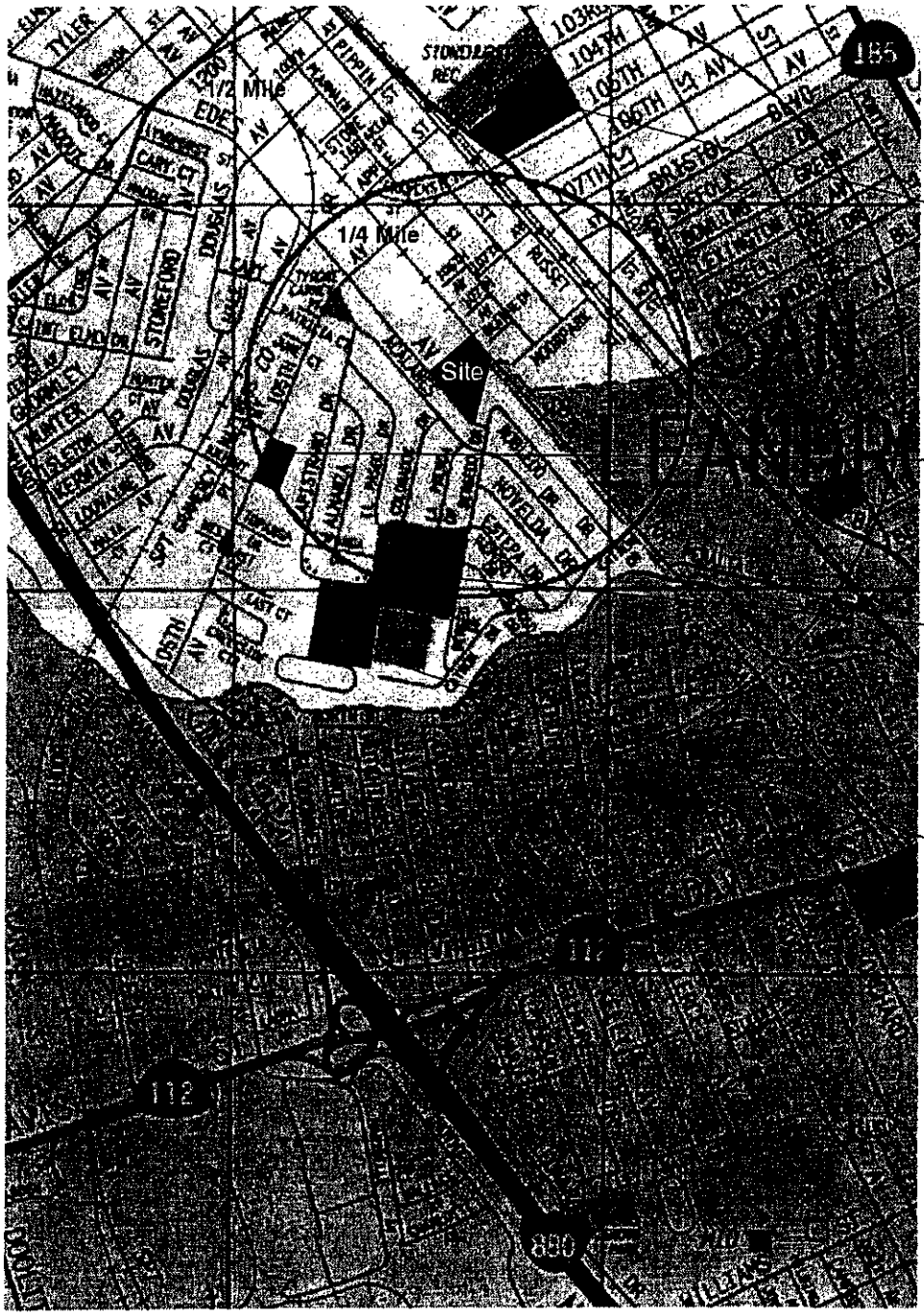
- A fact sheet will be prepared in English and in Spanish and distributed to the Site mailing list. The fact sheet will summarize the environmental investigation findings, the goals of the cleanup, the cleanup options evaluated and the recommended cleanup. The fact sheet will also include DTSC and EBH points-

of-contact, information repository locations, and information on the 30-day Comment Period.

- A copy of the Draft RAW, this document, and other documents developed for this Site will be placed in the information repositories (listed in Section 2.8) for public review once approved by DTSC and no later than the start of the public comment period.

- Prior to implementing the RAW, a work notification will be prepared and distributed in English and in Spanish. This notice will describe the cleanup activities and the implementation schedule, list the route trucks will be taking, list the dates and times the trucks will be in the area, and describe measures that will be taken to control dust. The notice will be distributed to the Site mailing list.

Appendix A
Figures



Stonehurst School

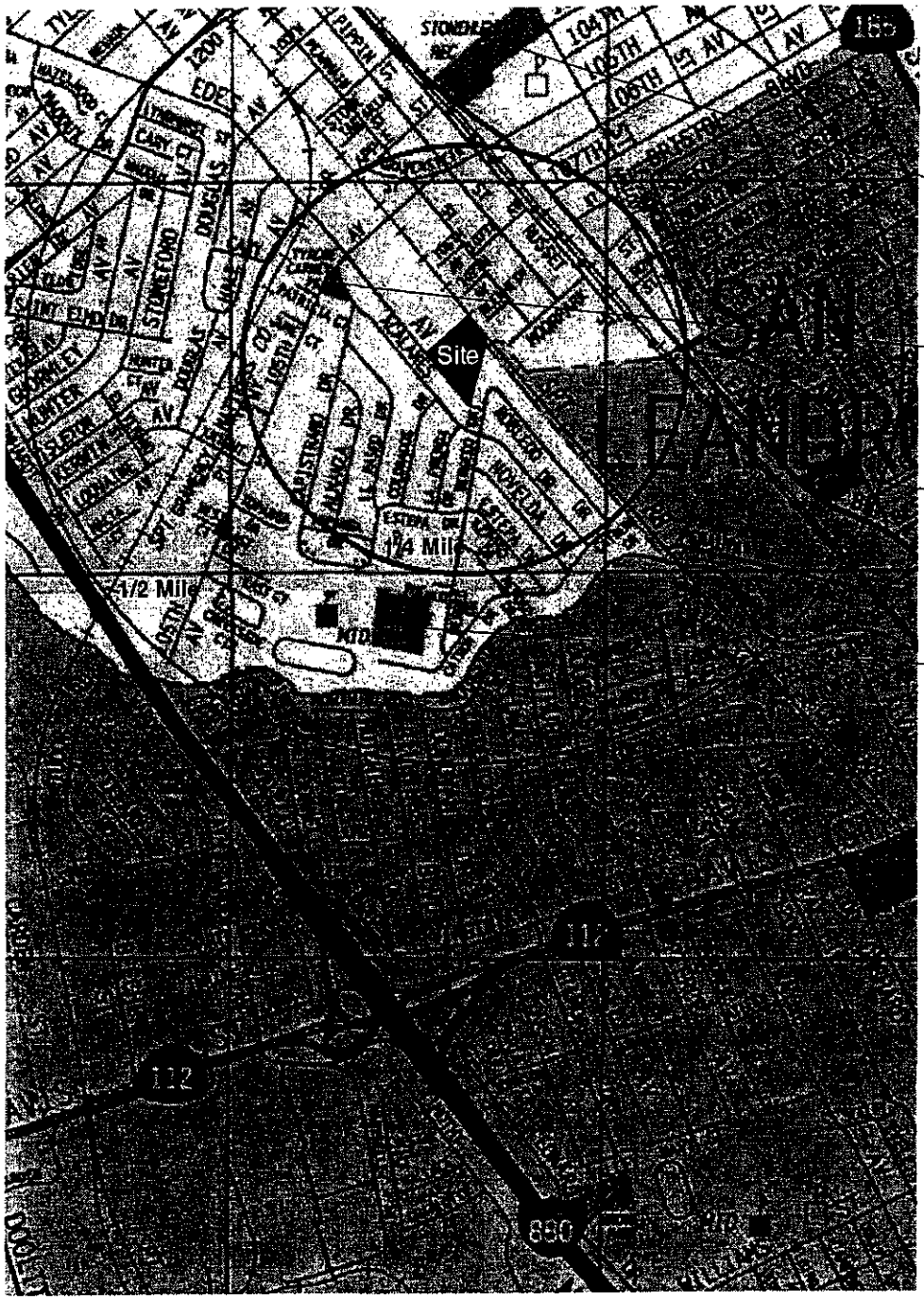
Aspire Charter High School

Sobrante Park Elementary *School*

Junior High School

Proximity to Public Schools

The figure above shows public schools that are accessible within a 1/2 mile of *10900 Edes Avenue.*



Stonehurst Rec Area

Neighborhood Park Area

Verde Park

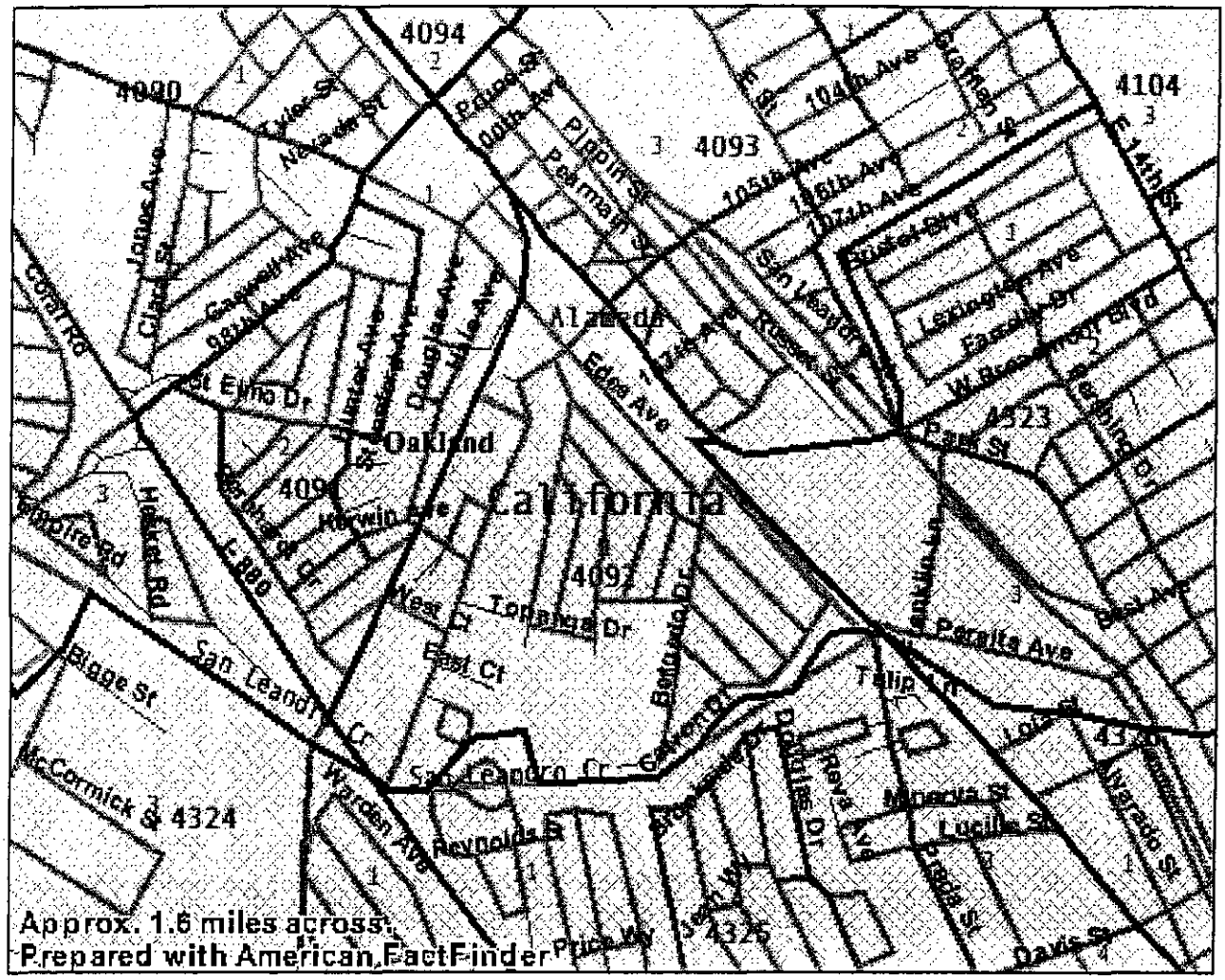
Sobrante Park

Proximity to Parks and Recreation

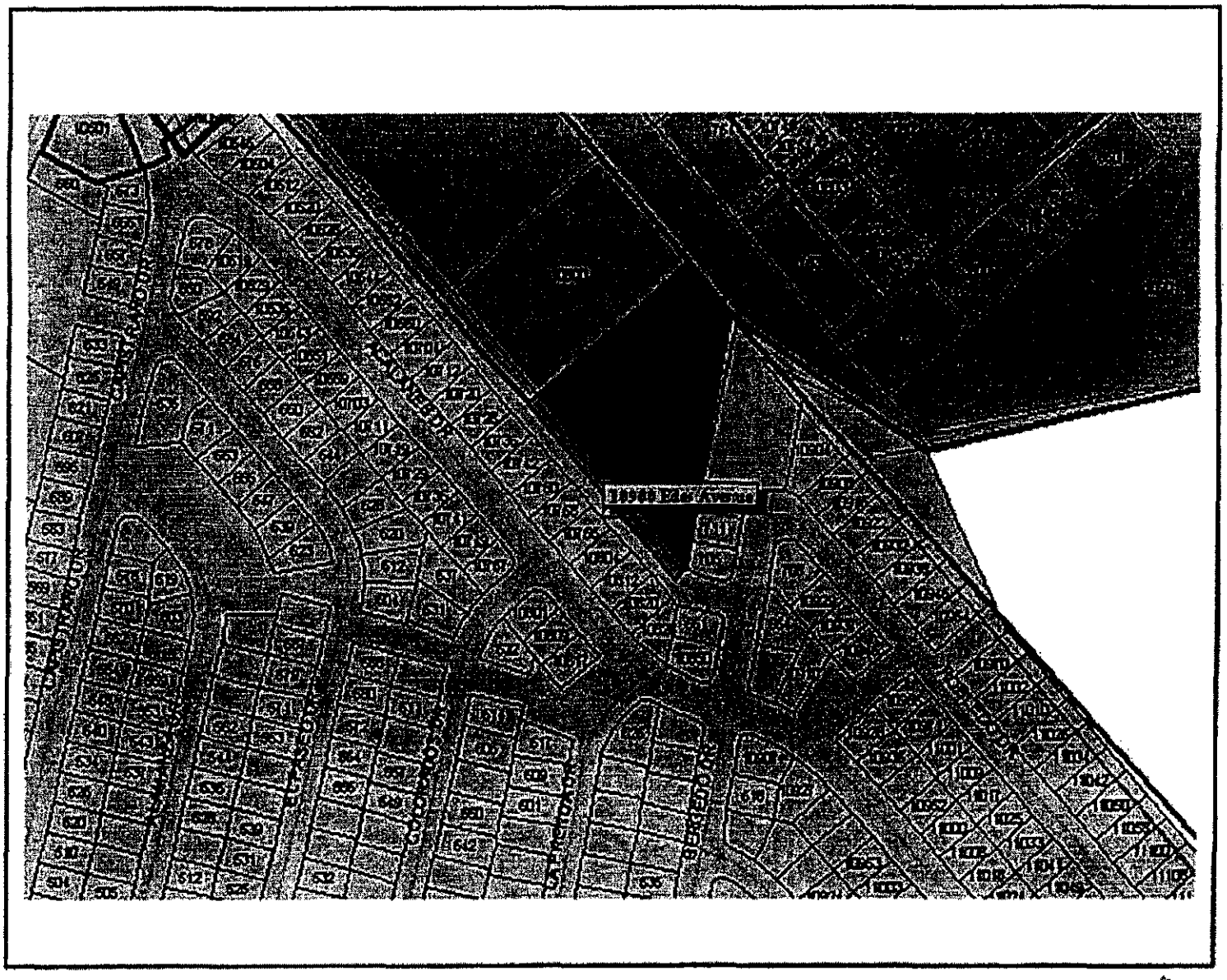
The figure above shows parks and recreational facilities that are accessible within a 1/2 mile of 10900 Edes Avenue.

Proximity to Transit

This figure shows 10900 Edes Avenue's proximity to transit facilities



Map of Census Tract 4092



Vicinity Map

Appendix B
Public Notification

Community Survey Cover Latter

Winston H. Hickox
Agency Secretary
California
Environmental
Protection Agency

Edwin F. Lowry, Director
8800 Cal Center Drive
Sacramento, California 95826

Gray
Davis

Dear Community Member:

The California Department of Toxic Substances Control (DTSC) is assessing community interest in the cleanup of a proposed East Bay Habitat for Humanity residential housing development site located at 10900 Edes Avenue, Oakland, Alameda County, California ("Site"). The Site was formerly used as a truck salvage yard, and it is anticipated that environmental cleanup will be needed to make the Site suitable for residential use.

This letter is being sent to you to provide information regarding the State's public involvement process for Site cleanup. After reading the information presented, we ask that you take a few minutes to complete the enclosed questionnaire. Your response will allow DTSC to assess community interest in the cleanup.

- AGENCY ROLE

DTSC provides regulatory oversight for the cleanup of this Site. A Preliminary Endangerment Assessment (PEA), which evaluates risk to human health, has been conducted, and chemical levels were found in soil above those safe for residential development. Therefore, a Removal Action Workplan (RAW) is being developed to evaluate and recommend appropriate actions to address the chemically-affected soil. DTSC is responsible for ensuring that all necessary information on the site characterization and analysis of cleanup alternatives is relayed to the public and to all interested parties before the final approval of the cleanup method. To accomplish this goal, DTSC develops a community profile and assists in public participation during the site cleanup process.

- SITE HISTORY

The approximately two-acre Site was used as a gardening outlet and nursery prior to 1952. Between 1952 and 1996, the site was operated as a truck dismantling and salvage yard. The full-time truck salvage operation was discontinued in 1996, but the site continued to be used for storage and occasional salvage.

Approximately 22.2 tons of oil-stained soil was removed in 1995 as part of a cleanup overseen by the Alameda County Health Department. Vehicles and parts were removed from the Site in 2001 and 2002, and all remaining structures, canopies and

equipment were removed by July 2002. East Bay Habitat for Humanity purchased the Site on August 5, 2002.

- REMOVAL ACTION WORKPLAN (RAW)

Laboratory analyses of soil samples from the Site revealed the presence of petroleum hydrocarbons (diesel and motor oil), metals including lead, arsenic and chromium, pesticides (left over from greenhouse operations), and polychlorinated biphenyls (PCBs), possibly associated with transformer oil. Laboratory analyses of groundwater samples from the Site did not detect any chemicals above drinking water standards. DTSC has requested additional sampling at the Site to further characterize the type and extent of chemicals in the soil.

The cleanup plan for the impacted soil on the Site will be described in a Removal Action Workplan. It is anticipated that the top six inches of soil and debris will be removed at many parts of the site. In some places, it is anticipated that additional soil will be removed up to three feet below the ground surface to cleanup PCBs and metals. Confirmation soil samples will be collected and analyzed after the excavation to confirm that the cleanup is complete. Excavated soil will be transported to a permitted disposal site. Clean fill material will be imported and placed at the Site prior to construction of homes. When the Draft Removal Action Workplan is released, public review and comment will be solicited for a 30-day period.

- **NOTICE TO THE HEARING IMPAIRED**

You can obtain additional information about the cleanup of the salvage yard site by using the California State Relay Service at 1-888-877-5378 (TDD), and asking to reach Lora Barrett at (916) 255-6681.

Thank you for assisting us in our assessment of this site. If you would like further information or have questions, please address your concerns in the questionnaire or feel free to contact me at (916) 255-6681 or Lbarrett@dtsc.ca.gov, or you can contact the project manager, Jonathan Largent, at 510-540-3836 or Jlargent@dtsc.ca.gov.

Sincerely,

Lora Barrett
Public Participation Specialist

Survey Transmittal Letter and Questionnaire

Community Survey Questionnaire
10900 Edes Avenue Site Remediation Activities
(Future site of homes by East Bay Habitat for Humanity)

Please complete this form and return it by ***October 25*** *to: Ms.Lora Barrett, Public Participation Specialist, Department of Toxic Substances Control, 8800 Cal Center Drive, Sacramento, CA 95826*

1. How long have you lived or worked in the Sobrante Park/Edes Avenue area?
   ☐ 0-5 years ☐ 6-12 years ☐ 13-20 years ☐ 21 or more years

2. Prior to receiving this questionnaire were you aware of the 10900 Edes Avenue site?
   ☐ Yes ☐ No

   If yes, where did you acquire your prior knowledge of the site?
   ☐ Community meetings ☐ Newspapers ☐ Neighbors ☐ Others (please specify):

   _____

3. What is your current level of interest in the cleanup of the site, if any?
   ☐ None ☐ Low to moderate ☐ Moderate to high
   Do you have any specific interest or concerns about the upcoming environmental cleanup of this site? If so, please specify.

   _____
   _____
   _____

4. Have you had any contact with local, state or other officials regarding this site?
   ☐ Yes ☐ No
   If yes, what was the nature of this contact? _____

   _____

   What is the best way to provide you with information?
   ☐ Fact Sheets ☐ Community Meetings ☐ Other (please specify):
   _____

7. What Bay Area newspapers do you read? _____

8. Do fact sheets need to be translated into a language other than English in this community?

   ☐ Yes ☐ No If yes, what language? _____

9. What local groups/organizations, if any, do you rely upon for information about your community?

Mailing Coupon

Please feel free to distribute this form. If you did not receive this survey in the mail and would like to be placed on the mailing list for the 10900 Edes Avenue site, please provide the following information and return it to Lora Barrett, Department of Toxic Substances Control, 8800 Cal Center Drive, Sacramento, CA 95826 or send an e-mail to Lbarrett@dtsc.ca.gov.

Name:_____
Print or type
Address:_____
Street *City* *State* *Zip*
Phone # *(Optional)*_____

☐ Please delete my name from the mailing list. ☐ Please add my name to the mailing list.

☐ Please correct my address.

Please note mailing lists are public information and may be released if requested.

Community Survey Results Analysis

1. How long have you lived or worked in the Sobrante Park. Edes Avenue area?

	Number	Percent of surveys
0-5 years	3	7.69%
6-12 years	2	5.13%
13-20 years	2	5.13%
21 or more years	32	82.05%
No response	0	0%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**39**	**100%**

2. Prior to receiving this questionnaire were you aware of the 10900 Edes Avenue site?

	Number	Percent of surveys
Yes	32	82.05%
No	7	22%
No response	0	0%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**39**	**100%**

If yes, where did you acquire your prior knowledge of the site?

	Number	Percent of surveys
Community meetings	6	15.00%
Newspapers	4	10.00%
Neighbors	12	30.00%
Other*	11	27.50%
No Response	7	18%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**33**	**72.50%**

*Of the 11 respondents who checked other, 4 respondents (36.36%) noted they knew of this site by living nearby or owning industrial property in close proximity to 10900 Edes, 3 respondents (54.2%) stated they drive by it everyday, 2 respondents (18.18%) said they were aware of the site through mere observation, 1 respondent (9.1%) replied acquiring knowledge from the previous owner, and 1 respondent (9.1%) citied local officials as a source of information.

3. What is your current level of interest in the cleanup of the site, if any?

	Number	Percent of surveys
None	1	2.56%
Low to Moderate	5	12.82%
Moderate to High	31	79.49%
No Response	2	5.13%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**37**	**95%**

4. Have you had any contact with local, state, or other officials regarding this site?

	Number	Percent of surveys
Yes	2	5.13%
No	37	94.87%
No Response	0	0.00%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**39**	**100.00%**

5. What is the best way to provide you with information?

	Number	Percent of surveys
Fact Sheets	27	55.10%
Community Meetings	10	20.41%
Other*	11	22.45%
No Response	1	2.04%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received**	**48**	**97.96%**

*Of the 11 respondents who marked other 6 respondents (54.55%) suggested mailings, 1 respondent (9.1%) suggested phone calling, 1 respondent (9.1%) answered news or news media, 1 respondent (9.1%) suggested a newsletter, 1 respondent (9.1%) preferred e-mail, and 1 respondent (9.1%) suggested holding parent meetings at local schools

**In many cases, more then one response was selected on this survey question. The percentage calculated for this category indicates the percentage of respondents that selected a response to this question.

6. What Bay Area newspapers do you read?

	Number	Percent of surveys
Oakland Tribune	29	67.44%
San Francisco Chronicle	4	9.30%
Post	1	2.33%
San Francisco Examiner	1	2.33%
San Leandro Times	1	2.33%
Community Paper	1	2.33%
None	4	9.30%
No Response	2	4.65%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received**	**41**	**95.36%**

**In many cases, more then one response was selected on this survey question. The percentage calculated for this category indicates the percentage of respondents that selected a response to this question.

7. Do facts sheets need to be translated into a language other than English in this community?

	Number	Percent of surveys
Yes	13	33.33%
No	20	51.28%
No Response	6	15.38%
Total Number of Surveys Received	**39**	**100%**
Total Responses Received	**33**	**84.62%**

Summary of Concerns and Comments

The following are categorized as provided by respondents to a subsection of Question 3. The subsection asked, "Do you have any specific interest or concerns about the upcoming environmental cleanup of the site? If so please specify." Comments included:

Site Specific Issues

- Should be left alone, let sleeping dogs lie
- I just want it done right.
- See area develop into something positive, clean and toxic free and safe
- I want Sobrante Park to look nice and clean because this is my community.
- It should be cleaned and developed.
- Trash dumping on Edes Avenue
- This site is and should remain and industrial site. We need more jobs created in this area, not housing. Let's donate more resources to fixing up existing properties.
- Hope that these homes will stop Edes Avenue from being a dumping ground
- I just hope it's done right and is this going to be another "dope" apt. place and or Section 8 "area"?
- This will improve the neighborhood.

Health related issues

- Yes, is the level of toxics harmful to my children?
- I would just like to know that all the toxics and chemicals have been properly removed from the area. And it's safe to rebuild on.
- Will there be toxic fumes, dust, blowing over our homes as the clean up is being done?
- How will the clean up affect someone who has COPD? I use oxygen 24 hours per day.
- Dangers to children with removal process. Chemicals in air that become airborne that affect children with asthma or other breathing problems
- If cleaning up the problem will cause the dust to scatter and cause cancer
- To have it cleaned up for health reasons
- Yes. My backyard is near the site. So is there any danger of chemicals being distributed and dispersed into the air during clean-up
- Just as long that everything is safe and that the water will be fine. No cancer causing problems.

Additional Clean up concerns

- Are the homes adjacent, adjoining, contiguous to the site affected by the clean-up
- Will there be a future cost added to our property tax bills for this clean-up?
- I would like to know the toxic levels once it is dug up

None/No Response (17 surveys, 43.59%)

Appendix C
Key Contacts Mailing List

C1. DEVELOPMENT TEAM

John Benson
Board of Directors/Advisor
5 Panoramic Way
Berkeley, CA 94709

Jim Bergdoll
Project Manager
East Bay Habitat for Humanity
2619 Broadway
Oakland, CA 94612

Joel Mackey
Executive Director
East Bay Habitat for Humanity
2619 Broadway
Oakland, CA 94612

Will Mast
PES Environmental
1682 Novato Boulevard
Novato, CA 94947

Bob Roat
Environmental Engineer, Board of Directors
3812 Brighton Ave.
Oakland, CA 94602

Deborah Schmall
Farella and Braun + Martel LLP
235 Montgomery Street
San Francsico, CA 94104

Stephanie Shakofsky
Califronia Center for Land Recycling
455 Market Street Ste. 1100
San Francisco, CA 94105

Gary Struthers
Pyatok Architects
1629 Telegraph Avenue/ 3rd Floor
Oakland, CA 94612

Peter Waller
Pyatok Architects
1629 Telegraph Avenue/ 3rd Floor
Oakland, CA 94612

C2. FEDERAL/STATE ELECTED OFFICIALS

City of Oakland
Mayor Jerry Brown
One Frank H. Ogawa Plaza
Oakland, CA 94612

Representative Barbara Lee
9th Congressional District
1301 Clay St. Ste 1000 North
Oakland, CA 94612

Rep. Wilma Chan
16th Assembly District
1515 Clay St. #2204
Oakland, CA 94612
Fremont, CA 94538

Senator Don Perata
9th Senate District
1515 Clay St. #2202
Oakland, CA 94612

The Honorable Dion Aroner
Member of the Assembly (Dist. 14)
918 Parker Ste. A-13
Berkeley, CA 94710

The Honorable Dianne Feinstein
United States Senate
One Post Street, Ste. 2450
San Francisco, CA 94104

The Honorable Barbara Boxer
United States Senate
1700 Montgomery Street, Ste. 2
San Francisco, CA 9411

F. Pete Stark
13th Congressional District
39300 Civic Center Drive #220
Fremont CA 94538

C3. LOCAL OFFICIALS

City of Oakland
CEDA --Planning Department
Gary Patton
250 Frank H. Ogawa Plaza
Oakland, CA 94612

Supervisor Nate Miley
Alameda County Board of Supervisors
1221 Oak Street
Oakland, CA 94612

City of Oakland
City Manager Robert Bobb
One Frank H. Ogawa Plaza
Oakland, CA 94612

C4. ENVIRONMENTAL HEALTH AND SAFETY

Alameda County Medical Center
1411 E 31st St
Oakland, CA 94602

City of Oakland
Environmental Services Division
Odili Ojukwu
250 Frank H. Ogawa Plaza, Suite 5301
Oakland, CA 94612

C5. COMMUNITY ORGANIZATIONS AND REPRESENTATIVES

Valeria Donald
Sobrante Park Home Improvement Association
457 Capistrano Drive
Oakland, Ca 94603

Madison Middle School
400 Capistrano Drive
Oakland, CA 94603

Community Reformed Church of Oakland
457 Capistrano Drive
Oakland, CA 94603

Sobrante Park Elementary School
470 El Paseo Drive
Oakland, CA, 94603

Grace Baptist Church
705 98th Avenue
Oakland, CA 94603

Vernell Davis
Villa Bonita Home Owners Assn.
375 105th Avenue
Oakland, CA 94603

C6. MEDIA CONTACTS

KEAR-FM
Neil Gandara
290 Hegenberger Rd.
Oakland CA 94621

The Oakland Tribune
P.O. Box 28884
Oakland, CA 94604

KTVU TV2
P.O.Box 22222
Oakland, CA 94623

KCBS
Shannon Risse
865 Battery Street 3rd Floor
San Francsico, CA 94111

C7. DTSC MANDATORY CONTACT LIST

Malinda Allison
McCutchen
3 Embarcadero Center, 18th Floor
San Francisco, CA 94111

Bradley Angel
Greenaction
One Hallidie Plaza, Ste. 760
San Francisco, CA 94102

Liz Allen
Sierra Club
394 Blaisdell
Claremont, CA 91711

Angela Blanchette
Cal/EPA DTSC PIO
700 Heinz Avenue, Ste. 200
Berkeley, CA 94710-2710

Phillip Banal
Caltrans District 4
P.O. Box 23660
Oakland, CA 94623-0600

Paula Bisson
U.S. EPA, Region 9
75 Hawthorne Street
San Franicsco, CA 94105

CALPIRG Legislative Advocate
926 J Ste. 523
Sacramento, CA 95814

Matt Carter
Tri-Valley Herald
4770 Willow Road
Pleasanton, CA 94588

Henry Clark
West County Toxics Coalition
1019 MacDonald Avenue
Richmond, CA 94801

Anne Coombes
League of Women Voters
65 Avalon Drive
Los Altos, CA 94022

Jesus Cruz
Cal/EPA DTSC Public Participation
700 Heinz Avenue, Ste. 200
Berkeley, CA 94710-2710

Steve DeYoung
Bechtel
50 Beale Street 45/26/A11
San Francisco, CA 94105-1895

Gwendolyn Eng
U.S. EPA, Region 9
75 Hawthorne Street
San Franicsco, CA 94105

Melanie Denninger
CA State Coastal Conservation
1330 Broadway, Ste. 1100
Oakland, CA 94612

Audrey Bowers
Environmental Defense Fund
5655 College Ave.
Oakland, CA 94618

Robert Hoffman
National Marine Fisheries Service
501 W. Ocean Boulevard, Ste 4200
Long Beach, CA 90802-4213

Seena Hoose
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

L. Howard
Green Peace
3767 Overland Avenue, Suite 114
Los Angeles, CA 90034

John Kopchik
Contra Costa Co.Fish & Wildlife Cm
651 Pine Street, North Wing, 4th Fl
Martinez, CA 94553-0095

Amador Lima
5630 Airline Highway
Hollister, CA 95023
Berkeley, CA 94710-2710

Florence LaRiviere
Cit. Comm. to Complete the Refuge
453 Tennessee Lane
Palo Alto, CA 94306

Eve Levin
U.S. EPA, Region 9
75 Hawthorne Street
San Franicsco, CA 94105

Walburga Giguere
National Marine Fisheries Service
110 Shaffer Rd
Santa Cruz, CA 95060-5730

Jim Marxen
Cal/EPA DTSC Public Participation
P.O. Box 806
Sacramento, CA 95812-0806

Julia May
Historical Resources Commission
Communities for a Better Envirmnt.
1611 Telegraph Avenue, Suite 450
Oakland, CA 94612

Kelly Moran
TDC Environmental
420 Bayview Avenue
San Mateo, CA 94403

Morrison Knudsen Corp.
353 Sacramento Street #1500
San Francisco, CA 94111-3662
Sacramento, CA 95814

Morrison Knudsen Corp.
353 Sacramento Street 15th Floor
San Francisco, CA 94111
Sacarmento, CA 95814

Steve Morse
P.O. Box 942896
Sacramento, CA 94296
Oakland, CA 94612

Guenther Moskat
Cal/EPA DTSC OLC/PAEA
P.O. Box 806
Sacramento, CA 95812-0806

Joe Lyou
CLCV Education Fund, Director
10780 Santa Monica Blvd, Ste 210
Los Angeles, CA 90025

Rachelle Maricq
Cal/EPA DTSC Public Participation
700 Heinz Avenue, Ste. 200
Berkeley, CA 94710-2710

Nannette Oseas
Cal/EPA DTSC HQ
P.O. Box 806
Sacramento, CA 95812-0806

Roger Pearson
CA Environmental Insider
683 Arlington Avenue
Berkeley, CA 94707

Patricia Port
U.S. Department of Interior
600 Harrison Street, Suite 515
San Francisco, CA 94107-1376

Patricia Ryan
Cal/EPA DTSC Public Participation
700 Heinz Avenue, Ste. 200
Berkeley, CA 94710-2710

Barry Sams
Corporate Environmental Services
P.O. Box 1090
Highstown, NJ 08520

Lenny Siegel
Center for Public Envir. Oversight
278-A Hope St.
Mountain View, CA 94041

John McMurray
Hazardous WastePermit Mod. Grp
7301 Ohms Lane Ste. 460
Edina, MN 55439

Carol L. Northrup
Cal/EPA DTSC Assistant Director
700 Heinz Avenue, Ste. 200
Sacramento, CA 95812-0806

Diane Takvorian
Environmental Health Coalition
Cal/EPA DTSC Legislation
P.O. Box 806
Sacramento, CA 95812-0806

William Travis
BCDC
50 California St. Ste 2600
San Francisco, CA 94111-4704

Robert R. Treanor
CA Fish & Game Commission
1416 Ninth Street, Room 1207-5
Sacramento, CA 95814

Marilyn Underwood
Department of Health Services
1515 Clay Street, Suite 1700
Oakland, CA 94612

Rich Vaille
U.S. EPA, Region 9
75 Hawthorne Street
San Franicsco, CA 94105

Chuck White
Waste Management, Inc.
915 L Street #1430
Sacramento, CA 95814

Jody Sparks
Toxics Assessment Group
P.O. Box 186
Stewarts Point, CA 95480

James Stettler
Cal/EPA DTSC P& B Liaison
700 Heinz Avenue, Ste. 200
Berkeley, CA 94710-2710

Michael Stoll
San Francisco Examiner
988 Market Street
San Francisco, CA 94102

CA Dept. of Fish & Game
P.O. Box 47
Yountville, CA 94599

Natural Resources Chair
League of Women Voters
500 St. Mary's Road
Lafayette, CA 94549

Donald Preiser
The Preiser Group VII
893 Elizabeth Street
San Francisco, CA 94114

Bill Nelson
Agency for Toxic Substances and Disease
75 Hawthorne Street MS: H-1-2
San Francisco, CA 94105

Maricia Murphy
Cal/ EPA DTSC Public Participation
8800 Cal Center Drive
Sacramento, CA 95826-3200

Victor Weisser
Calif. Council for Env. & Eco. Bal.
100 Spear Street, #805
San Francisco, CA 94105

Jane Williams
CA Communities Against Toxics
P.O. Box 845
Rosamond, CA 93560

Joy Williams
Environmental Health Coalition
1717 Kettner Blvd. Ste 100
San Diego, CA 92101

Calvin Womble
The Ellington Group
442 Post Street 8th Floor
San Francisco, CA 94102

U.S. EPA, Region 9, Envt. Mgmt Div.
75 Hawthorne Street
San Franicsco, CA 94105

U.S. Fish & Wildlife Service
2800 Cottage Way, #W2605
Sacramento, CA 95825-1888

Ron Baker
Cal/ EPA DTSC Sacramento Ofc.
8800 Cal Center Drive
Sacramento, CA 95826-3200

Bill Magavern
Sierra Club
1414 K Street, #500
Sacramento, CA 95814

US EPA, Region 9
Environmental Management
75 Hawthorne Sreet
San Francisco, CA 94105

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following Initial Study for this project in accordance with the California Environmental Quality Act (§ 21000 et seq., California Public Resources Code) and implementing Guidelines (§15000 et seq., Title 14, California Code of Regulations).

I. PROJECT INFORMATION

Project Name: East Bay Habitat for Humanity Site

Site Location: 10900 Edes Avenue, Oakland, California 94606

Contact Person/Address/Phone Number:

Jonathan Largent
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3836

Project Description: The project described herein will be implemented on an approximately 2-acre parcel located on 10900 Edes Avenue in the city of Oakland, California. (Figure 1: Site Map; Figure 2: Site Location) The site is zoned as mixed light industrial and residential. The surrounding land use is light industrial and residential. Residences are located to the east and across Edes Avenue to the south. A brick cleaning operation is located to the west and a railroad right away is located on the northeastern side of the Site.

The Site was used as a gardening and nursery outlet prior to 1952. Between 1952 and 1996 the site was used as a truck dismantling yard. The Site is currently an empty lot with multiple concrete pads. A six foot chain-link fence has been constructed around the perimeter of the site.

Project Activities: The project involves the implementation of activities specified in the Removal Action Workplan (RAW) to remove soil with concentrations of benzo(a)pyrene, Aroclor 1254, Aroclor 1260, and lead exceeding 0.062 mg/kg, 1 mg/kg, 1 mg/kg, and 269 mg/kg respectively. The Site is planned to be developed as 20 to 24 low income, single-family residences. The RAW was prepared in accordance with California Health and Safety Code Section 25356.1 (h). Upon approval of the RAW, the recommended remedial alternative contained herein would be implemented. The recommended remedial alternative consists of:

- Excavation and off-site disposal of up to 1,100 cubic yards of soil containing chemicals of concern (COCs), which include benzo(a)pyrene, Aroclor 1254, Aroclor 1260, and lead above clean-up goals on the Site;
- Removal of on-site debris;
- Backfilling;
- Grading; and
- Confirmation Sampling

Dust control measures will be utilized while excavation activities are occurring, as necessary, to minimize the amount of dust generated. Workers and contractors implementing the recommended remedial alternative will meet the requirements for training in Cal/OSHA requirements. A health and safety plan will be prepared that will address worker health and safety prior to implementation of remedial activities. Licensed waste haulers will be used to transport soil classified as hazardous waste to a Class I disposal facility. Soil containing COCs below cleanup goals will be reused on-site. Soil not classified as hazardous waste but containing COCs above clean-up goals will be disposed at an appropriately permitted off-site disposal facility. The recommended remedial alternative is expected to last approximately six weeks.

II. DISCRETIONARY APPROVAL ACTION BEING CONSIDERED BY DTSC

- ☐ Initial Permit Issuance
- ☐ Permit Renewal
- ☐ Permit Modification
- ☐ Closure Plan
- ☐ Regulations
- ☐ Removal Action Plan
- ■ Removal Action Workplan
- ☐ Interim Removal
- ☐ Other (Specify)

_____

Program/ Region Approving Project:

Northern California Coastal Cleanup Operations Branch
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2737

Contact Person/ Address/ Phone Number:

Jonathan Largent, Project Manager
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2737

III. ENVIRONMENTAL RESOURCES POTENTIALLY AFFECTED

The boxes checked below identify environmental resources which were found in the following ENVIRONMENTAL SETTING/IMPACT ANALYSIS section to be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact".

- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology And Soils
- ☐ Hazards and Hazardous Materials
- ☐ Hydrology and Water Quality
- ☐ Land Use and Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation and Traffic
- ☐ Utilities and Service Systems
- ☐ Cumulative Effects

IV. ENVIRONMENTAL IMPACT ANALYSIS

The following pages provide a brief description of the physical environmental resources that exist within the area affected by the proposed project and an analysis of whether or not those resources will be potentially impacted by the proposed project. Preparation of this section follows guidance provided in DTSC's California Environmental Quality Act Initial Study Workbook [Workbook]. A list of references used to support the following discussion and analysis are contained in Attachment A and are referenced within each section below.

Mitigation measures which are made a part of the project (e.g: permit condition) or which are required under a separate Mitigation Measure Monitoring or Reporting Plan which either avoid or reduce impacts to a level of insignificance are identified in the analysis within each section.

1. Aesthetics

Project activities likely to create an impact: Soil excavation, Debris Removal, and Transportation

Description of Environmental Setting: The Site is an approximately 2-acre parcel. There are no structures that exist on-site; however, there are several concrete pads. One small tree exists on-site. The Site is located in a seriously blighted part of southeast Oakland. Southeast Oakland is an urban setting with a mix of industrial and residential land use. The Site is secured with a six-foot chain-linked fence.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Have a substantial adverse effect on a scenic vista.*

The Site is located in southeast Oakland at 10900 Edes Avenue. There are no scenic vistas in the vicinity of the site. The Site is not visible from any highway or major thoroughfare.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.*

The Site is located in southeast Oakland at 10900 Edes Avenue. There are no buildings, rock outcroppings, or other scenic resources on-Site. The Site is not located adjacent to or within a state scenic highway.

http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html

c. *Substantially degrade the existing visual character or quality of the site and its surroundings.*

The Site is an empty, 2-acre Brownfields property. The Site has been used as a dumping ground for trash and debris. This project will clean-up the Site and does not propose to otherwise alter the Site..

d. *Create a new source of substantial light of glare that would adversely affect day or nighttime views in the area.*

This project will not create a new source of substantial light or glare. This project encompasses the excavation and removal of contaminated soil and does not propose to construct structures.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, Section 1.3.1.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

2. Agricultural Resources

Project activities likely to create an impact: None

Description of Environmental Setting: The Site is an approximately 2-acre parcel and was used as a gardening and nursery outlet prior to 1952. The Site has been most recently used as a truck dismantling yard (1952 to 1996). The current zoning of the Site is for light industrial and residential land uses. The Site is located within an urban area encompassing a mix of industrial operations and residences. There are no structures that exist on-site; however, there are several concrete pads. One small tree exists on-site. The Site is secured with a six-foot chain-linked fence.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.*

This Site is located in an urban setting. There are no agricultural resources on or in the vicinity of the Site.

b. *Conflict with existing zoning or agriculture use, or Williamson Act contract.*

The Site is currently zoned two thirds as residential and one third as light industrial. The project proposes to clean the site up to residential levels. Therefore, there is no anticipated confliction with existing zoning.

c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.*

This Site is located in an urban setting. There are no agricultural resources on or in the vicinity of the Site.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, Section 1.3.1.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

3. Air Quality

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal, Transportation

Description of Environmental Setting: The site is located within an existing residential/light industrial area. Bay Area Air Quality Management District (BAAQMD) Regulation 6 governs emission rates, concentration, visible emissions and opacity. Regulation 8 addresses the aeration of contaminated soil. Regulation 11 discusses continuous sources of lead emissions and is not applicable for a one-time cleanup project. Visible emissions of particulate matter and organic vapor will result from excavation, loading and backfilling activities. Excavation equipment and trucks will be used to implement the project over a period of six weeks. Transportation of the soil to a permitted landfill is anticipated to take one week and up to 20 vehicle trips a day. The BAAMQD does not require a detailed air quality analysis for a project generating less than 2,000 vehicle trips per day, based on project control measures being in place.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Conflict with or obstruct implementation of the applicable air quality plan.*

Dust generation from the excavation, grading, backfilling, and equipment movement will be controlled by spraying exposed soil with water. Trucks transporting contaminated soil from the Site for disposal will be covered and decontaminated prior to leaving the Site. Therefore, it is not anticipated that the project will conflict with or obstruct implementation of the Bay Area 2000 Clean Air Plan.

http://www.baaqmd.gov/planning/plntrns/ceqaguid.pdf, pages 13 through 15.

b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation.*

The BAAQMD has indicated that Regulation 11, Rule 1 is intended for continuous sources of lead emissions and is not applicable for a one-time cleanup project. Regulation 6, Particulate Matter and Visible Emissions and Regulation 1-301, Public Nuisance are applicable to the project. DTSC anticipates that dust suppression methods will effectively mitigate any concerns and prevent this project from violating any air quality standards or contribute to an existing air quality violation.

http://www.baaqmd.gov/regs/rg0600.pdf (Regulation 6, Particulate Matter and Visible Emissions)
http://www.baaqmd.gov/regs/rg1101.pdf (Regulation 11, Rule 1)
http://www.baaqmd.gov/regs/rg0100.pdf (Regulation 1-301)
http://www.baaqmd.gov/planning/plntrns/ceqaguid.pdf, pages 13 through 15.

c. *Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).*

Criteria pollutants that are non-attainment for the project region under federal or state ambient air quality standards include ozone and Particulate Matter (PM10). The BAAQMD indicated that water spraying for dust abatement should be adequate to minimize particulate emissions of all kinds. During activities, water will be applied to work areas where soil is being disturbed on an as needed basis to mitigate the potential for dust generation. Due to the short duration of the project the ozone and precursor emissions will be limited.

http://www.baaqmd.gov/planning/plntrns/ceqaguid.pdf, page 8 and pages 13 through 15

d. *Expose sensitive receptors to substantial pollutant concentrations.*

The closest sensitive receptor to the Site is the Sobrante Park Elementary School, located approximately 0.25 miles to the south. Due to the distance from the site and the dust abatement program, DTSC does not anticipate excavation activities from the Site affecting children or adults at this school. Trucks exiting the Site will travel northwest on Edes Avenue for approximately 0.6 miles and then south on 98th Avenue for approximately 0.4 miles before reaching I-880. Trucks will be decontaminated and soil covered prior to leaving the Site. There are no sensitive receptors along the transportation route.

Community Profile for the East Bay Habitat for Humanity Project, 10900 Edes Avenue, Oakland, California prepared by East Bay Habitat for Humanity and dated January 2003, page 2-1.

Removal Action Workplan for the East Bay Habitat for Humanity Project, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, Section 6.

e. *Create objectionable odors affecting a substantial number of people.*

It is not anticipated that the project will create objectionable odors to a substantial number of people because there is no source of objectionable odor as the chemicals of concern do not emit any noticeable odors.

Specific Reference: Bay Area Air Quality Management District, Planning and Research Division, CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans, December 1999.

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.0

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

4. Biological Resources

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal

Description of Environmental Setting: The Site has been developed in the past, but is currently a vacant lot except for a few concrete pads.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

The Site has been previously developed and is located in an urban area of mixed light industrial and residential land uses. The Site is currently vacant with a few concrete slabs present. There are a few species identified as a candidate, sensitive, or special status species by the Department of Fish and Game in the vicinity of the site. However, due to the limited scope of the project, it is not anticipated that the project will have a substantial adverse on any of these biological resources.

California Department of Fish and Game, Natural Diversity Data Base, January 28, 2003

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

The Site has been previously developed and is located in an urban area of mixed light industrial and residential land uses. As such, the Site does not contain any riparian habitat or other sensitive community. The Site is currently vacant with a few concrete slabs present. It is not anticipated that the project will have a substantial adverse impact on any biological resources.

Department of Fish and Game:
http://www.dfg.ca.gov/lands/newsites/sitemapnew.html

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

The nearest surface water is San Leandro Creek, located approximately ¼ mile from the Site. The nearest federally protected wetlands are located greater than one-mile from the Site. Therefore, it is not anticipated that this project will have an adverse effect on federally protected wetlands.

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*

The Site has been previously developed and is located in an urban area of mixed light industrial and residential land uses. The Site is currently vacant with a few concrete slabs present. The nearest surface water is San Leandro Creek, located approximately ¼ mile from the Site. Therefore, it is not anticipated that the project will interfere with the movement of any native resident or migratory fish or wildlife species.

http://www.dfg.ca.gov/lands/newsites/sitemapnew.html

e. *Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

The Site has been previously developed and is located in an urban area of mixed light industrial and residential land use scenarios. The Site is currently vacant with a few concrete slabs present. There are no biological resources present on-Site and the site does not reside in an area where a local policy or ordinance protecting biological resources is in place.

www.oaklandnet.com

f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

The Site has been previously developed and is located in an urban area of mixed light industrial and residential land use scenarios. The Site is currently vacant with a few concrete slabs present. Therefore, it is not anticipated that the project will conflict with any habitat conservation plan.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

5. Cultural Resources

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling and Debris Removal

Description of Environmental Setting: The Site has been developed in the past, but is currently a vacant lot with several concrete pads present. Subsurface investigations indicate that fill material, consisting primarily of silty sand and gravel, is present at an average depth of 5 feet below ground surface. Native soils are generally encountered at depths greater than 5 feet bgs. Excavations are anticipated to extend to a maximum depth of 1.5 feet bgs.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5.*

No historical resources as defined in 15064.5 have been encountered . Additionally, project activities would not pose a threat to any subsurface historical resources since excavations would not extend into non-fill material. If historical resources are encountered during project activities, all such activities will stop and the appropriate authorities notified.

CEQA Guidelines 15064.5:
http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines/art5.html
http://www.ceres.ca.gov/geo_area/counties/Alameda/landmarks.html
Contact Log, Ms. Betty Marvin, City of Oakland, February 18, 2003.

b. *Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5.*

No archaeological resources as defined in 15064.5 have been encountered. Additionally, project activities would not pose a threat to any subsurface archaeological resources since excavations would not extend into non-fill material. If archaeological resources are encountered during project activities, all such activities will stop and the appropriate authority notified.

CEQA Guidelines 15064.5:
http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines/art5.html
Contact Log, Ms. Betty Marvin, City of Oakland, February 18, 2003.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

No unique paleontological resources or geologic features have been encountered. Additionally, project activities would not pose a threat to any subsurface paleontological resources or geologic features present since excavations would not extend into non-fill material. If paleontological resources or geologic features are encountered during project activities, all such activities will stop and the appropriate authority notified.

CEQA Guidelines 15064.5 includes prehistoric:
http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines/art5.html
Contact Log, Ms. Betty Marvin, City of Oakland, February 18, 2003.

d. *Disturb any human remains, including those interred outside of formal cemeteries.*

There are no known human remains at the Site. If human remains are encountered during project activities, all such activities will cease and the appropriate authorities notified.

Contact Log, Ms. Betty Marvin, City of Oakland, February 18, 2003.
Health and Safety Code 7050.5:
http://www.leginfo.ca.gov/calaw.html

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.0.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

6. Geology and Soils

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, and Debris Removal

Description of Environmental Setting: The Site is an approximate two-acre, vacant lot with several concrete pads present. The Site has been historically used as a plant nursery and a truck dismantling yard. The Site is relatively flat with an average elevation of 30 feet above sea level.

The site is located in the East Bay Plain groundwater basin. Groundwater within the East Oakland area generally flows west toward the San Francisco Bay, but varies throughout the local region.

Five soil borings were advanced to groundwater as part of additional site characterization performed by PES Environmental, Inc. in September 2002. The soil borings indicate that site soils can generally be classified within two categories; Artificial Fill and Quaternary alluvial fan deposits. Artificial fill, generally observed at depths to five feet below ground surface (bgs), consists primarily of silty sand and gravel. The fill material was imported throughout the area to support the development and expansion of the Oakland area. Quaternary alluvial fan deposits are typically described as brown, medium-dense sands that range from fine sand to sandy /silty clay. These deposits consist of alluvial fan and adjacent natural levee deposits.

The borings indicate that groundwater can generally be found between 19 and 24 feet below ground surface. Based on a review of the San Leandro USGS topographic map, regional groundwater likely flows to the west and southwest towards the San Francisco Bay.

The Site is located near the Hayward Fault and is located within the East Oakland R82 Fault Rupture Earthquake Zone.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42)*
- *Strong seismic ground shaking*
- *Seismic-related ground failure, including liquefaction*

- *Landslides*

The site is located within the Oakland East R82 Fault Rupture Earthquake Zone and is near the Hayward Fault. It is unlikely that any large earthquake will occur during the short period of the project schedule. Additionally, the Site is relatively flat with no existing structures. Therefore, there is a very low risk of loss, injury, or death from rupture of a known earthquake fault, strong seismic shaking, seismic-related ground failure, including liquefaction, or landslides.

http://www.seismo.berkeley.edu/seismo/hayward/

b. *Result in substantial soil erosion or the loss of topsoil.*

Excavated soils will be transported to an off-site disposal facility. The excavated areas will be backfilled with clean soil. The project will be concluded within a six week period of time. Project activities are scheduled to take place during the summer, a traditionally dry period. Therefore, it is not anticipated that a substantial loss of topsoil or soil erosion will occur.

c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.*

Site soils are primarily silty sand and gravel near the surface (top five feet). Deeper soils consist of homogenous, stiff brown clay, with minor amounts of gravel, sand, and silt. The brown clays extend to a depth of at least 28 feet bgs, the maximum depth of subsurface investigations. Soil excavation is planned to extend to a maximum depth of 1.5 feet bgs. Therefore, it is not anticipated that soils are or will become unstable as a result of this project.

d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.*

The project does not propose to construct any structures, nor do any structures exist on-site. The scope of the project includes excavation of up to 1,1,00 cubic yards of soil and off-site disposal at an appropriate permitted facility. Therefore, it is not anticipated that a substantial risk to life or property exists or will results as part of this project.

e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of water.*

Site soils are consistent with soils in the Oakland Area, which are capable of supporting the use of septic tanks or alternative waste water disposal systems. A septic tank was historically used on-site, though it is not currently present.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 1.3.4.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

7. Hazards and Hazardous Materials

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal, Soil Transportation

Description of Environmental Setting: The purpose of the project is to excavate and transport soil contaminated with lead, PCBs, and PAHs above residential levels off-site to an appropriately permitted facility.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous materials.*

The project activities include the excavation and transportation of soil contaminated with lead, PCBs, and PAHs. Fugitive dust emissions remain the primary source of environmental and public exposure. In order to mitigate dust emissions, the project will be implemented in accordance with a health and safety plan which will include a dust control and monitoring plan. Workers implementing the remedial activities will use personal protective equipment to minimize exposure to contaminants. Since the contaminants are associated with soil particles, regular watering, covering the soil for transportation and on-site storage, and decontamination of trucks prior to leaving the Site will prevent dust formation and minimize exposure to off-site residents, workers, and the environment.

b. *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.*

The contaminated soil, which will be excavated and handled during the project, will not have any explosive or vapor forming potential. There is a potential for spillage of contaminated soil during the on-site handling and off-site transport to the landfill. However, the soil is in solid state and non-explosive. A spill of the soil will not present a significant health and environmental threat.

c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.*

The nearest school is the Sobrante Park Elementary School, located just over one-quarter mile from the Site.

Community Profile for the East Bay Habitat for Humanity Project, 10900 Edes Avenue, Oakland, California prepared by East Bay Habitat for Humanity and dated January 2003, page 2-1.

d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to public or the environment.*

The Site is listed on the Department of Toxic Substances Control's Calsites list. The project proposes to clean the site up to residential standards. Therefore, it is not anticipated that it would create a significant hazard to the public or the environment.

http://www.leginfo.ca.gov/calaw.html

e. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.*

Project activities will occur on-site and not significantly interfere with access to the Site or neighboring properties. Flexibility of the placement of construction equipment will allow for access of emergency equipment to anyplace on the Site. Therefore, the project will not impair or interfere with an adopted emergency response or evacuation plan.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.0

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

8. Hydrology and Water Quality

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal

Description of Environmental Setting: The Site is an approximate two-acre, vacant lot with several concrete pads present. The Site has been historically used as a plant nursery and a truck dismantling yard. The Site is relatively flat with an average elevation of 30 feet above sea level.

The site is located in the East Bay Plain groundwater basin, approximately 2 miles to the east of the San Francisco Bay. Groundwater within the East Oakland area generally flows west toward the San Francisco Bay, but varies throughout the local region.

Five soil borings were advanced to groundwater as part of additional site characterization performed by PES Environmental, Inc. in September 2002. Groundwater can generally be found between 19 and 24 feet below ground surface. Based on a review of the San Leandro USGS topographic map, regional groundwater likely flows to the west and southwest towards the San Francisco Bay.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Violate any water quality standards or waste discharge requirements.*

Groundwater and surface water are not anticipated to be impacted as part of this project. Groundwater has been encountered at a depth of 19 to 24 feet below ground surface. Excavations are anticipated to occur to a maximum depth of 1.5 feet below ground surface. If precipitation occurs during the project, a stormwater management plan will be implemented. Stockpiled soils will be placed on an impermeable surface and covered to prevent leaching of contaminants into groundwater and erosion of stockpiles. Therefore, no water quality standards or waste discharge requirements will be violated and water quality will not be substantially degraded as part of this project.

b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).*

Groundwater has been encountered at a depth of 19 to 24 feet below ground surface. Excavations are anticipated to occur to a maximum depth of 1.5 feet below ground surface. Therefore, it is not anticipated that groundwater will be encountered or impacted as part of this project.

c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.*

The project proposes the excavation of approximately 1,100 cubic yards of soil. After the soil removal is completed, the excavation will be backfilled with clean soil. The Site is currently flat with no surface water drainage pattern observed. Therefore, it is not anticipated that this project will substantially alter the existing drainage pattern resulting in substantial erosion or siltation.

d. *Substantially alter the existing drainage pattern of the site or area, including through the*

alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

The project proposes the excavation of approximately 1,100 cubic yards of soil. After the soil removal is completed, the excavation will be backfilled with clean soil. The Site is currently flat with no surface water drainage pattern observed. Therefore, it is not anticipated that this project will substantially alter the existing drainage pattern resulting in on or off-site flooding.

e. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.*

The project proposes the excavation of approximately 1,100 cubic yards of soil. After the soil removal is completed, the excavation will be backfilled with clean soil. The Site is currently flat with no surface water drainage pattern observed. The project proposed to remove concrete debris. Therefore, it is not anticipated that this project will create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

f. *Otherwise substantially degrade water quality.*

The project proposes the excavation of approximately 1,100 cubic yards of soil. After the soil removal is completed, the excavation will be backfilled with clean soil. Therefore, it is not anticipated that this project will substantially degrade water quality.

g. *Place within a 100-flood hazard area structures which would impede or redirect flood flows.*

The project does not propose to construct any structures.

h. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.*

No structures are proposed to be constructed as part of this project. The duration of the project is expected to last approximately six weeks during the dry season, therefore it is unlikely that a flood will occur while people are on-site for this project. DTSC does not anticipate that this project will expose people or structures to a significant risk of loss due to flooding.

i. *Inundation by sieche, tsunami or mudflow.*

The closest land-locked body of water to the Site is Lake Chabot, which is approximately 5-miles to the east of the Site. Therefore, it is highly unlikely that the Site would be inundated by sieche. The average elevation of the Site is 30 feet above sea level and it is located approximately 2-miles from the San Francisco Bay. Therefore, the Site is not in the highest risk zone as determined by the Federal Emergency Management Agency. It is unlikely that the Site will be inundated by a tsunami. The Site and the surrounding area are relatively flat. There is no significant rise in elevation within a 2 mile radius. Therefore, it is highly unlikely that the Site would be inundated by mudflow.

Federal Emergency Management Agency: http://www.fema.gov/nfip/coastal.htm

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, sections 1.3.3 and 6.0

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

9. Land Use and Planning

Project activities likely to create an impact: none

Description of Environmental Setting: The Site currently has a mixed zoning, one-third light industrial and two-thirds residential. The Site is located in a mixed residential and light industrial area.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.*

The implementation of the project will not conflict with any applicable land use plan, policy, or regulation.

Contact Log, George Eleopoulus, City of Oakland, February 10, 2003

b. *Conflict with any applicable habitat conservation plan or natural community conservation plan. Suggested general reference:*

The project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Contact Log, George Eleopoulus, City of Oakland, February 10, 2003

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 1.3.1.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

10. Mineral Resources

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal

Description of Environmental Setting: There are no known significant occurrences of mineral resources on the Site.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.*

There are no known mineral resources that would be of value to the region and the residents of the state. The excavation is anticipated to extend only into the fill material. Therefore, no mineral resources would be encountered.

Contact Log, George Eleopoulus, City of Oakland, February 10, 2003

b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.*

There are no known mineral resources on-site, and the Site is not located within a known resource recovery area.

Contact Log, George Eleopoulus, City of Oakland, February 10, 2003

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

11. Noise

Project activities likely to create an impact: Soil Excavation, Backfilling, Grading, Debris Removal, and Transportation

Description of Environmental Setting: Residential housing exists adjacent to the east of the Site. These residences are the closest receptors.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Suggested general reference:*

Operation of construction equipment and trucks will cause an increase in existing noise levels during the implementation of the project. Field activities under this project are expected to occur Monday through Saturday between 7 am and 7 pm for a period of approximately six weeks. The City of Oakland Noise Ordinance for Temporary Construction or Demolition dictate that the maximum allowable noise level for a 12 hour period in a residential area is 80 dBA. According to the Health and Safety Plan, hearing protection will be used for construction workers if noise levels exceed the established standards. If noise levels exceed the established noise levels, work will be adjusted so as to be in compliance with the established standards.

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, pages 6-13.

b. *Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.*

No people, beyond the boundaries of the Site, will be exposed to excessive groundbourne vibration or noise levels as a result of this project.

c. *A substantial permanent increase in ambient noise levels in the vicinity above levels existing without the project.*

The duration of the project will last six weeks and operation hours will be Monday through Saturday from 7 am to 7 pm. Therefore, there will not be a permanent increase in ambient noise levels.

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.*

The project will comply with the City of Oakland's Noise Ordinance for Temporary Construction and Demolition. The Site is located in a residential and light industrial area. Therefore, it is not anticipated that this project will create a substantial temporary or periodic increase in ambient noise levels above existing levels.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

www.Oaklandnet.com

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

12. Population and Housing

Project activities likely to create an impact: None

Description of Environmental Setting: The project would involve a small number of construction workers on the Site over a period of approximately six weeks between 7 am and 7 pm.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).*

The project proposes to clean a contaminated land to residential levels. The Site is located in a residential/ light industrial area. The project does not include construction of any housing. Any housing proposed for this Site would have to obtain the appropriate permits from the City Planning Department which would have to conduct a separate CEQA analysis. Therefore, it is not anticipated that this project would induce substantial population growth.

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.*

The Site is currently vacant, except for a few concrete pads. The project proposes to remove contaminated soil and backfill with clean soil. Therefore, this project will not displace substantial numbers of existing housing.

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

The Site is currently vacant, except for a few concrete pads. The project proposes to remove contaminated soil and backfill with clean soil. Therefore, this project will not displace substantial numbers of people.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

13. Public Services

Project activities likely to create an impact: Soil Transportation

Description of Environmental Setting: The project would involve a small number of construction workers on the Site over a period of approximately one month between 7 am and 7 pm.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:*

- *Fire protection*
- *Police protection*
- *Schools*
- *Parks*
- *Other public facilities*

Most project activities will occur on-Site. Soil transportation will occur through surface streets and the interstate highway system. It is not anticipated that the 1.5 mile surface street transportation route will significantly impact emergency response times. If emergency vehicles are encountered, truck drivers will follow California law and pull over to permit emergency vehicles to proceed uninhibited.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact

- ☐ No Impact

14. Recreation

Project activities likely to create an impact: None

Description of Environmental Setting: The project would involve a limited number of construction workers on-site for a period of approximately six weeks.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.*

The nature of the project will not have an impact on regional parks or other recreational facilities.

b. *Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.*

The project will not include recreational facilities or require expansion of recreational facilities.

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.0.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

15. Transportation and Traffic

Project activities likely to create an impact: Soil Transportation

Description of Environmental Setting: The Site is located on Edes Avenue. Edes Avenue is a two lane side street in East Oakland and is the only street that borders the Site. The transportation route involves turning right on Edes Avenue when exiting the Site and traveling for approximately 0.7 miles, then turning left on 98th Avenue and traveling for approximately 0.5 miles before reaching I-880. Up to 1,100 cubic yards of impacted soil will be transported by truck to a permitted landfill. This volume will require approximately 75 truckloads. Site activities will occur

Monday through Saturday from 7:00 AM to 7:00 PM. The duration of time anticipated to haul the soil and debris off-site is approximately six weeks.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).*

The project will consist of excavating 1,100 cubic yards of soil and transporting to an off-site facility. DTSC anticipates that the project will require approximately 75 trucks over a six week period. Therefore, there will not be a substantial increase in traffic as a result of this project.

Alameda County Transportation Authority: www.acta2002.com

b. *Exceed, either individually or cumulatively, a level of service standard established by the country congestion management agency for designated roads or highway.*

The project will involve approximately 75 truck loads, spread out over a one month period. It is not anticipated that this will exceed any level of service established by the Alameda County Transportation Authority.

http://www.edab.org/study/final.pdf

c. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).*

The project does not propose to alter or construct any road design features. The project proposes to excavate approximately 1,100 cubic yards and dispose at an off-site facility. No vehicles that are incompatible to any uses will be part of this project.

d. *Result in inadequate emergency access.*

Emergency access to the Site will not be impeded by on-site activities. There are multiple points of access to the Site and Site activities will require a limited number of vehicles. The Site Health and Safety plan will ensure that emergency access is not inhibited.

e. *Result in inadequate parking capacity.*

The project will require a limited number of workers. The Site is approximately 2-acres. Workers will be allowed to park on-site. Therefore, it is not anticipated that parking capacity for the area will be affected.

f. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

The project will not conflict with any alternative transportation plans or programs.

Alameda County Transportation Authority: www.acta2002.com

Specific References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

16. Utilities and Service Systems

Project activities likely to create an impact: Soil Excavation, Debris Removal, Grading, Backfilling, and Transportation

Description of Environmental Setting: Excavation is planned to a maximum depth of 1.5 feet. Up to 1,100 cubic yards of soil will be excavated and disposed at a permitted landfill.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*

Approximately 1,100 cubic yards of contaminated soil will be disposed at an appropriately permitted landfill. Therefore, it is not anticipated that wastewater treatment requirements of the Regional Water Quality Control Board are applicable.

b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*

The project plans to excavate and dispose 1,100 cubic yards of contaminated soil. Therefore, the project will not require or result in the construction of new water or wastewater treatment facilities.

c. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*

The project plans to excavate and dispose 1,100 cubic yards of contaminated soil. Therefore, the project will not require or result in the construction or expansion of storm water drainage facilities.

d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*

The project will either use the existing water supplies or provide a water truck for this project. Therefore, it is not anticipated that new or expanded entitlements will be necessary.

e. *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments.*

The project would involve a limited number of construction workers on-site for a period of approximately one month. The construction workers will operate from 7 AM to 7 PM. A portable sanitation facility will be provided. Therefore, there will be no need for a wastewater treatment provider.

f. *Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.*

Approximately 1,100 cubic yards of contaminated soil will be disposed at an appropriately permitted landfill. Disposal of contaminated soil will slightly decrease the capacity of the landfill. If the capacity of the landfill is determined to be insufficient, another appropriately permitted landfill will be selected.

g. *Comply with federal, state, and local statutes and regulations related to solid waste.*

Approximately 1,100 cubic yards of contaminated soil will be disposed at an appropriately permitted landfill. Materials will be handled in accordance with all relevant and appropriate statutes and regulations.

References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

17. Cumulative Effects

Project activities likely to create an impact: Soil Excavation, Grading, Backfilling, Debris Removal, Transportation

Description of Environmental Setting: The Site is an approximately 2-acre parcel. There are no structures that exist on-site; however, there are several concrete pads. One small tree exists on-site. The Site is located in a seriously blighted part of southeast Oakland. Southeast Oakland is an urban setting with a mix of industrial and residential land use scenarios. The Site is secured with a six-foot chain-linked fence.

Analysis of Potential Impacts:

Describe to what extent project activities would:

a. *Increase the need for developing new technologies, especially for managing any hazardous or non-hazardous wastes that the project generates.*

The chemicals of concern at the site are lead, Aroclor 1254, Aroclor 1260, and benzo(a)pyrene. Lead is the primary contaminant. Contaminated soil will be excavated and transported to an appropriately permitted off-site facility for disposal. Therefore, no new technologies will need to be developed for this project.

b. *Increase the need for developing new technologies for any other aspects of the projects.*

The project proposes to excavate and dispose contaminated soil and debris at appropriately permitted off-site facilities. No new technologies will be required for any aspect of this project.

c. *Leads to a larger project or leads to a series of projects, or is a step to additional projects. (Examples of DTSC projects include Interim Corrective Measures and Removal Actions that are not final remedies for a site or facility.)*

The project proposes to clean the site up to residential levels. It is anticipated that Site will be developed in the future. Any future development of the Site will require a separate CEQA analysis.

d. *Alters the location, distribution, density or growth rate of the human population of an area.*

The project proposes to clean the site up to residential levels. It is anticipated that Site will be developed in the future. The Site is 2-acres in size. Therefore, it is not anticipated that a significant change in location, distribution, or growth rate will result from this project.

e. *Affect existing housing, public services, public infrastructure, or creates demands for additional housing.*

The project proposes to excavate and dispose contaminated soils. The duration of the project will last one month. Therefore, it is not anticipated that this project will affect existing housing, public services, infrastructure, or create demands for additional housing.

f. *Be cumulatively considerable on the environments with cumulative adverse effects on air, water, habitats, natural resources, etc.*

The major potential adverse effect on the environment would come from fugitive dust emissions. Mitigations measures, such as dust suppression, erosion control, will be included as part of this project to mitigate the potential effects on the environment.

References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ■ Less Than Significant Impact
- ☐ No Impact

18. Mandatory Findings of Significance

Project activities likely to create an impact: Soil Excavation, Transportation, Debris Removal

Description of Environmental Setting: The Site is an approximately 2-acre parcel. There are no structures that exist on-site; however, there are several concrete pads. One small tree exists on-site. The Site is located in a seriously blighted part of southeast Oakland. Southeast Oakland is an urban setting with a mix of industrial and residential land use scenarios. The Site is secured with a six-foot chain-linked fence.

Analysis of Potential Impacts:

Describe to what extent the project would:

a. *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.*

   Given the nature and limited scope of work, the project will not have any potential to degrade the quality of the environment, substantially redcue the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten the eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history pr prehistory.

b. *Have impacts that are individually limited but cumulatively considerable. As used in the subsection, "cumulatively considerable".*

   Prior uses of the land include a nursery and a truck dismantler. The Project proposes to clean the contaminated site to residential land use levels. Therefore, the effects of the project are not cumulatively considerable.

c. *Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.*

The project proposes to clean up contaminated soils to residential levels. Dust suppression will be implemented to reduce fugitive dust emissions. Therefore, it is not anticipated that it will cause substantial adverse effects on human beings.

References:

Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

PES Environmental, Inc., *Data Summary Report, Additional Site Characterization Sampling and Analysis for 10900 Edes Avenue, Oakland, California*, January 2, 2003.

Findings of Significance:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ■ No Impact

V. DETERMINATION OF APPROPRIATE ENVIRONMENTAL DOCUMENT

On the basis of this Initial Study:

- ■ I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project COULD HAVE a significant effect on the environment, mitigation measures have been added to the project which would reduce these effects to less than significant levels. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project COULD HAVE a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT will be prepared.

DTSC Project Manager Signature	Title	Telephone #	Date
	HSS I	(510)540-3836	2/27/03

DTSC Branch/ Chief Signature	Title	Telephone #	Date
	Branch Chief	(510) 540 3843	2/25/2003

ATTACHMENT A

INITIAL STUDY
REFERENCE LIST
for
East Bay Habitat for Humanity Site

---

1. *Removal Action Workplan for the East Bay Habitat for Humanity Site, 10900 Edes Avenue, Oakland, California* prepared by the California Department of Toxic Substances Control and dated February 2003, section 6.

2. City of Oakland www.oaklandnet.com

3. *Contact Log, Ms. Betty Marvin, City of Oakland, February 18, 2003*

4. Bay Area Air Quality Management District, Planning and Research Division, *CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*, April 1996.

5. Bay Area Air Quality Management District www.baaqmd.com

6. http://www.mapquest.com

7. *http://www.seismo.berkeley.edu/seismo/hayward/*

8. http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm

9. http://endeavor.des.ucdavis.edu/wpi/countyquery.asp?cid=000001

10. *Caltrans website on scenic highways*:
http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm

11. *CEQA Guidelines on exemptions*:
http://ceres.ca.gov/topic/env_law/ceqa/guidelines/art5.html
http://www.ceres.ca.gov/geo_area/counties/Alameda/landmarks.html

12. *California Department of Fish and Game, Natural Diversity Data Base, January 28, 2003*

13. *DTSC Intranet:*
http://www.dtsc.ca.gov/database/Calsites/CALP001.CFM?IDNUM=01750036

14. *U.S. EPA*: http://www.epa.gov/epahome/topics.html

15. Alameda County Transportation Authority: www.acta2002.com

16. http://www.edab.org/study/final.pdf

17. *Health and Safety Code 7050.5*:
http://www.leginfo.ca.gov/calaw.html

18. *Federal Emergency Management Agency*: http://www.fema.gov/nfip/coastal.htm

19. *Contact Log, George Eleopoulus, February 10, 2003*

20. *Community Profile for the East Bay Habitat for Humanity Project, 10900 Edes Avenue, Oakland, California* prepared by East Bay Habitat for Humanity and dated January 2003, page 2-1.

DKS Associates
TRANSPORTATION SOLUTIONS

MEMORANDUM

TO: Jim Bergdoll, East Bay Habitat for Humanity
FROM: Deborah Dagang and Ming Lee
DATE: April 19, 2004 P04068-000x000
SUBJECT: Edes Avenue Traffic Study, Oakland, CA

This memorandum contains the traffic study results for the East Bay Habitat for Humanity's proposed housing development on Edes Avenue in East Oakland. The development consists of 26 single family houses. The proposed site to be developed is situated on Edes Avenue, southerly of the intersection between Edes Avenue and 105th Avenue.

Trip Generation Analysis

The study is limited to the estimation of the likely vehicle trips that would be generated from the site. The Institute of Transportation Engineer's (ITE) *Trip Generation (7th Edition, 2003)* report was used to calculate trip generation for the proposed project. The trips that would be generated from the site were determined for the following time periods:

- AM peak hour for an average weekday,
- PM peak hour for an average weekday and
- Daily trips for an average weekday

The estimation of trips generated for the proposed 26 single family houses is based on the trip generation rates of Single-Family Detached Housing land use (ITE land use code 210). Single-Family Detached Housing is described in *Trip Generation* as:

> "Single-family detached housing includes all single-family detached homes on individual lots."

Table 1 summarizes the trip generation for the proposed project.

DKS 25 YEARS

1956 Webster Street
Suite 300
Oakland, CA 94612

(510) 763-2061
(510) 268-1739 fax
www.dksassociates.com

Table 1
Trip Generation of the Proposed Project

Project Use	ITE[1] Land Use Codes	Size	AM Peak Hour Trips Inbound	AM Peak Hour Trips Outbound	AM Peak Hour Trips Total	PM Peak Hour Trips Inbound	PM Peak Hour Trips Outbound	PM Peak Hour Trips Total	Daily Trips Total
Proposed Project									
Single-Family Detached	210	26 du[2]	5	15	20	16	10	26	249
Total Proposed Project Trips:			5	15	20	16	10	26	249

Notes:
1. ITE = Institute of Transportation Engineers, *Trip Generation, 7h Edition, 2003*
2. du = dwelling units

Source: DKS Associates, 2004

The proposed project would generate 249 daily trips on an average weekday with 50% entering and 50% exiting. Of the 249 average daily trips, 20 would be generated during the AM peak hour and 26 would be generated during the PM peak hour.

Intersection Analysis

The proposed project could have impacts on the intersection of Edes Avenue and the 105th Avenue, which is controlled by a traffic signal. Level of Service (LOS) analysis was performed to determine the potential traffic impacts at the intersection due to the proposed project.

LOS is a common measure of traffic service that uses letters A through F (least to most traffic congestion, respectively) to indicate the amount of congestion and delay. The LOS concept was developed to correlate numerical traffic volumes to subjective descriptions of traffic performance at intersections, which are the controlling bottlenecks of traffic flow. LOS A indicates free flow conditions, while LOS B and C signify stable conditions with acceptable delays. LOS D is typically considered acceptable for peak hour in urban areas. LOS E is approaching capacity and LOS F represents conditions at or above capacity.

LOS for signalized intersections is determined by an estimation of average control delay per vehicle. Table 2 provides definitions for levels of service for signalized intersections.

Table 2
Signalized Intersection LOS Thresholds

Level of Service	Average Control Delay (seconds/vehicle)	Description
A	≤ 10	Free flow; minimal to no delay
B	> 10 and ≤ 20	Stable flow, but speeds are beginning to be restricted by traffic condition; slight delays.
C	> 20 and ≤ 35	Stable flow, but most drivers cannot select their own speeds and feel somewhat restricted; acceptable delays.
D	> 35 and ≤ 55	Approaching unstable flow, and drivers have difficulty maneuvering; tolerable delays.
E	> 55 and ≤ 80	Unstable flow with stop and go; delays
F	> 80	Total breakdown; congested conditions with excessive delays.

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington D.C. 2000

The analysis of LOS at the study intersection used methods outlined in the *Highway Capacity Manual 2000* (*HCM 2000*) to determine the service levels at the study intersection. Intersection turning movement volumes were derived from the existing plus approved plus project traffic conditions documented in the *Aspire School, 460 105th Avenue Traffic Impact Analysis* by CCS Planning and Engineering to determine the traffic conditions before the proposed 26 single-family houses are built (referred to as Base Scenario in this memorandum).

Note that the methodologies in *HCM 2000* for calculating intersection level of service have changed since the 1994 update of *HCM*, upon which the *Aspire School Traffic Impact Analysis* was based. *HCM 2000* uses control delay as a measurement of level of service, which is different from stopped delay used in the 1994 update of HCM. Control delay is a measure of driver discomfort, frustration, fuel consumption, and increased travel time. Care should be exercised when comparing the results of this study to those of the *Asipre School Traffic Impact Analysis,* as the measures of delay are different.

The numbers of trips estimated from the trip generation were assigned to the intersection based on anticipated travel patterns, with the trip distribution based on a study of the existing traffic conditions. The assigned project trips were added to the base scenario

turning movement volumes at the study intersection to estimate the traffic conditions after the project is built.

The base plus project turning movement volumes at the study intersection were entered into the LOS analysis using Synchro 5, developed and maintained by Trafficware, Albany, California. For LOS calculations at signalized intersections, Synchro 5 implements the standard methods described in Chapter 17 of the *HCM 2000*. Table 3 summarizes the LOS calculations.

Table 3
Level of Service Summary: Edes Ave/105th Ave

	A.M. Peak		P.M. Peak	
Scenario	**Delay [a]**	**LOS [b]**	**Delay**	**LOS**
Base Scenario	24.6	C	12.0	B
Base plus Project Scenario	24.0	C	12.5	B

Notes:
[a] Delay = average control delay per vehicle in seconds
[b] LOS - level of service

Source: DKS Associates, 2004

With the small amount of additional traffic generated by the proposed project, level of service at the intersection would remain the same as the Base Scenario. Note that control delay for the Base Scenario is actually 0.6 second higher than the Base plus Project Scenario. The slight reduction in control delay is a result of anticipated changes to the signal operation in response to the added project traffic. When a small number of vehicles are added to a particular approach at an intersection, the signal may assign a few more seconds of green time to the approach, thus resulting in less control delay for the approach and the intersection as a whole.

Summary

The proposed project would generate 249 daily trips on an average weekday with 50% entering and 50% exiting. Of the 249 average daily trips, 20 would be generated during the AM peak hour and 26 would be generated during the PM peak hour.

The proposed project would not have a significant impact at the study intersection. The intersection operates at a satisfactory service levels (LOS C during the morning peak hour and LOS B during the evening peak hour) for the Base Scenario. The service level would not change with the additional trips generated by the project.

P:\P\04\04068 Edes\Edes Memo 041904.doc