1941 Jackson Street, Suite 8
Oakland, CA 94612

# Mosswood Park Master Plan Final Initial Study (IS) Negative Declaration (ND)

City of Oakland, Mosswood Park
Christine Reed, City of Oakland, Capital Improvements Project Coordinator,
250 Frank Ogawa Plaza, Suite 4314
Oakland, CA 94612

City of Oakland, Mosswood Park
Peterson Z. Vollmann, City of Oakland Bureau of Planning
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612

## Prime

Karen A. Emery-Tonkovich, Principal Geologist
Fugro
1777 Botelho Drive, Suite 262
Walnut Creek, CA 94596

Contact Watearth Principal
Jennifer J. Walker PE, DWRE, ENV SP, CFM, QSD
C77079
510.529.5552
jwalker@watearth.com

December 9, 2020

# Table of Contents

# Exhibits

# Appendix

Appendix A – Mosswood Park Site Visit Photo Log

Appendix B – Historical Resource Evaluation

Appendix C – Traffic Evaluation

Appendix D – Noise Study

Appendix E – Tribal Notification Letter

Appendix F – Tribal Notification Letter Responses

# List of Abbreviations and Acronyms

| | |
|---|---|
| ACM | Asbestos Containing Materials |
| ADA | Americans with Disabilities Act |
| API | Area of Importance |
| ARDTP | Archaeological Research Design and Treatment Plan |
| BAAQMD | Bay Area Air Quality Management Division |
| BART | Bay Area Rapid Transit |
| BFE | Base Flood Elevation |
| BMP | Best Management Practices |
| CAAQS | California Ambient Air Quality Standards |
| CALGreen | California Green Building Standards |
| CDFW | California Department of Fish and Wildlife |
| CEQA | California Environmental Quality Act |
| CGP | Construction General Permit |
| ECAP | Equitable Climate Action Plan |
| EIR | Environmental Impact Report |
| FTA | Federal Transit Administration |
| HRE | Historical Resource Evaluation |
| IS | Initial Study |
| NAHC | Native American Heritage Commission |
| ND | Negative Declaration |
| NPDES | National Pollutant Discharge Elimination System |
| OPRYD | Oakland Parks, Recreation and Youth Development Department |
| OPW | Oakland Public Works Department |
| OSCAR | Open Space Conservation and Recreation Element |
| OS CP | Open Space Community Park |
| OSHA | Occupational Safety and Health Administration |
| SCA | Standard Conditions of Approval |
| SRA | State Responsibility Area |
| TAC | Toxic Air Contaminants |
| USFWS | U.S. Fish and Wildlife Services |

# 1.0 General Project Information

1. Project Title: Mosswood Park Master Plan,
   Mosswood Park, 3612 Webster Street, Oakland, CA 94609

2. Lead Agency Name and Address: Peterson Z. Vollmann, City of Oakland Bureau of Planning, 250 Frank H. Ogawa, Suite 2114 Oakland, CA 94612

3. Contact Person and Phone Number: Christine Reed, City of Oakland, Capital Improvement Project Coordinator, 250 Frank Ogawa Plaza, Suite 4314, Oakland, CA 94612

4. **Project Sponsor's Name and Address:** Oakland Public Works Department Project and Grant Management Division, 250 Frank H. Ogawa Plaza, Suite 4314, Oakland, CA 94612

5. General Plan Designation: Urban Park and Open Space

6. Zoning: Open Space (Community Park) Zone

7. Project Location: Mosswood Park, 3612 Webster Street, Oakland, CA 94609

8. Description of Project: Mosswood Park is a 12-acre green oasis within Oakland's urban landscape. It was established as a public park in 1912, and is operated by the Oakland Parks, Recreation and Youth Development Department. Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, and the historic J. Mora Moss House (now closed). The park has a large, open lawn meadow with many stands of large canopy mature trees, and is host to many events, including music, art, and cultural festivals.

   The City of Oakland Public Works Department (OPW) Project Delivery Division has created a proposed master plan for Mosswood Park that encompasses the future vision for the park. The Mosswood Park Master Plan encompasses multiple phases of work. The proposed projects will be owned by the City of Oakland and operated by the Oakland Parks, Recreation, and Youth Development Department. The plan includes a two-story community center, a gymnasium, a warm water pool, and several additional improvements to existing on-site facilities. The approximately 12-acre park is located at 3612 Webster Street, Oakland, CA 94611 and is bound by Webster Street, MacArthur Blvd., Broadway, and Interstate 580 (MacArthur Freeway).

9. Surrounding Land Uses and Setting: The project site is surrounded by residential, business, and community recreational areas.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements): None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1?

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? A request form describing the proposed project was sent to the Native American Heritage Commission (NAHC) to obtain a list of local Native American tribes that may have information or concerns regarding cultural resources in the project area pursuant to Assembly Bill 52 (AB 52). On October 6, 2020, NAHC responded to the City of Oakland with a list of tribes that are traditionally and culturally affiliated with the geographic area of the project. On November 3, 2020, the City of Oakland contacted all tribal representatives identified by the NAHC via letters sent by email and priority mail. Per Public Resources Code Section 21080.3.1(d), a request for consultation must be submitted within 30 days of receipt of the letter. The City engaged in informal correspondence with several tribal representatives, but no requests for consultation were received during the 30-day period. See Appendix E for submitted tribal notification letter.

# 2.0 Introduction

The City of Oakland has prepared this Initial Study (IS) for the Mosswood Park Master Plan, located at 3612 Webster Street, Oakland, California in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Code of Regulations).

Prior to the adoption of the Mosswood Park Master Plan, the City of Oakland is required to complete an environmental review, in accordance with CEQA, to assess potential impacts of the proposed project and to include mitigation as deemed suitable. This IS provides documentation of the proposed project's associated impacts to agencies and the public.

Based on the results of the IS, the City of Oakland has determined that this proposed project will have no significant impacts on the environment. A Negative Declaration (ND) is being considered for adoption to highlight no potentially significant impacts to the environment and conditions of approval to proceed with the proposal.

Publication of this IS marks the beginning of a 20-day public review and comment period. Written comments concerning this environmental review contained in this IS during the 20-day public review period should be sent to:

Peterson Vollmann, Planner IV
Bureau of Planning
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612
Email: pvollmann@oaklandca.gov

Following the conclusion of the public review period, the City of Oakland will consider the adoption of the IS and ND for the proposed project. The City of Oakland shall consider the IS and ND together with any comments received during the public review process.

## Existing Conditions

The Master Plan is being evaluated through this CEQA IS and an ND is anticipated. The City of Oakland standard conditions of approval (SCA), which are uniformly applied, act as mitigation and are incorporated as part of the proposed project, though no actual mitigation is necessary to reduce impacts to a less than significant level. The purpose of this IS is to assess the impact that the development of the proposed project would have on key resources as defined by CEQA, to prepare a CEQA IS ND for the proposed Mosswood Master Plan in accordance with the Open Space Conservation and Recreation Element (OSCAR) of the City of Oakland General Plan, and to perform a historical resource evaluation (HRE) screening of the proposed development.

The proposed project, Mosswood Park Master Plan, is located within the existing Mosswood Park, at 3612 Webster Street in Oakland, California. Exhibits 1, 2, and 3 provide the proposed project's vicinity, aerial imagery, and topography. See Appendix A for photographic documentation of Mosswood Park and its surrounding environments.

Mosswood Park is a 12-acre green oasis within Oakland's urban landscape. Formerly owned as a private residence (the Moss House) and grounds, it was established as a public park in 1912 and is operated by the Oakland Parks, Recreation and Youth Development Department. The park underwent major renovations in 1948, that largely created the park layout in existence to date,

including the current locations of the tennis courts, baseball field, and amphitheater. The park is located just north of MacArthur Freeway (Interstate-580). To the north of the park, runs MacArthur Boulevard, which is lined with a mix of residential and commercial buildings. A residential neighborhood is located along the western edge of the park, while the Kaiser Medical Center runs the length of the park's eastern boundary, just on the opposite side of Broadway.

Two bus stops (Broadway and Mosswood Park and Broadway and West MacArthur Boulevard) located on the eastern boundary, provide public transit to the park. Access to Mosswood Park can be achieved via tree gateways at each corner, as well as the mid-point of MacArthur Boulevard. Individual park programs have dedicated trails but are not connected by a larger system of trails and circulation, which will be achieved with the proposed Master Plan.

Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, and the historic J. Mora Moss House (now closed). The park has a large, open lawn meadow with many stands of large-canopy mature trees, and is host to many events, including music, art, and cultural festivals. The West Branch of Cemetery Creek (now called Glen Echo Creek further downstream) once ran through the site, and now exists as an underground culvert that runs beneath the lawn bowl.

Mosswood Park's existing parking facilities include approximately 68 parking spaces, with the bulk of the spaces (40) located in the southwestern portion of the park servicing various park amenities, such as, the tennis courts and amphitheater.

The former Mosswood Recreation Center building was constructed circa 1953 and was an 8,235 square-foot structure, located just south of the Moss House. The Recreation Center hosted programs year-round including cooking, computer lab, and dance classes for children five to 11 years of age. In November 2016, the Mosswood Recreation Center suffered major damage from a fire, requiring the City to tear down the original structure. Temporary facilities continue to house limited after-school and summer programming vital to community families, but staff operate with fewer resources and inadequate infrastructure.

The City of Oakland hired the design team to design and build a new community center and complete a Master Plan to establish a long-term vision for the park (Mosswood Park Master Plan, 2020).

Additional information about existing conditions in Mosswood Park can be found in Chapter 3: Site Analysis, of the Mosswood Park Master Plan.

## Project Description

The City of Oakland Public Works Department (OPW) Project Delivery Division has created a Master Plan for Mosswood Park that encompasses the future vision for the park. The creation of the Master Plan began with a mandate to rebuild the community center that was lost in a fire in 2016. In addition to rebuilding the community center, the Master Plan reviews and makes comprehensive recommendations to upgrade and/or modernize existing park facilities. The vision for the Mosswood Park Master Plan is to create a vibrant destination for civil, cultural, social, educational, and recreational activities. The Mosswood Park Master Plan encompasses multiple phases of work. The proposed projects will be owned by the City of Oakland and operated by the Oakland Parks, Recreation, and Youth Development Department. The plan includes the proposed construction of a two-story community center (Phase I), gymnasium (Phase II), a warm water pool (Phase III), and other park wide site improvements to existing

facilities. See Chapter 6 of the Master Plan, "Park Master Plan & Concept Design", for an extensive look into the proposed Master Plan and its various facility improvements.

The proposed building plan organizes and orients the main program functions in relationship to the existing site elements at the south side of the park. The two-story community center and double height gym and pool frame the northwest corner of the existing tennis courts with a main entry opposite the eucalyptus tree. The new building, visible from Webster Street, forms a campus with the historic Moss House, the tennis courts and amphitheater to the east. A new wider east-west path to the north of the new building connects both sides of the park and connects to existing circulation paths at north and east side of the park, leading park users into the building.

The community center is conceived of as the 'central' program and is flanked by the gym on the east and the pool at the south. Entrances to both functions are visible from the main reception desk located in the community center opposite the main entry. This north-south axis holds all the major circulation, not only providing access to both the gym and pool, but also to the second level of the community center via the main stair and elevator.

The first floor of the community center is conceived of as the more public facing, community-oriented level. Here, the community center functions are pushed to the center to allow for the circulation to exist along the perimeter of the space creating abundant access to daylight and allowing for the activity within to be constantly on display. The circulation path at the north side, which leads to the main ground floor function, the social hall, functions as a gallery space and becomes a flexible display and possible popup program area. Along this path are located the director's office, inclusion classroom, and commercial kitchen. The social hall, at the end of the gallery, anchors the entire west end of the first floor and features opportunities for indoor/outdoor connections at both the north and west sides. Outdoor programs and spaces are meant to support the activity within. The commercial kitchen is also accessible from the social hall and easily supports the activities in that space. The south side is home to back of house and support spaces such as the restrooms, electrical rooms, and a secondary office.

The second level of the community center offers a level of privacy for the OPRYD afterschool care and youth programs. With the maker's space and computer lab located at this level, it functions as an "innovation lab" and has a dedicated classroom for the afterschool programs. These spaces are supported by a generous north facing terrace that overlooks the park and allows for dedicated and protected outdoor space. A gender-neutral restroom at this level also offers an alternative to the restrooms at the first level.

The gym volume to the east houses a high school size basketball court with four additional half courts in the north-south direction. Designed as a multiuse space, it is equipped with athletic flooring and retractable bleachers allowing for recreational uses and large community gatherings. Sliding doors on the north side open directly out to the park. A raised performing arts room on the east side can be used for dance classes and rehearsals, and doubles as a stage for performances. This room opens both towards the gym and towards an outdoor gathering area adjacent to the amphitheater. The north east corner features two unisex restrooms accessible from the outside to support possible future use of the Moss House.

An accessible warm water pool may be added south of the community center during a future phase. This pool would be the first publicly accessible warm water pool in the east bay. The warm water makes this pool unique because it could be used for physical therapy in addition to swim lessons and general recreation, providing a comfortable environment for people of all ages and abilities. The pool volume houses locker rooms, an office/storage space, and pool

mechanical functions in addition to the pool itself. The roofscape is conceived of as three high sloped roofs over the three volumes with lower roofs over the circulation spaces forming a quadrant like arrangement. The high sloped planes on the North side direct rainwater towards the lower roofs where it can be captured and redirected for other uses. The three roofs, over the community center, gym, and pool are strategically oriented for a possible solar photovoltaic array. The lower roofs are also well positioned (Mosswood Park Master Plan, 2020).

The Mosswood Park Master Plan includes other park wide site improvements to existing facilities.

Proposed other park wide site improvements include:

1. Improved Americans with Disabilities Act (ADA) access;
2. Rehabilitated tennis courts;
3. Snack bar;
4. Improved circulation and wider pathways;
5. Pergola transformation
6. Improved community garden and tool storage;
7. Elements for teens;
8. Interpretive elements and art;
9. Modernized playgrounds;
10. Garden at the Moss House;
11. Improved lighting; and
12. Bicycle transportation resources.

The pergola has been an important part of the park design and has been transformed by different park eras to match the style of the park architecture.

The rehabilitation of the pergola will be informed by a balance between the original design and the 1948 additions. The future design of the pergola will require further development and review by community and city agencies.

The proposed design will include a rehabilitation of the trellis and the gateway experience, activation with new tables for picnicking and new barbecues facing the meadow, the refurbished planting arc, and more visual connection to Broadway.

Rehabilitating the pergola could welcome the public from Broadway, a primary corridor for public transportation and bicycles. This gateway could become important again as a location for both transportation and arrival. New elements required, such as for accessibility, would be distinct and not imitate historic forms.

Located across from the Kaiser hospital, the rehabilitated pergola could also invite hospital staff, patients, and visitors from the Kaiser facility to the park. The opportunity to connect with nature and plants during a lunch break or before or after an appointment could contribute to the health and wellness of hospital visitors and staff.

Originally developed for children's theatre, the 500-seat amphitheater at the southwest end of Mosswood Park has become a lesser known treasure. Still beloved by many who attend larger festivals and events such as Burger Boogaloo, the amphitheater has been visually surrounded with large trees and is somewhat hidden from the rest of the park. The community desire to reinvigorate performance in the park has led to a design for the amphitheater that upgrades its ADA access and visibility while preserving its historic structure and charm. Consultations with both the community and event producers were considered in the proposed design modifications.

The Mosswood Park Master Plan is proposed for adoption by the Oakland City Council. Upon adoption, any park improvements that are consistent with the adopted Master Plan will be required to obtain a Minor Conditional Use Permit pursuant to Oakland Planning Code Section 17.135.050.A. Design review approval would also be required for a proposal requiring a conditional use permit review. This environmental document is intended to provide the information and environmental analysis necessary to assist the City in considering all Design Review and Minor Conditional Use Permit approvals for park improvements that are consistent with the adopted Master Plan, as well as for building permits, tree removal permits, demolition permits, encroachment and construction permits, and excavation permits that may be required for work that is consistent with the adopted Master Plan (Mosswood Park Master Plan, 2020).

# 3.0 Potentially Affected Environmental Factors

The environmental factors checked below would be potentially affected by this proposed project, as indicated by the checklist below.

| Potentially Affected Environmental Factors | | |
|---|---|---|
| ☐ Aesthetics and Shadow | ☐ Agriculture and Forestry | ☐ Air Quality |
| ☐ Biological Resources | ☒ Cultural and Historic Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions and Global Climate Change | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Transportation | ☐ Tribal Cultural Resources | ☐ Utilities and Service Systems |
| ☐ Wildfire | ☐ Mandatory Findings of Significance | |

# 4.0 CEQA Environmental Checklist

## 4.1 Aesthetics and Shadows

Table 1 provides the potential impacts, if any, to aesthetics and shadows for the proposed project's surrounding environments.

Table 1. Potential Impacts to Aesthetics and Shadows

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Have a substantial adverse effect on a scenic vista;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings, located within a state or locally designated scenic highway;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Substantially degrade the existing visual character or quality of the site and its surroundings;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Create a new source of light or glare that would substantially and adversely affect day or nighttime views in the area?** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **e. Introduce landscape that would now or in the future cast substantial shadows on existing solar collectors (in conflict with California Public Resource Code sections 25980-25986);** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **f. Cast shadow that substantially impairs the function of a building using passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **g. Cast shadow that substantially impairs the beneficial use of any public or quasi-public park, lawn, garden, or open space;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **h. Cast shadow on a historic resource, as defined by CEQA Guidelines section 15064.5(a), such that the shadow would materially impair the resource's historic significance by materially altering those physical characteristics of the resource that convey its historical significance and that justify its inclusion on or eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, Local Register of historical resources, or a historical resource survey form (DPR Form 523) with a rating of 1-5;** | ☐ | ☐ | ☐ | ☒ | ☐ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **i. Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The proposed Mosswood Park Master Plan would not have a substantial adverse effect on a scenic vista. A scenic vista is a view that possesses visual and aesthetic qualities of value to a community. Views include natural features or significant structures and buildings. The Mosswood Park Master Plan would not damage scenic resources including trees, rock outcroppings, and historic buildings such as the Mosswood House. It also would not degrade the existing visual character or site quality and its surroundings. Lastly, the proposed construction of the Mosswood Park Master Plan would create a minimal new source of light and glare due to light improvements and new building exterior lights. These new sources of light would be less than significant abiding by SCA 19. Construction consistent with the Mosswood Park Master Plan, oriented southeast to northwest, would cast an insignificant shadow upon itself and immediate surroundings throughout the day. The proposed project would have a minimal increase of exterior lighting. However, the project applicant would be required to comply with SCA 19: Lighting, described in Section 5.0, ND, which would prevent unnecessary glare onto adjacent properties. With the implementation of SCA 19, the proposed project would have a less than significant impact related to aesthetics and shadow.

## 4.2 Agriculture and Forestry

Table 2 provides the potential impacts, if any, to agriculture and forestry for the proposed project's surrounding environments.

### Table 2. Potential Impacts to Agriculture and Forestry

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **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;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Conflict with existing zoning for agricultural use, or a Williamson Act contract;** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Result in the loss of forest land or conversion of forest land to non-forest use; or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The project site is located in an urbanized area in the City of Oakland. Therefore, the project would not result in the conversion of any prime, unique, or statewide farmland pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. Furthermore, it would not result in the conversion of existing zoning for agricultural use or cause rezoning of forest land or timberland. Overall, no forest land would be lost. The project would not involve other changes in the existing environment relating to farmland or conversion to non-agricultural use. See Exhibit 11 for additional information and an outlook of specific land cover types within the surroundings areas (ArcGIS Database, City of Oakland, 2020).

## 4.3 Air Quality

Table 3 provides the potential impacts, if any, to air quality for the proposed project's surrounding environments.

Table 3. Potential Impacts to Air Quality

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. During project construction result in average daily emissions of 54 pounds per day of ROG, NOX, or PM2.5 or 82 pounds per day of PM10; during project operation result in average daily emissions of 54 pounds per day of ROG, NOX, or PM2.5, or 82 pounds per day of PM10; result in maximum annual emissions of 10 tons per year of ROG, NOX, or PM2.5 or 15 tons per year of PM10; contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) average over eight hours and 20 ppm for one hour.** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **b. For new sources of Toxic Air Contaminants (TACs), during either project construction or project operation, expose sensitive receptors to substantial levels of TACs under project conditions resulting in (a) an increase in cancer risk level greater than 10 in one million, (b) a noncancer risk (chronic or acute) hazard index greater than 1.0, or (c) an increase of annual average PM2.5 of greater than 0.3 microgram per cubic meter; or under cumulative conditions, resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM2.5 of greater than 0.8 microgram per cubic meter; or expose new sensitive receptors to substantial ambient levels of TACs resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM2.5 of greater than 0.8 microgram per cubic meter.** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **c. Frequently and for a substantial duration, create or expose sensitive receptors to substantial objectionable odors affecting a substantial number of people?** | ☐ | ☐ | ☐ | ☒ | ☐ |

## Discussion

Construction of the Mosswood Park Master Plan would not conflict or obstruct implementation of an applicable air quality plan during construction, post construction, or when fully operational. This would not violate any air quality standards or violations or contribute to a considerable net increase of criteria air pollutants. Furthermore, there would not be sensitive receptors or objectionable odors for many people as there are no substantial concentrations of pollutants.

The implementation of this Master Plan would require demolition, site clearing, grading, and construction. Equipment requirements would include, but are not limited to, demolition equipment, excavators, bull dozers, trenchers, compactors, dump trucks, and equipment and/or material cranes.

In developing thresholds of significance for air pollutants, the Bay Area Air Quality Management District (BAAQMD) considers the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (CEQA Air Quality Guidelines, 2010). The thresholds listed below are related to cumulative air pollutants, they pertain to a project's contribution to cumulative impacts:

1. During project construction result in average daily emissions of 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10;
2. During project operation result in average daily emissions of 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10; or result in maximum annual emissions of 10 tons per year of ROG, NOx, or PM2.5 or 15 tons per year of PM10;
3. Contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) averaged over eight hours and 20 ppm for one hour [NOTE: Pursuant to BAAQMD CEQA Guidelines, localized CO concentrations should be estimated for projects in which (a) project-generated traffic would conflict with an applicable congestion management program established by the county].

The project applicant would be required to comply with SCA 20, 21, and 26: air quality, criteria air pollutants controls, and asbestos in structures, described in Section 5.0, ND, which would prevent unnecessary negative effects on air quality. With the implementation of these SCAs and the accordance with the CEQA Thresholds of Significance for Air Quality, the proposed Master Plan would have a less than significant impact.

## 4.4 Biological Resources

Table 4 provides the potential impacts, if any, to biological resources for the proposed project's surrounding environments.

### Table 4. Potential Impacts to Biological Resources

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS);** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **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 CDFW or USFWS;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **c. Have a substantial adverse effect on federally protected wetlands or state protected wetlands, through direct removal, filling, hydrological interruption, or other means;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Substantially interfere 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;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **e. Fundamentally conflict with any applicable habitat conservation plan or natural community conservation plan;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **f. Fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code Chapter 12.36) by removal of protected trees under certain circumstances;** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **g. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect biological resources.** | ☐ | ☐ | ☐ | ☐ | ☒ |

## Discussion

Mosswood Park does not contain any endangered species or critical habitats as identified by the U.S. Fish and Wildlife Service. The Park is approximately five miles from the Alameda Whipsnake critical habitat in the Eastern Diablo mountain range to the east. The construction and operation of the Mosswood Park Master Plan would have a less than significant impact on biological resources, habitat modifications, riparian habitat, federally protected wetlands (as defined by the Clean Water Act), and sensitive natural community effects. The construction would not interfere with movement of fish or wildlife species or corridors and has no impact on wildlife nursery sites. Since the site has a less than significant impact on biological resources, it does not conflict with local policies or any ordinances. It does not conflict with provisions of any adopted habitat, natural community, or local, regional, or state conservation plan. The West Branch of Cemetery Creek (now called Glen Echo Creek further downstream) once ran through the site and now exists as an underground culvert that runs beneath the lawn bowl (See Exhibit 15A). This culvert flow would not be changed with this Master Plan (Alameda County Flood Control District, 2020, City of Oakland, 2020).

Under the City of Oakland's Tree Protection Ordinance, Oakland Municipal Code Chapter 12.36, a permit must be obtained before removing any protected trees. A permit is also required if work might damage or destroy a protected tree. The Master Plan would not remove notable and/or significant trees. The majority of all existing trees will be preserved. Of the 30 trees removed, only 13 are in fair or good health. New trees will be planted to offset the loss and augment the park canopy (Mosswood Park Master Plan, Page 170, 2020). This Master Plan must follow the SCA 29: Tree Removal During Bird Breeding Season and SCA 30: Tree Permit, which requires a tree removal permit (City of Oakland Code of Ordinances, Chapter 12.36, Protected Trees, 2020).

The construction and operation of the Mosswood Park Master Plan would have a less than significant impact abiding by SCA 29 and 30. See Exhibit 12 for additional information that highlights the critical habitats for the Alameda Whipsnake (USFWS, City of Oakland, 2020).

## 4.5 Cultural and Historic Resources

Table 5 provides the potential impacts, if any, to cultural and historic resources for the proposed project's surrounding environments.

### Table 5. Potential Impacts to Cultural and Historic Resources

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on an historical resource list (including the California Register of Historical Resources (California Register), the National Register of Historic Places (National Register), Local Register, or historical resources survey form (DPR Form 523) with a rating of 1–5);** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **d. Disturb any human remains, including those interred outside of formal cemeteries.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The Mosswood Park Master Plan would have less than significant impacts on cultural and historic resources. The Moss House, located beside the proposed master plan's community center, is the city's number six landmark and was among the seven city landmarks designated in the second Oakland landmark ordinance of November 1974. Mosswood Park is considered an Area of Importance (API) by the City of Oakland, meaning it possesses a sufficient level of significance to qualify for the National Register of Historic Places (Knapp, HRE, 2020).

Knapp Architects, in accordance with Watearth, developed an HRE located in Appendix B. The HRE concludes that the Mosswood Park Master Plan would maintain the Mosswood Park's historic use, originating in the opening of the park in in 1912. The park will retain its historic character. Widespread, relatively minor changes to the park will not alter its character. The work would not create a false sense of historical development. Changes made to the park in the 1948 remodel will largely be retained, including part of the eastern wall of the historic Pergola. The distinctive material, features, finishes, and construction techniques of the park will be preserved. The Master Plan's Community Center would be built on a largely-paved zone occupied by temporary modular buildings, where the existing community center once was before it burned down; it is not an addition to the Moss House and would not greatly change the setting of the Moss House as it has had existed since 1954 (Knapp, HRE, 2020).

Finally, the proposed phases of the Master Plan, including the Community Center design, is compatible with the cultural landscapes of the Mosswood Park. Soil disturbance would be limited to the areas where the community center, gym, and pool are proposed to be constructed. The proposed construction upon these areas would largely utilize previously disturbed areas of the park. These areas of the park have already undergone significant soil disturbance as they are located at the same location as the previously burned down recreation center.

The proposed Master Plan conforms to the Guidelines for the Treatment of Cultural Landscapes and would be required to abide by SCAs 32 and 34: Archaeological and Paleontological Resources (discovery during construction) and Human Remains (discovery during construction).

## 4.6 Energy

Table 6 provides the potential impacts, if any, to energy resources for the proposed project's surrounding environments.

Table 6. Potential Impacts to Energy Resources

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The Mosswood Park Master Plan would include the demolition of an existing temporary community structure and the construction of a two-story community center, a gymnasium, a warm water pool, and several additional improvements to existing on-site facilities. The proposed project would have no impact and no significant increase of energy usage. The proposed project would be required to abide by the SCA 84: Green Building Requirements, highlighted in Section 5.0, ND, which requires the project applicant to comply with the requirements of the California Green Building Standards (CALGreen) and the City of Oakland's Green Building Ordinance. As a result, the proposed project would not demonstrate wasteful, inefficient, or unnecessary energy use and would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Every effort will be made to ensure that the electrical systems for the proposed project utilizes efficient, sustainable design strategies for progressive green practices while keeping costs in line with traditional construction and provisions for future capacity. Energy efficient items, such as a roof photovoltaic array, are constructive options that are detailed within the Mosswood Park Master Plan "Sustainability Strategies", pages 245-269.

## 4.7 Geology and Soils

The Mosswood Park Master Plan would have a significant impact on the environment if it would expose people or structures to geologic hazards, soils, and/or seismic conditions unfavorable that they could not be overcome by special design using reasonable construction and maintenance practices. Table 7 provides the potential impacts, if any, to geology and soils for the proposed project's surrounding environments.

Table 7. Potential Impacts to Geology and Soils

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Expose people or structures to substantial risk of loss, injury, or death involving:**<br>**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or Seismic Hazards Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.**<br>**ii. Strong seismic ground shaking?**<br>**iii. Seismic-related ground failure, including**<br>**liquefaction, lateral spreading, subsidence,**<br>**collapse?**<br>**iv. Landslides?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007, as it may be revised), creating substantial risks to life or property;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Be located above a well, pit, swamp, mound, tank vault, or unmarked sewer line, creating substantial risks to life or property?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **e. Be located above landfills for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?** | ☐ | ☐ | ☐ | ☐ | ☒ |

## Discussion

The Geology and Soils of Mosswood Park consists of Urban Land soil from both the Danville and Tierra groups with 5 – 15-percent slopes. The Danville complex consists of deposition on alluvial plains from sedimentary rock. These can be up to five feet thick with a low permeability rate, showing that surface water is poorly absorbed. The Tierra complex soil group is like Danville, except the Tierra loam is not as thick and is present at higher elevations than the Danville complex. The groups have a similar and moderate erosion hazard. In addition, part of the park is

located on Hydrologic Soil Group D soil. Group D soils have a high runoff potential and there is limited water movement. They have usually greater than 40-percent clay, less than 50-percent sand, and clay-like textures.

Construction directly on Urban Land - Danville Complex soil would not rupture a known earthquake fault, cause seismic ground shaking, seismic-related ground failure, or landslides. There would not be substantial soil erosion or erosion of topsoil, as there are existing temporary buildings in place of the community center now. Additionally, any construction would not be located on an unstable geologic unit or soil. The proposed project site is located near the Hayward Fault. The City of Oakland is located within a seismically active region subject to strong seismic shaking. The implementation of SCA 36 and 37: Construction Related Permit(s) and Soils Report would be required. With these implementations, impacts related to ground shaking, seismic activity, ground failure, expansive soils. Soil erosion would be less than significant.

See Exhibits 4, 16, and 19 for additional information regarding geology, soils, liquefaction risk, and seismic activity (USDA, USGS 2020).

## 4.8 Greenhouse Gas Emissions and Global Climate Change

Table 8 provides the potential impacts, if any, to energy resources for the proposed project's surrounding environments.

### Table 8. Potential Impacts to Greenhouse Gas Emissions and Global Climate Change

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **b. Fundamentally conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The Mosswood Park Master Plan presents a great opportunity for integrating simple, high-impact sustainable design strategies to combat climate change and other environmental and societal challenges faced today. Energy efficiency will be accomplished within the design through responsive lighting controls, daylighting elements, and sensitivity towards equipment selection. Every effort will be made to ensure that the electrical system for the building utilizes efficient, sustainable design strategies for progressive green building practices while keeping costs in line with traditional construction and provisions for future capacity (Mosswood Park Master Plan, 2020).

The Master Plan contains a "Sustainability" section. The proposed will incorporate sustainable design principles by considering renewable energy, materials and resource conservation, water efficiency, indoor environmental quality, and sustainable planning. Current assumptions include the pursuit of a net zero energy and zero carbon (all electric) building. The project must meet Energy Compliance requirements adopted by the City of Oakland.

These requirements include:

1. Per City of Oakland Green Building Ordinance, projects over 25,000 square feet (sf) must retain a LEED Accredited Professional, complete the LEED New Construction Checklist and attain a US Green Building Council LEED Silver certification through the Green Building Certification Institute. As a goal for this project, base pricing shall incorporate systems indicated to achieve LEED™ Platinum rating. Project should assume LEED v4.1 Certification administration services, including tracking and documentation of construction-related LEED points
2. CALGreen for Non-Residential
3. Bay Friendly Basic Landscape
4. Post Construction Stormwater Management Requirements per Provision C.3 (Mosswood Park Master Plan Appendix, 2020).

This Master Plan will follow the *City of Oakland's 2030 Equitable Climate Action Plan (ECAP*). This ECAP establishes actions the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to changing climates. This ECAP was developed pursuant to the Oakland City Council's adopted 2030 greenhouse gas reduction target, as well as Oakland's 2018 Climate Emergency and Just Transition Resolution (City of Oakland, ECAP, 2020).

CalGreen's mandatory green building standard codes will be followed during construction. Items such as rainwater capture, gray water capture, photovoltaic arrays, and living roofs are all included within the Mosswood Park Master Plan.

Construction and operation would not conflict with an applicable plan, policy, or regulation created for the purpose of reducing greenhouse gas emissions. The proposed project would not result in any net new emission units, as a portion of the project is replacing an existing community center. Other phases of the proposed master plan will abide by air quality standards and not significantly impact greenhouse gas emissions or global climate change.

The Mosswood Park Master Plan would not generate greenhouse gas emissions that have a significant environmental impact during construction or daily operations once construction is complete.

## 4.9 Hazards and Hazardous Materials

Table 9 provides the potential impacts, if any, from hazards and hazardous materials for the proposed project's surrounding environments.

Table 9. Potential Impacts from Hazards and Hazardous Materials

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; and accident conditions involving the release of hazardous materials into the environment;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Create a significant hazard to the public or the environment through reasonably foreseeable upset** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Create a significant hazard to the public through the storage and use of acutely hazardous materials near sensitive receptors;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **e. 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 the public or the environment?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **f. Result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **g. Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would result in a significant safety hazard for people residing or working in the project area;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **h. Be located within the vicinity of a private airstrip, and would result in a significant safety hazard for people residing or working in the project area;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **i. Fundamentally impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The Mosswood Park Master Plan would not have a significant risk to the public or the environment. The Master Plan must abide by SCA 42: *Hazardous Materials Related to Construction* and SCA 44: *Hazardous Materials Business Plan.* SCA 44 would be required for the pool chemicals used to maintain and operate the pool.

The construction of the master plan is not within a quarter mile of an existing or proposed school building. Additionally, the Mosswood Park Master Plan is not located within an airport land use plan or where one has been adopted. The Oakland International Airport is 12 miles away.

There is no interference with an emergency response plan or emergency plan. The proposed project site is not located in a high-risk zone for wildfires.

Other potential hazards include liquefaction, landslides, tsunami inundation, and faults (seismic activity). Mosswood Park is situated upon a low/moderate liquefaction risk zone and a low-risk landslide zone. Tsunami inundation is not a risk in the proposed project's location. The Hayward Fault line is situated several miles east of Mosswood Park with impacts previously discussed within Section 4.7.

See Exhibits 13, 16, 17, 18, 19, and 20 for additional information regarding potential impacts from hazards and hazardous materials (City of Oakland, Department of Toxic Substances Control, USGS, California Geological Survey, California State Geoportal).

## 4.10 Hydrology and Water Quality

Table 10 provides the potential impacts, if any, to hydrology and water quality for the proposed project's surrounding environments.

### Table 10. Potential Impacts to Hydrology and Water Quality

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Violate any water quality standards or waste discharge requirements; create or contribute substantial runoff that would be an additional source of polluted runoff; otherwise substantially degrade water quality; or which would impede or redirect flood flows;** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or proposed uses for which permits have been granted);** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **c. Result in substantial erosion or siltation on or off site that would affect the quality of receiving waters;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Result in substantial flooding on or off site;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **e. Create or contribute substantial runoff that would exceed the capacity of existing or planned stormwater drainage systems;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **f. Otherwise substantially degrade water quality;** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **g. Place within a 100-year flood hazard area structures;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **h. Expose people or structures to a substantial risk of loss, injury, or death involving flooding;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **i. Expose people or structures to a substantial risk of loss, injury, or death as a result of inundation by seiche, tsunami, or mudflow;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **j. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increase the rate or amount of flow of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, either on or off site; or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **k. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (Oakland Municipal Code Chapter 13.16) intended to protect hydrologic resources.** | ☐ | ☐ | ☐ | ☐ | ☒ |

## Discussion

Mosswood Park has no Base Flood Elevations (BFEs), or flood depths shown. There is no impact from this Mosswood Park Master Plan impeding or redirecting flood flows. People would not be exposed to a significant flood risk or inundation from a seiche, tsunami, or mudflow.

Mosswood Park is in the Santa Clara Valley groundwater basin. This basin is an important but often unseen part of the water supply. It is naturally replenished by rainwater but pumping often exceeds natural recharge. Because of this, the water district has managed groundwater and surface water to ensure sustainability (California State Geoportal, 2020).

Mosswood Park lays in both the San Pablo Bay watershed and the San Francisco Bay watershed. Both are 'medium' sized HUC 8 watersheds and are part of the 'larger' San Francisco Bay Delta watershed. Most of the park, including where the community center will be, is in the San Pablo Bay Watershed to the north, west, and slightly south. The San Francisco Bay watershed covers the remainder of the park, laying to the east and slightly south. The San Pablo Bay watershed drains into San Pablo Bay to the north and to the northern parts of San Francisco Bay. It is a major drainage basin for Marin, Sonoma, Napa, Solano, Contra Costa, and some of Alameda counties. The San Francisco Bay watershed drains into San Francisco Bay in Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara counties. Much of the San Francisco Bay itself is included in this watershed.

Locally, Mosswood Park lays in the Glen Echo Creek watershed in Alameda County and outfalls into Lake Merritt. This is a 2.6-mile watershed draining the Upper Rockridge and Piedmont Avenue areas of Oakland and parts of the City of Piedmont. It contains several riparian communities made of native oak, redwood, and buckeye trees. It also includes non-native plants such as the Bermuda buttercup, creeping wood sorrel, and wild onion. This local area consists of low hills that were uplifted on the west side of the Hayward fault. The rock ridge, where a branch of the creek was formed, consists of hard sandstone. Major environmental issues in this watershed consist of dumping, yard waste, invasive species, and littering.

During site reconnaissance, Appendix A, it was noted that potential erosion was minimal and limited quantities of bare soils and erosion were observed. During construction of the Mosswood Park Master Plan, compliance with a California Construction Permit (CGP) will require the utilization of erosion and sediment controls. Site stabilization will be required for construction to be finished.

Construction and operation of the Mosswood Park Master Plan would not substantially alter the existing drainage patterns of the site or area and would not fundamentally conflict with the City of Oakland Creek Protection Ordinance.

Operationally, the Mosswood Park Master Plan would utilize domestic water supply and would not violate any water quality standards or waste discharge requirements. Domestic water would be used at the park and its constructed facilities, including the gymnasium and pool. Efficient fixtures and the use of gray water would maintain efficient use of domestic water supply. Groundwater characteristics such as aquifer volume and water table would be less than significantly impacted. Given that there are no streams adjacent to the park boundary, existing drainage patterns would not be altered. There is no significant impact from runoff water exceeding the capacity of existing or planned stormwater drainage systems.

The proposed Mosswood Park Master Plan will utilize water efficient fixtures and recycled water programs, such as gray water. Other low impact development (LID) items include bioretention areas for storm water and permeable sand-set pavers for walkways. This Master Plan would also require SCAs 48, 51, and 52: Erosion and Sedimentation Control Plan for Construction, Site Design Measures to Reduce Stormwater Runoff, and Source Control Measures to Limit Stormwater Pollution described in Section 5.0, ND, which would ensure the Master Plan would not result in substantial flooding.

With the implementation of these respective SCAs, the proposed project would have a less than significant impact with SCAs in relation to hydrology and water quality.

See Exhibits 5, 6, 10, 15A, 15B, and 21 for additional information and visual representation of the information described above (USFWS, FEMA, City of Oakland, California State Geoportal, Alameda County Flood Control District, 2020).

## 4.11 Land Use and Planning

Table 11 provides the potential impacts, if any, to land use and planning for the proposed project's surrounding environments.

Table 11. Potential Impacts to Land Use and Planning

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Physically divide an established community;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Result in a fundamental conflict between adjacent or nearby land uses;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Fundamentally 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 and actually result in a physical change in the environment;** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **d. Fundamentally conflict with any applicable habitat conservation plan or natural community conservation plan** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

Mosswood Park is located within the Open Space Community Park (OS CP) zone and is within the Urban Park and Open Space General Plan land use classification. Construction of the Mosswood Park Master Plan would not physically divide an established community and would continue the existing use of the site as a community serving park, consistent with the current zoning and general plan land use designations. This would also not conflict with any applicable habitat conservation plan or natural community conservation plan, especially since there are no endangered species or critical habitats located in Mosswood Park. See Exhibit 9 for additional information pertaining to land use and planning justifications (City of Oakland, 2020).

## 4.12 Mineral Resources

Table 12 provides the potential impacts, if any, to mineral resources for the proposed project's surrounding environments.

Table 12. Potential Impacts to Mineral Resources

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **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; or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **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.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

Mineral resources found near Mosswood Park include clay, sand, and gravel construction. Sanderling Dredge is a mine site to the northwest of the park containing sand and gravel. Further northeast from the park are Moller Pit and Ada Sand and Gravel Pit Number Two. To the southeast of the park near Lake Merritt is Kaiser Industries Corporation pit, a clay pit operation. Construction of the Mosswood Park Master Plan would not result in the loss of availability of a known mineral resource valuable to the region and residents, therefore having no impact. In addition, construction of the Mosswood Park Master Plan would not result in the loss of availability of any locally important mineral resource recovery sites in a local, general, specific, or land use-type plan, also making no impact. See Exhibit 14 for additional mineral resources information and locations (California State Geoportal, 2020).

## 4.13 Noise

Table 13 provides the potential impacts, if any, to noise for the proposed project's surrounding environments.

Table 13. Potential Impacts of Noise

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding construction noise, except if an acoustical analysis is performed that identifies recommend measures to reduce potential impacts (during the hours of 7:00 p.m. to 7:00 a.m. on weekdays and 8:00 p.m. to 9:00 a.m. on weekends and federal holidays, noise levels received by any land use from construction or demolition shall not exceed the applicable nighttime operational noise level standard); or** | ☐ | ☐ | ☒ | ☐ | ☐ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **b. Generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code Section 8.18.020) regarding persistent construction-related noise;** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **c. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise;** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **d. Generate noise resulting in a 5 dBA permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or, if under a cumulative scenario where the cumulative increase results in a 5 dBA permanent increase in ambient noise levels in the project vicinity without the project (i.e., the cumulative condition including the project compared to the existing conditions) and a 3 dBA permanent increase is attributable to the project (i.e., the cumulative condition including the project compared to the cumulative baseline condition without the project);** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **e. Expose persons to interior day/night noise level (Ldn) or community noise equivalent level (CNEL) greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories, and long-term care facilities (and may be extended by local legislative action to include single family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24); or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **f. Expose the project to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan after incorporation of all applicable SCAs; or expose persons to or generate noise levels in excess of applicable standards established by a regulatory agency (e.g., occupational noise standards of the Occupational Safety and Health Administration [OSHA]).** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **g. During either project construction or project operation, expose persons to or generate ground-borne vibration that exceeds the criteria established by the Federal Transit Administration (FTA).** | ☐ | ☐ | ☐ | ☐ | ☒ |

## Discussion

Construction of the Mosswood Park Community Center would not expose persons to noise levels higher than established standards in the local general noise plan, therefore not creating an impact. The Master Plan would not cause any exposure to excessive ground-borne vibration or ground-borne noise levels. There also is no substantial increase in permanent ambient noise

levels, or a periodic increase in levels. Mosswood Park is not within an airport land use plan and not within vicinity of a private airstrip.

During site reconnaissance, performed by Watearth on August 21, 2020, it was determined that noise levels from the surrounding road and highway produced minimal noise and a local electrical generator was noted to produce some noise. Minimal noise was observed coming from Mosswood Park itself. See Appendix A for photographic documentation of the discussed minimally noisy areas observed during site reconnaissance.

Appendix D provides a noise study produced by TEECOM. Existing baseline noise levels were collected and reported. The dominant noise source is said to be vehicular traffic along Interstate 580. Vehicular traffic along Webster Street and Broadway were said to be audible but did not contribute to the measured noise levels. In conclusion, the property line noise assessment expects noise to be generated due to the completed project as the result of mechanical equipment serving the new buildings (air handlers, exhaust fans, etc.). Noise transfer from this equipment to adjacent property lines will be evaluated during the project design to determine maximum achieved noise levels (Mosswood Community Center Environmental Noise Report, TEECOM, June 12, 2020). Residential properties are not expected to be affected, as constructed equipment would be at a suitable distance away from these areas.

During construction and operation, the Mosswood Park Master Plan must comply with SCA 61: Construction Days/Hours, SCA 62: Construction Noise, and SCA 67: Operational Noise, described in Section 5.0 of the ND. This compliance would ensure construction-related activities would not create noise in violation of the City of Oakland's Noise Ordinance during both construction and operational periods. The proposed project would result in a marginal increase of stationary noise sources, such as air handlers and exhaust fans. New operational noise impacts would marginally increase, as the proposed project would maintain a similar schedule, but would increase personnel and community engagement. To conclude, the implementation of SCA 61, SCA 62, and SCA 67, the proposed project would have a less than significant impact related to noise.

See Exhibit 7 for additional information pertaining to noise levels associated with road and aviation noise (Bureau of Transportation Statistics, 2020).

## 4.14 Population and Housing

Table 14 provides the potential impacts, if any, on population and housing for the proposed project's surrounding environments.

### Table 14. Potential Impacts on Population and Housing

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Induce substantial population growth in a manner not contemplated in the General Plan, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extensions of roads or other infrastructure), such that additional infrastructure is required but the impacts of such were not previously considered or analyzed;** | ☐ | ☐ | ☐ | ☐ | ☒ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The Mosswood Park Master Plan includes the construction of a new community center, gymnasium, pool, and other improvements to existing park facilities. The proposed project would not result in any substantial population growth. Any growth would have a less than significant impact. There is no impact in relation to displacement as there are no residential facilities located on the property.

## 4.15 Public Services, Parks, and Recreation Facilities

Table 15 provides the potential impacts, if any, on public services, parks, and recreation facilities for the proposed project's surrounding environments.

Table 15. Potential Impacts on Public Services, Parks, and Recreation Facilities

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:<br>i. Fire protection?<br>ii. Police protection?<br>iii. Schools?<br>iv. Other public facilities?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or include recreational facilities or require the construction or expansion of recreational facilities that might have a substantial adverse physical effect on the environment.** | ☐ | ☐ | ☐ | ☒ | ☐ |

### Discussion

The proposed Mosswood Park Master Plan includes new public park facilities meant to increase service to the existing and growing population of the surrounding community. This Master Plan also includes the renovation of existing facilities to avoid further physical deterioration. These proposed improvements would not have a substantial adverse effect on the environment, or require provisions to entities such as fire protection, police protection, school, and/or public facilities.

## 4.16 Transportation

Table 16 provides the potential impacts, if any, on transportation for the proposed project's surrounding environments.

### Table 16. Potential Impacts on Transportation

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Conflict with a plan, ordinance, or policy addressing the safety or performance of the circulation system, including transit, roadways, bicycle and pedestrian facilities (except for automobile level of service or other measures of vehicle delay); or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Cause substantial additional vehicle miles traveled (per capita, per service population, or other appropriate efficiency measure); or** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network.** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

Mosswood Park primarily serves the local community and is not considered a regional park. The proposed Mosswood Park Master Plan includes the construction of a new community center, gymnasium, pool, and other improvements to existing facilities. The proposed community center would directly replace the previous community center that was lost to fire and is currently operating within temporary structures.

The Bay Area Rapid Transit (BART) MacArthur Station is located to the northwest of Mosswood Park. There are also two bus stops (Broadway and Mosswood Park and Broadway and West MacArthur Boulevard) located on the eastern boundary of Mosswood Park.

This Master Plan will not expand vehicle access or services. Vehicle miles traveled (VMT) are also anticipated to remain the same, as the park primarily serves residents within the surrounding community. Modifications to the existing transportation network within the vicinity of the project site are not required. Therefore, the proposed Master Plan would have no significant impact on transportation.

See Exhibit 8 for average traffic counts surrounding Mosswood Park (City of Oakland, 2020). Please see Appendix C for a more detailed traffic evaluation, including existing and proposed vehicle volumes and traffic in relation to the construction of the Mosswood Park Master Plan.

## 4.17 Tribal Cultural Resources

Table 17 provides the potential impacts, if any, on tribal cultural resources for the proposed project's surrounding environments.

Table 17. Potential Impacts on Tribal Cultural Resources

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**<br><br>**i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or**<br><br>**ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native Tribe.** | ☐ | ☐ | ☐ | ☒ | ☐ |

### Discussion

The proposed project site does not have any known tribal cultural resources that could be affected by the project. The archeological potential of the site is low, as the footprint of the proposed new buildings will be constructed upon previously disturbed areas of the park. The remainder of the park will not be disturbed. The Mosswood House, a City landmark, is not associated with any tribal cultural resources. Knapp Architects, in accordance with Watearth, developed an HRE found in Appendix B. The HRE concludes that there are less than significant impacts to historical resources.

As previously noted, a request form describing the proposed project was sent to the Native American Heritage Commission (NAHC) to obtain a list of local Native American tribes that may have information or concerns regarding cultural resources in the project area pursuant to Assembly Bill 52 (AB 52). On October 6, 2020, NAHC responded to the City of Oakland with a list of tribes that are traditionally and culturally affiliated with the geographic area of the project. On November 3, 2020, the City of Oakland contacted all tribal representatives identified by the

NAHC via letters sent by email and priority mail. Per Public Resources Code Section 21080.3.1(d), a request for consultation must be submitted within 30 days of receipt of the letter. The City engaged in informal correspondence with several tribal representatives, but no requests for consultation were received during the 30-day period. See Appendix E for submitted tribal notification letter.

Additionally, the City requested that NAHC conduct a Sacred Lands File check. The NAHC is a State agency that maintains the Sacred Lands File, an official list of sites that are of cultural and religious importance to California Native American tribes. Based on the results of that check, the City of Oakland conducted further outreach with tribal representatives who NAHC recommended contacting for more information about potential tribal cultural resources.

The project applicant would be required to abide by SCAs 32: Archaeological and Paleontological Resources – Discover During Construction and 34: Human Remains – Discovery During Construction, ensuring that any potential impacts to previously unknown tribal cultural resources would have a less than significant impact.

## 4.18 Utilities and Service Systems

Table 18 provides the potential impacts, if any, on utilities and service systems for the proposed project's surrounding environments.

Table 18. Potential Impacts on Utilities and Service Systems

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Exceed wastewater treatment requirements of the San Francisco Bay RWQCB;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **b. Require or result in construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **c. Exceed water supplies available to serve the project from existing entitlements and resources, and require or result in construction of water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **d. Result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;** | ☐ | ☐ | ☐ | ☒ | ☐ |

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **e. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and require or result in construction of landfill facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or violate applicable federal, state, and local statues and regulations related to solid waste;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **f. Violate applicable federal, state, and local statues and regulations relating to solid waste;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **g. Violate applicable federal, state, and local statues and regulations relating to energy standards;** | ☐ | ☐ | ☐ | ☒ | ☐ |
| **h. Result in a determination by the energy provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.** | ☐ | ☐ | ☐ | ☒ | ☐ |

## Discussion

The Mosswood Park Master Plan consists of the construction of a new community center, gymnasium, pool, and other improvements to existing park facilities. It would potentially increase park usage which would result in an increase in the service population on the project site. Water and wastewater generation would increase due to the construction of the gymnasium, pool, and increased community usage. Factors such as water, wastewater, and storm drain infrastructure have each been considered. Water (domestic and wastewater generation) usage will have a minimal increase, because water saving fixtures and gray water usage has been proposed in the Mosswood Park Master Plan. Additionally, because the proposed project would be constructed on the same general location as the existing community center, it would require marginal alterations to stormwater facilities as on-site project drainage would be substantially the same. Solid waste generation and energy usage would also have a minimal increase. Energy efficient fixtures and solar entities would supplement increased energy consumption. Furthermore, the landfill and energy provider should be able to provide sufficient capacity to serve this proposed project.

As previous discussed, the Master Plan contains a "Sustainability" section. The proposed project will incorporate sustainable design principles by considering renewable energy, materials and resource conservation, water efficiency, indoor environmental quality, and sustainable planning. Current assumptions include the pursuit of a net zero energy and zero carbon (all electric) building. The project must meet Energy Compliance requirements adopted by the City of Oakland.

To reiterate, the requirements include:

1. Per City of Oakland Green Building Ordinance, projects over 25,000 sf must retain a LEED Accredited Professional, complete the LEED New Construction Checklist and attain a US Green Building Council LEED Silver certification through the Green Building Certification Institute. As a goal for this project, base pricing shall incorporate systems indicated to achieve LEED™ Platinum rating. Project should assume LEED v4.1 Certification administration services, including tracking and documentation of construction-related LEED points;
2. CALGreen for Non-Residential;
3. Bay Friendly Basic Landscape; and
4. Post Construction Stormwater Management Requirements per Provision C.3 (Mosswood Park Master Plan Appendix, 2020).

Overall, the proposed project would abide by SCA 82: Green Building Requirements and would have a less than significant impact related to utilities and service systems. See Exhibit 21 for an existing utilities map for Mosswood Park (City of Oakland, 2020).

## 4.19 Wildfire

Table 19 provides the potential impacts, if any, on wildfires for the proposed project's surrounding environments.

### Table 19. Potential Impacts Wildfire

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Substantially impair an adopted emergency response plan or emergency evacuation plan?** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the controlled spread of a wildfire?** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?** | ☐ | ☐ | ☒ | ☐ | ☐ |
| **d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?** | ☐ | ☐ | ☐ | ☒ | ☐ |

### Discussion

The proposed Mosswood Park Master Plan is not located within a State Responsibility Area (SRA) for fire service. The project site is located within a heavily urbanized area. Therefore, there would be a less than significant impact in relation to wildfire risk. See Exhibit 20 for the wildfire risk associated with this Master Plan (California State Geoportal, 2020).

## 4.20 Mandatory Findings of Significance

Table 20 provides the mandatory findings of significance, if any, for the proposed project's surrounding environments.

Table 20. Mandatory Findings of Significance

| Potential Impacts | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant with Standard Conditions of Approval | Less than Significant Impact | No Impact |
|---|---|---|---|---|---|
| **a. Does the project have the potential to substantially 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, substantially 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?** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)** | ☐ | ☐ | ☐ | ☐ | ☒ |
| **c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?** | ☐ | ☐ | ☐ | ☐ | ☒ |

### Discussion

The proposed Mosswood Park Master Plan does not substantially 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, substantially 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.

The proposed project would not have any environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts, if any, would be mitigated by the implementation of SCAs.

The proposed Mosswood Park Master Plan includes the construction of a new community center, gymnasium, pool, and other improvements to existing park facilities. The proposed project's surrounding area is heavily developed and urban. The Mosswood Park Master Plan would not contribute to any cumulative impacts.

# 5.0 Negative Declaration (ND)

The following ND highlights potentially significant impacts, if any, to surrounding environments and any required conditions of approval for the procession of this proposal.

## 5.1 Introduction

Review the following, for an introductory outlook of the information utilized to perform this ND for the proposed Mosswood Park Master Plan.

### Project Title

City of Oakland Mosswood Park Master Plan

### Lead Agency Address

Peterson Z. Vollmann, City of Oakland Bureau of Planning
250 Frank H. Ogawa, Suite 2114, Oakland, CA 94612

### Project Sponsor and Address

Oakland Public Works Department Project and Grant Management Division, 250 Frank H. Ogawa Plaza, Suite 4314, Oakland, CA 94612

### Existing General Plan Designation and Zoning

The project site has a General Plan Land Use Designation of Urban Park Open Space and is within the OS (CP) zoning district.

### Project Description

The master plan is being evaluated under the above CEQA IS. The City of Oakland standard conditions of approval act as mitigation and are incorporated as part of the proposed project, though no actual mitigation is anticipated. The purpose of this project is to assess the impact that the development of a Mosswood Park Master Plan would have on key resources as defined by CEQA, to prepare a CEQA IS ND for the proposed Mosswood Park Master Plan in accordance with the Open Space Conservation and Recreation Element (OSCAR) of the City of Oakland General Plan, and to perform an HRE screening of the proposed development.

The proposed project, Mosswood Park Community Center and Master Plan, is located at 3612 Webster Street in Oakland, California. Exhibits 1 and 2, provide the proposed project's vicinity and aerial imagery.

### Location of Project

The project site is located at 3612 Webster Street in the City of Oakland.

## 5.2 Standard Conditions of Approval

The following SCAs are required. The following list identifies the SCAs that address potential environmental impacts.

### 5.2.1 Aesthetics

SCA 19. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required? Prior to building permit final

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

### 5.2.2 Air Quality

SCA 20. Dust Controls – Construction Related

Requirement: The project applicant shall implement all the following applicable dust control measures during construction of the project.

a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
c. All visible mud or track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
d. Limit vehicle speeds on unpaved roads to 15 miles per hour.
e. All demolition activities, if any, shall be suspended when average wind speeds exceed 20 miles per hour.
f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
g. Site accesses to a distance of 100 feet from the paved road shall be treated with a six to 12 mile per hour inch-compacted layer of wood chips, mulch, or gravel.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 21. Criteria Air Pollutant Controls – Construction Related

Requirement: The project applicant shall implement all the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

a. Idling times on all diesel-fueled commercial vehicles over 10,000 pounds shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized by shutting equipment off or reducing maximum idling time to two minutes.

c. Construction equipment shall be maintained and properly tuned according to manufacturer's specifications; it must be checked by a certified mechanic and in proper running condition. Equipment check documentation should be kept at the construction site and be available for review by the City and Bay Area Air Quality District as needed.
d. Portable equipment shall be powered by grid electricity if available. If not, by propane or natural gas generators. If neither are available, then use diesel.
e. Low VOC coatings shall be used to comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
f. All equipment to be used on the construction site shall comply with requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 26. Asbestos in Structures

Requirement: Applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required? Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspections: Applicable regulatory agency with jurisdiction

### 5.2.3 Biological Resources

SCA 29. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or

decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

SCA 30 Tree Permit

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit:

a. Tree Permit Required

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

b. Tree Protection During Construction

- Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth, and other debris which will avoid injury to any protected tree.
- Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

- Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

c. Tree Replacement Plantings

- No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- Replacement trees shall be at least 24-inch box size, unless a smaller size is recommended by the arborist, except that three 15 gallon size trees may be substituted for each 24-inch box size tree where appropriate.
- Minimum planting areas must be available on site as follows:
  i. For Sequoia sempervirens, 315 sf per tree;
  ii. For other species listed, 700 sf per tree.
- In the event that replacement trees are required but cannot be planted due to site constraints, an in-lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets, and medians.
- The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

### 5.2.4 Cultural Resources

SCA 32. Archaeological and Paleontological Resources – Discover During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.6(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data discovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much as the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at their expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required? During Construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

SCA 34. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5 (e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines than an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. If the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously at the expense of the project applicant.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

### 5.2.5 Geology and Soils

SCA 36. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements, and conditions contained in construction-related codes, included but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required? Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspections: Bureau of Building

SCA 37. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required? Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### 5.2.6 Hazards and Hazardous Materials

SCA 42. Hazardous Materials Related to Construction

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

a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
b. Avoid overtopping construction equipment fuel gas tanks;
c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
d. Properly dispose of discarded containers of fuels and other chemicals;
e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City of regulatory agency, as appropriate.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 44. Hazardous Materials Business Plan

Requirement: The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:

a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids;
b. The location of such hazardous materials;
c. An emergency response plan including employee training information; and
d. A plan that describes the manner in which these materials are handled, transported, and disposed.

When Required: Prior to building permit final

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

### 5.2.7 Hydrology and Water Quality

SCA 48. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures such as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Offsite work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for offsite work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included if required by the City. The Plan shall specify that after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required? Prior to approval of construction-related permit

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 51. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to:

a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
b. Utilize permeable paving in place of impervious paving where appropriate;
c. Cluster structures;
d. Direct roof runoff to vegetated areas;
e. Preserve quality open space; and
f. Establish vegetated buffer areas.

When Required? Ongoing

Initial Approval: N/A

Monitoring/Inspections: N/A

SCA 52. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the NPDES, the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to:

a. Stencil storm drain inlets "No Dumping – Drains to Bay";
b. Minimize the use of pesticides and fertilizers;
c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
d. Cover trash, food waste, and compactor enclosures;
e. Plumb the following discharges to the sanitary sewer system, subject to City approval;
f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and covered outdoor wash racks for restaurants;
g. Dumpster drips from covered trash, food waste, and compactor enclosures;
h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
i. Swimming pool water if discharge to onsite vegetated areas is not feasible; and
j. Fire sprinkler test water if discharge to onsite vegetated areas is not feasible.

When Required? Ongoing

Initial Approval: N/A

Monitoring/Inspections: N/A

### 5.2.8 Noise

SCA 61. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held onsite in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be

evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preference. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required? During Construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 62. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to:

a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) whenever feasible.
b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where this use is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of about 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
c. Applicant shall use temporary power poles instead of generators where feasible.
d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

SCA 67. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required? Ongoing

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

### 5.2.9 Utility and Service Systems

SCA 84. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the CALGreen mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

1. The following information shall be submitted to the City for review and approval with the application for a building permit:
    a. Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficient Standards;
    b. Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit;
    c. Copy of the Unreasonable Hardship Exemption, if granted during the review of the Planning and Zoning permit;
    d. Permit plans that show, in general notes, detailed design drawings and specifications as necessary, compliance with the items listed in subsection (ii) below;
    e. Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project compiled with the requirements of the Green Building Ordinance;
    f. Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit; and
    g. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
2. The set of plans in subsection (i) shall demonstrate with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval:

a. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit;
b. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project compiles with the requirements of the Green Building Ordinance; and
c. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required? Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspections: Bureau of Building

b. Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of the CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval:

1. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit;
2. Signed statement(s) by the Green Building Certifier during all the relevant phases of construction that the project compiles with the requirements of the Green Building Ordinance; and
3. Other documents as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required? During construction

Initial Approval: N/A

Monitoring/Inspections: Bureau of Building

c. Compliance with Green Building Requirements After Construction

Requirement: Prior to finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required? Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspections: Bureau of Planning

## 5.3 Mitigation Measures

There are no mitigation measures required for the proposed Mosswood Park Master Plan.

## 5.4 Findings

Based on the findings of the IS, the proposed Mosswood Park Master Plan will have a less than significant impact with SCAs on the environment for the following reasons:

1. The proposed project does not have the potential to significantly belittle the quality of the environment, including effects on animals, plants, and human beings.
2. Environmental effects associated with the proposed project would be less than significant.
3. Any determinations reflect the independent judgement of the City.

## 5.5 Determinations

(To be completed by the Lead Agency)

The environmental factors checked below would be potentially affected by this proposed project, as indicated by the checklist below.

| Potentially Affected Environmental Factors | | |
|---|---|---|
| ☐ Aesthetics and Shadow | ☐ Agriculture and Forestry | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural and Historic Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions and Global Climate Change | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Transportation | ☐ Tribal Cultural Resources | ☐ Utilities and Service Systems |
| ☐ Wildfire | ☐ Mandatory Findings of Significance | |

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or

NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

X _____ X _____

Ed Manasse
Environmental Review Officer

Date

# References

Alameda County Flood Control District, GIS Layer, Accessed 09 15 2020.

Bureau of Transportation Statistics, GIS Layer, City of Oakland Database, Accessed 09 15 2020.

Bay Area Air Quality Management District (BAAQMD), CEQA Air Quality Guidelines, May 2010, Accessed 11 09 2020.

California Geological Service, CGS, GIS Layer, Accessed 09 29 2020.

California State Geoportal, GIS Layers, Accessed 09 14 2020.

City of Oakland, GIS Layers, Accessed 09 16 2020.

City of Oakland, Mosswood Park Master Plan, May 2020 (updated November 2020).

City of Oakland, Mosswood Park Master Plan Appendix, May 2020 (updated November 2020).

City of Oakland, Code of Ordinances, Chapter 12.36, Protected Trees, Accessed 11 2 2020.

City of Oakland, CEQA Thresholds of Significance Guidelines, October 17, 2016, Accessed 09 20 2020.

City of Oakland, Standard Conditions of Approval, Accessed 09 20 2020.

City of Oakland, Open Conservation and Recreation (OSCAR) Element, June 1996, Accessed 09 15 2020.

City of Oakland, Oakland 2030 Equitable Climate Action Plan (ECAP), July 2020, Accessed 11 09 2020.

Department of Toxic Substances Control, Hazardous Waste Sites and Disposal, GIS Layer, Accessed 09 15 2020.

FEMA, Federal Emergency Management Agency, GIS Layer, Accessed 09 15 2020.

LSA IS MNG Report, Old Redwood Road, Oakland, California, February 2020, Accessed 09 15 2020.

Land Use, GIS Layer, Accessed 09 15 2020.

Mosswood Community Center Environmental Noise Report, TEECOM, June 12, 2020, Accessed 09 14 2020.

USGS, United States Geological Survey, GIS Layer, Accessed 09 29 2020.

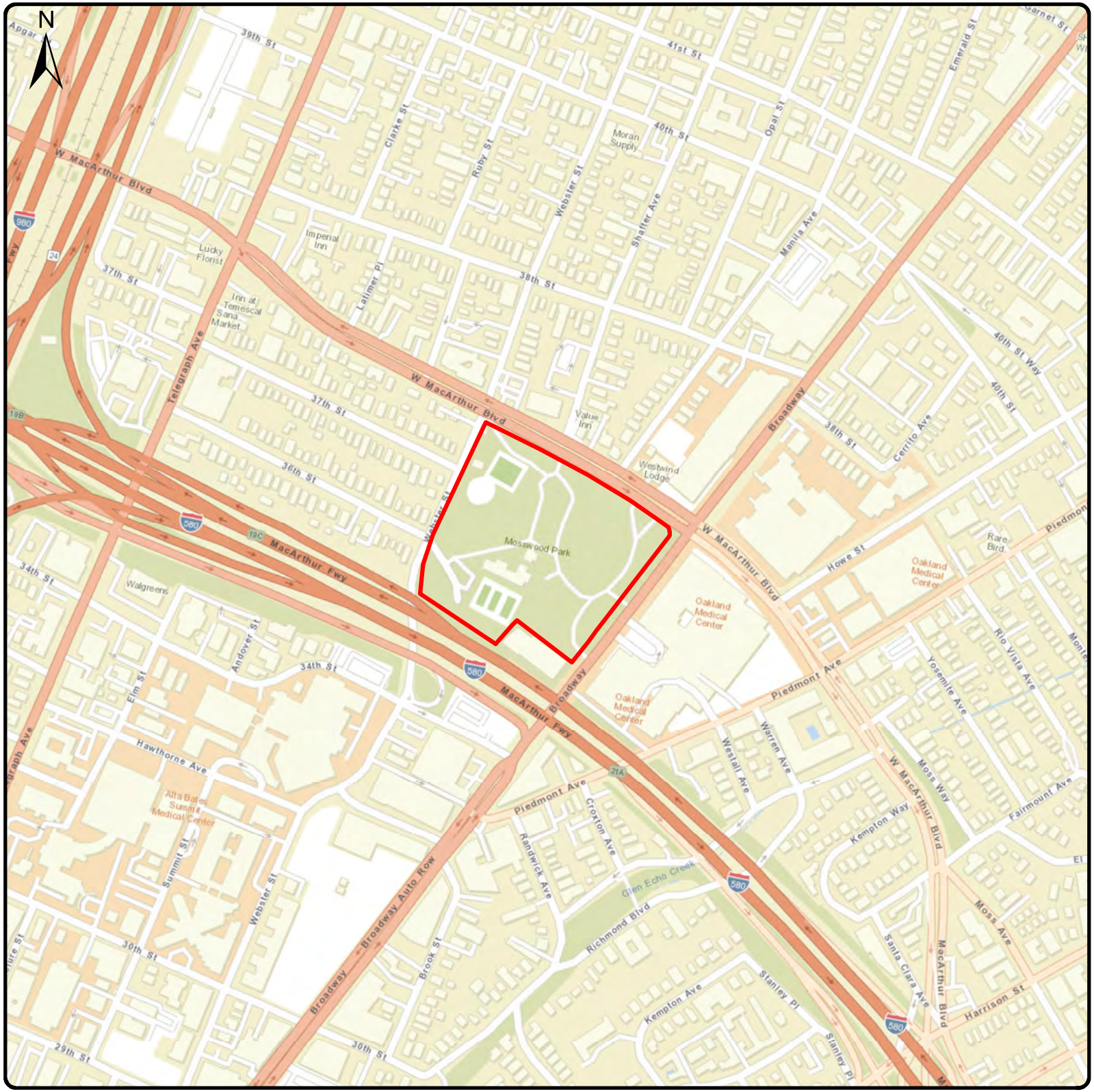
USDA, United Stated Department of Agriculture, GIS Layer, Accessed 09 14 2020.

USFWS, United States Fish and Wildlife Service, GIS Layer, Accessed 09 15 2020.

# Mosswood Park Master Plan

## Final Initial Study (IS) Negative Declaration (ND)

## Exhibits




# VICINITY MAP

**MOSSWOOD COMMUNITY CENTER**

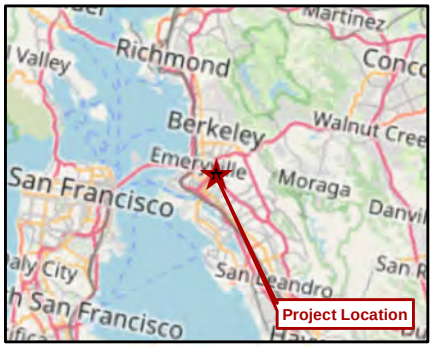
| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

Mosswood Park




Watearth

EXHIBIT 1


# AERIAL PHOTOGRAPH

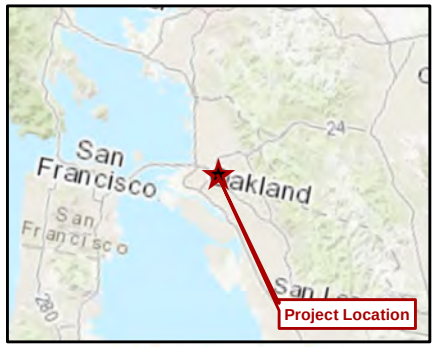
| MOSSWOOD COMMUNITY CENTER | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

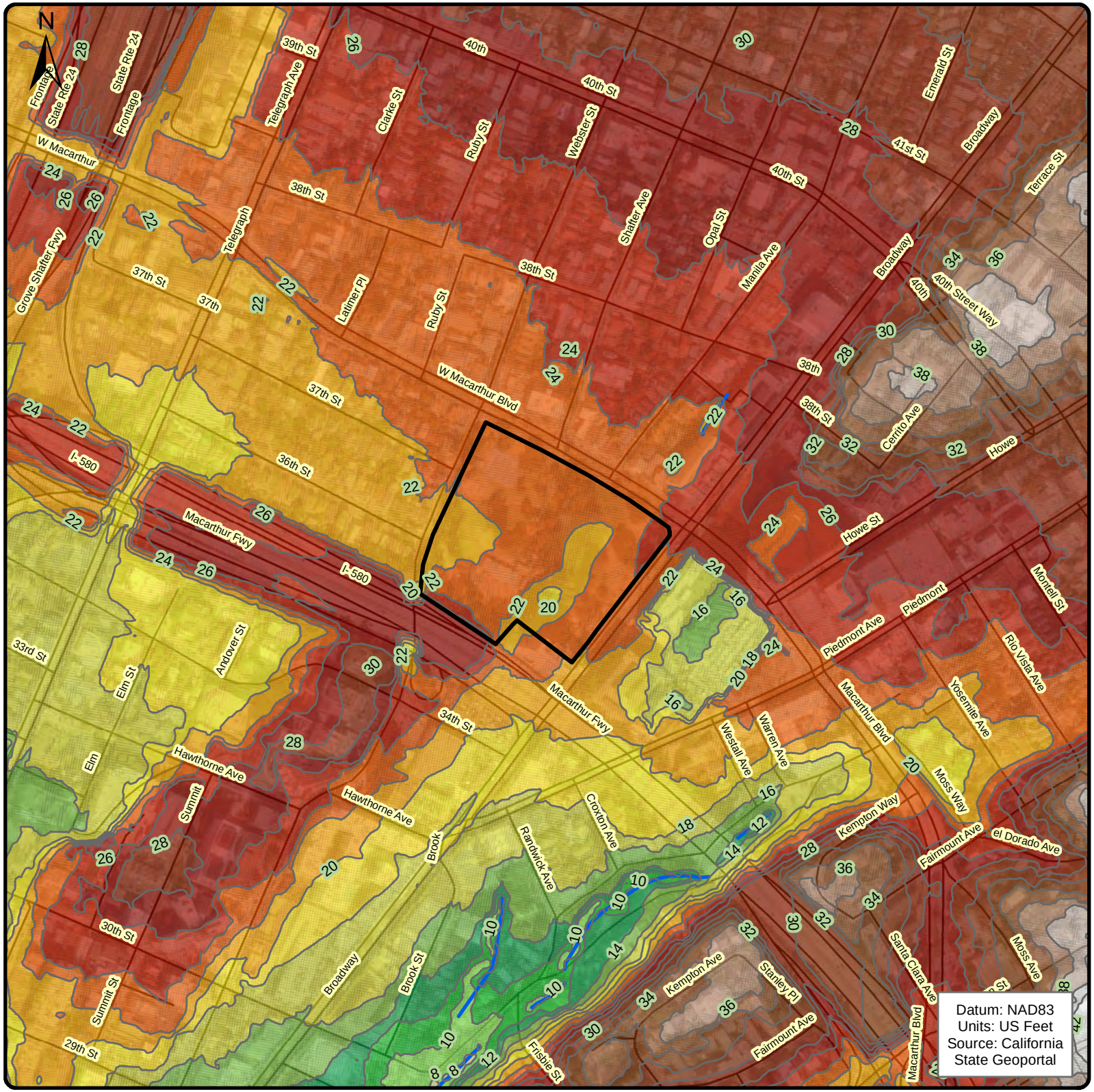
**LEGEND** 1 inch = 250 feet

- Mosswood Park
- Creek
- Road




Watearth

EXHIBIT 2




# TOPOGRAPHIC MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

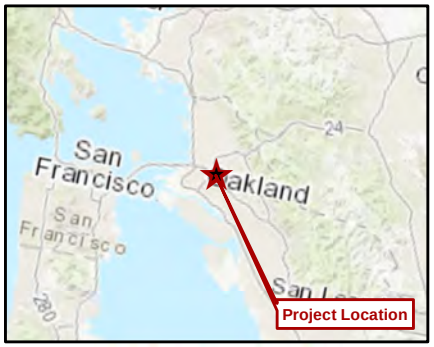
**LEGEND**

1 inch = 500 feet

- Mosswood Park
- 2 Feet Contour Line
- Creek

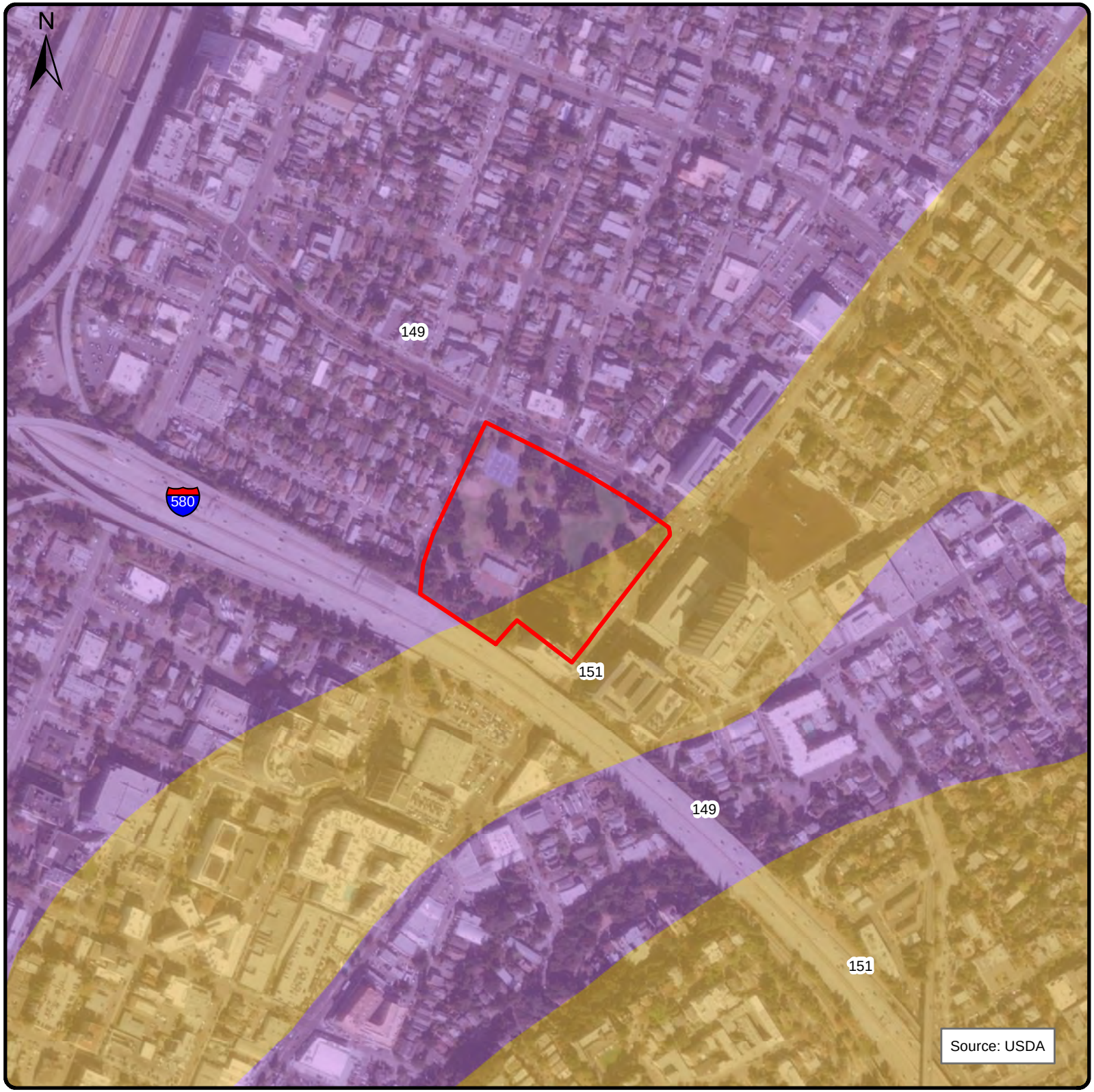
**Elevation (Feet)**

- 6 - 8
- 8 - 10
- 10 - 12
- 12 - 14
- 14 - 16
- 16 - 18
- 18 - 20
- 20 - 22
- 22 - 24
- 24 - 26
- 26 - 28
- 28 - 30
- 30 - 32
- 32 - 34
- 34 - 36
- 36 - 38
- 38 - 40
- 40 - 42
- 42 - 44
- Road




Watearth

EXHIBIT 3




# USDA SOIL TEXTURE

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

Mosswood Park

**Soil Unit**

149

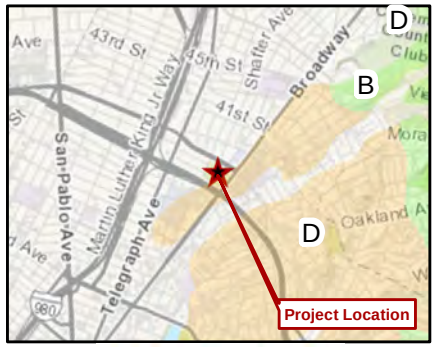
151

**Hydrologic Soil Group**

B

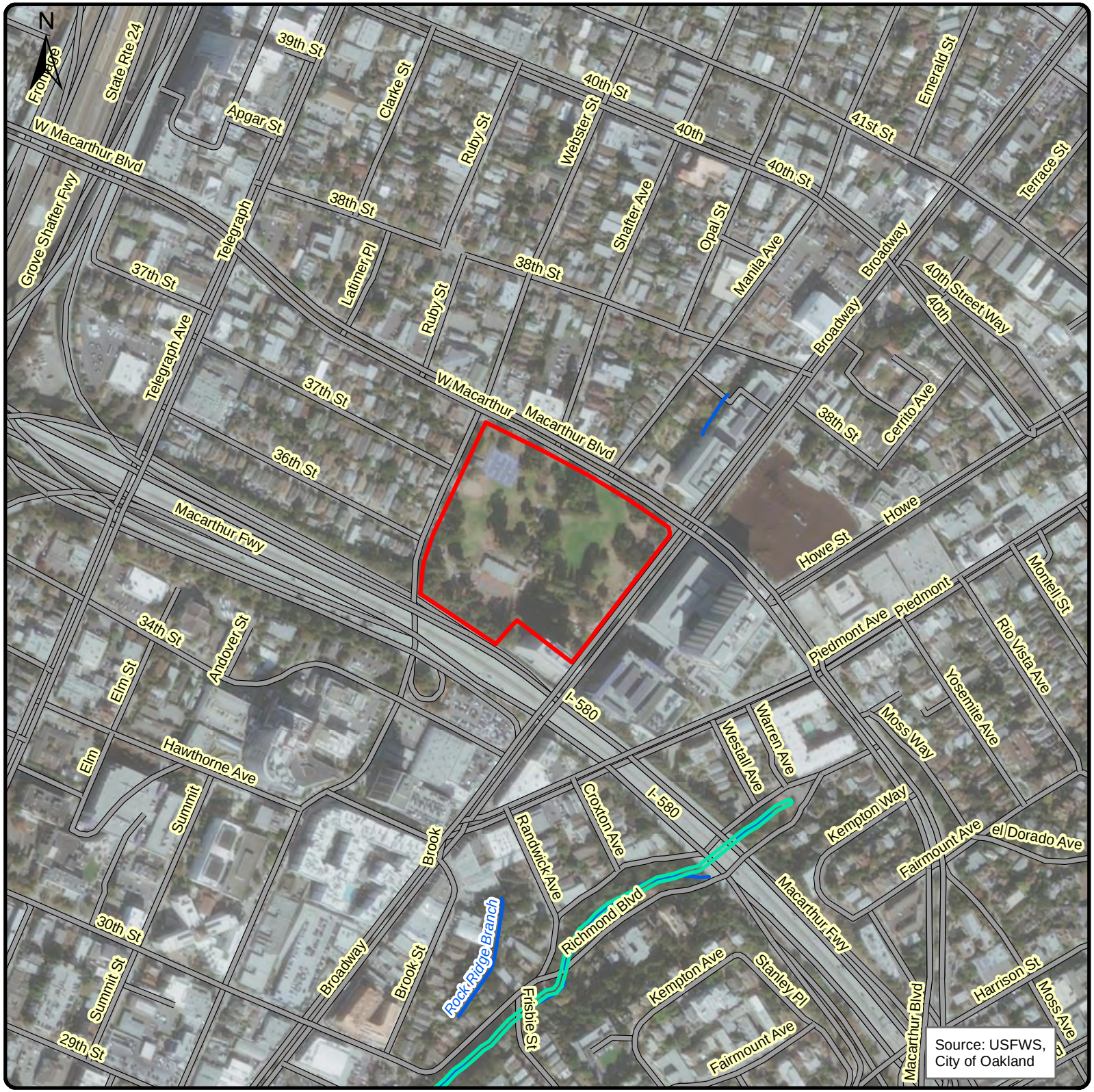
D

Map Unit Symbol:
149 - Urban Land - Danville Complex
151 - Urban Land - Tierra Complex
(5% -15% Slopes)




Watearth

EXHIBIT 4




# U.S. FISH AND WILDLIFE DESKTOP WETLANDS MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

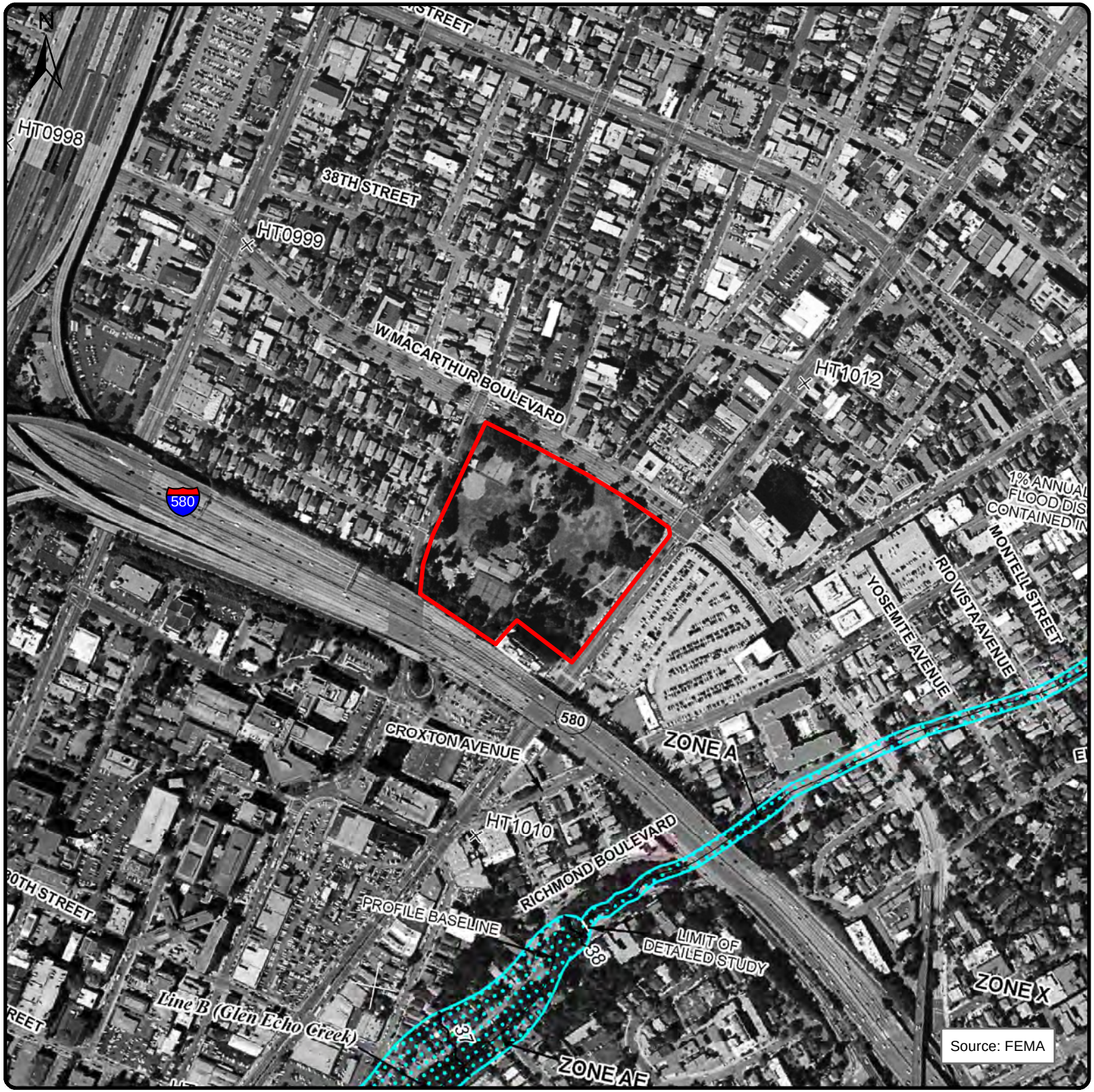
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

- Mosswood Park
- Wetland
- Creek
- Road


Watearth

EXHIBIT 5




# FIRM PANEL 06001C0059G

| MOSSWOOD COMMUNITY CENTER | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

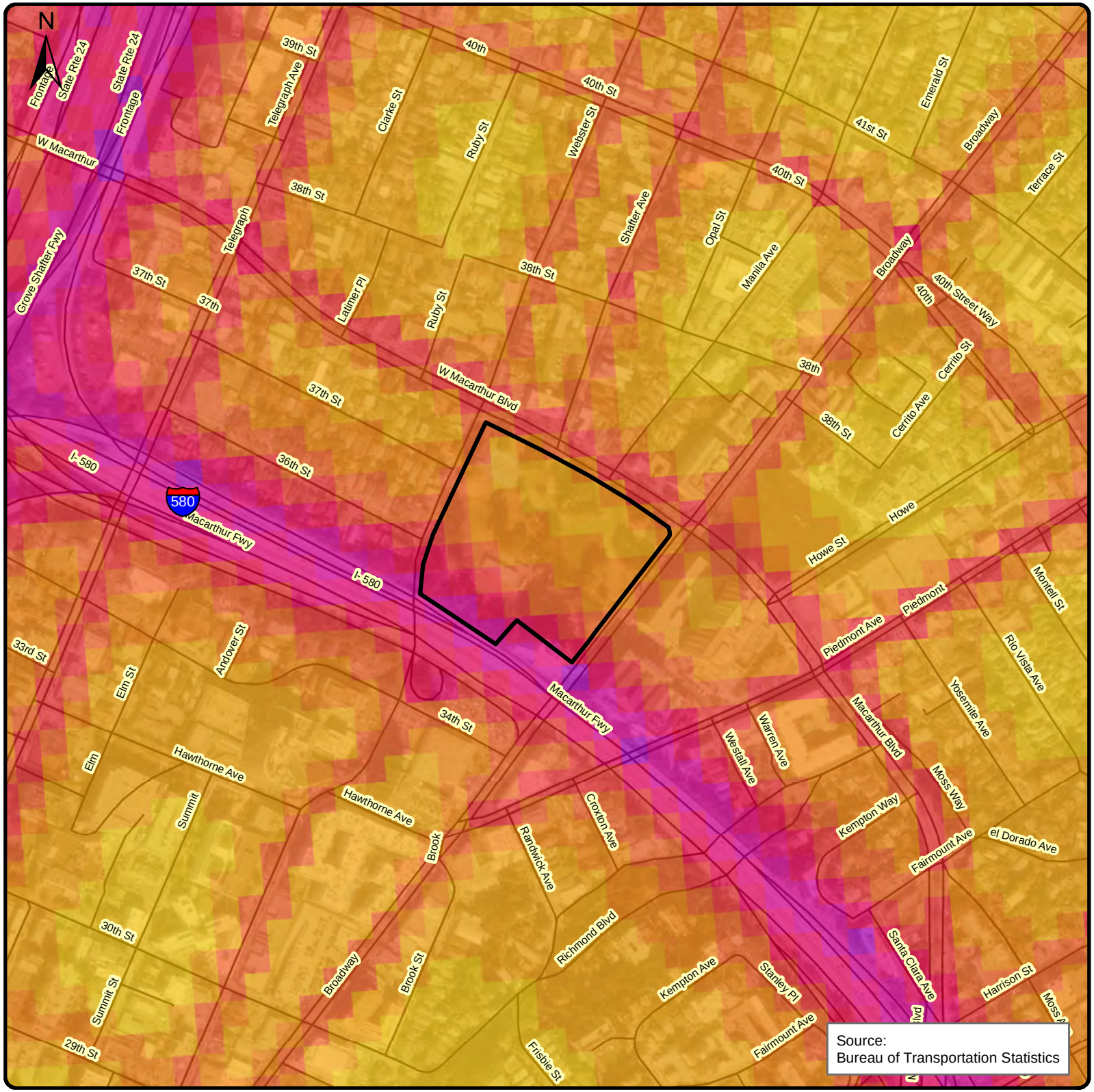
**LEGEND** 1 inch = 500 feet

Mosswood Park

FEMA FLOOD PANEL NO.:
06001C0059G
DATE: 08/03/2009


Watearth

EXHIBIT 6




Source:
Bureau of Transportation Statistics

# DAILY AVERAGE NOISE POLLUTION

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

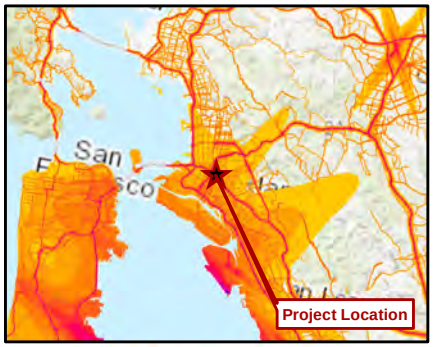
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

Mosswood Park

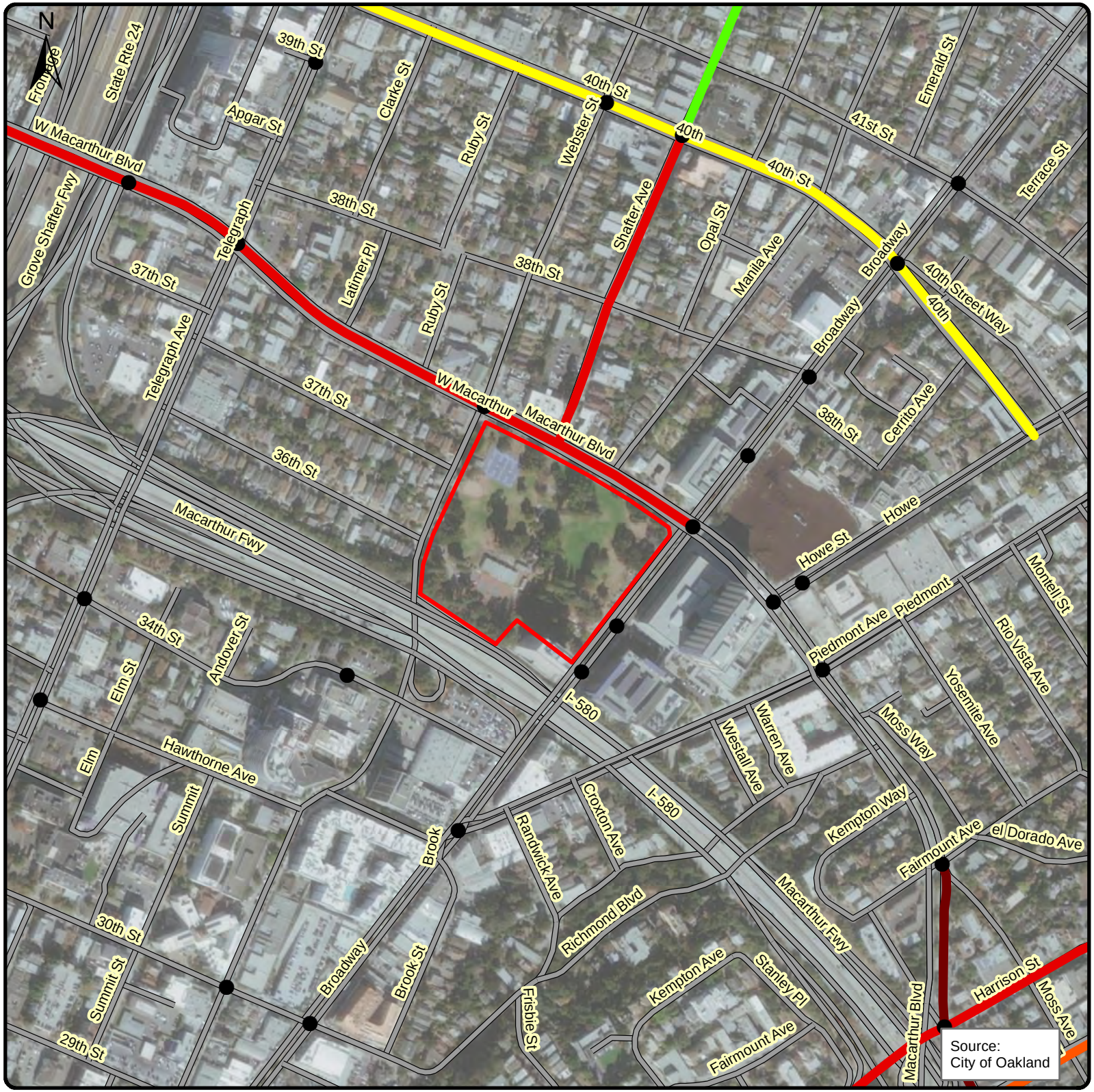
**CONUS Road and Aviation Noise - Decibels**

- 35 - 40
- 40.01 - 45
- 45.01 - 50
- 50.01 - 55
- 55.01 - 60
- 60.01 - 65
- 65.01 - 70
- 70.01 - 75
- 75.01 - 80
- 80.01 - 85
- 85.01 - 90
- 90.01 - 95
- Road




Watearth

EXHIBIT 7




# AVERAGE DAILY TRAFFIC COUNT

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

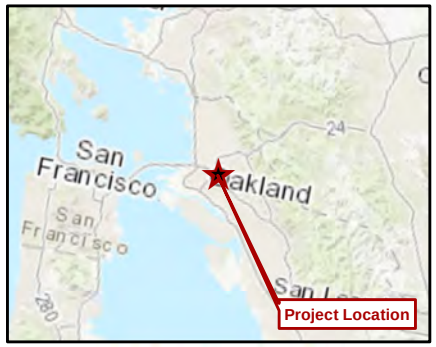
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

- Mosswood Park
- Traffic Signal

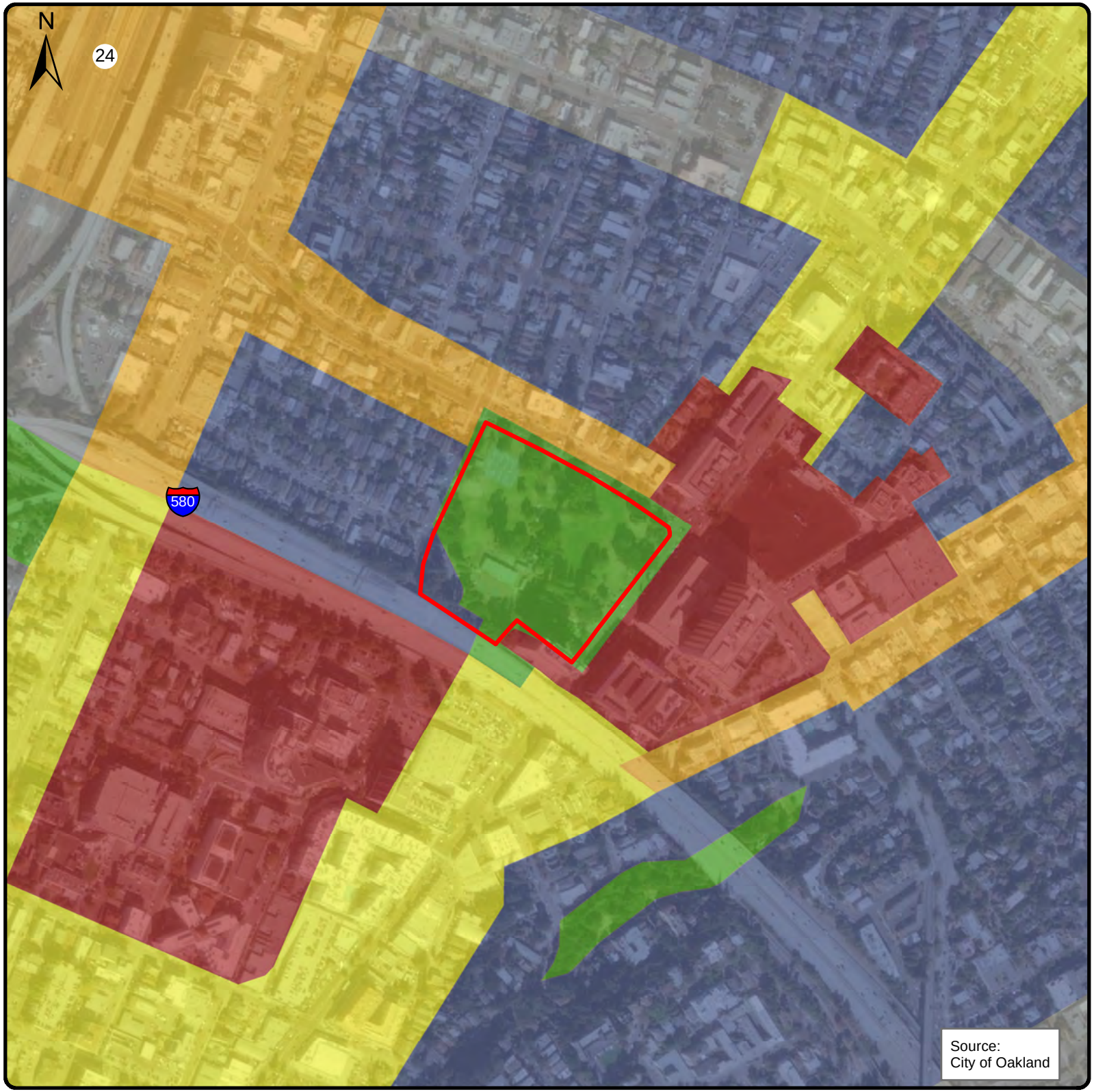
**Average Daily Traffic Count**

- 0- 4,000
- 4,001 - 8,000
- 8,001 - 12,000
- 12,001 - 20,000
- 20,001 - 40,000
- Road




Watearth

FIGURE 1




# LAND USE MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

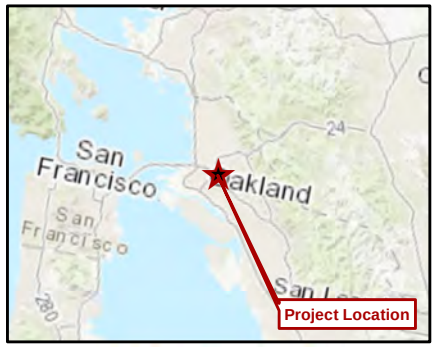
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 500 feet

- Mosswood Park

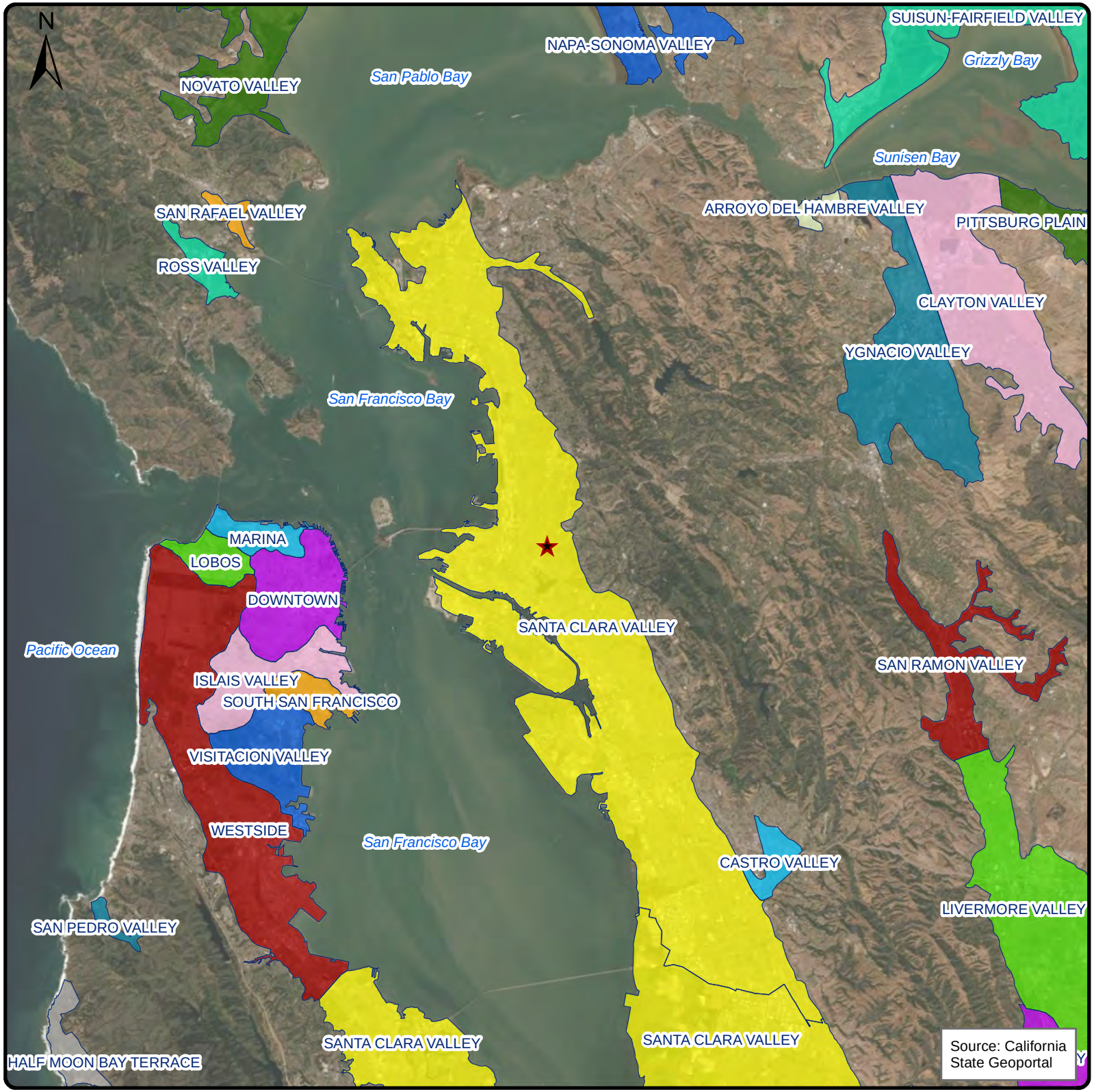
**Land Use**

- Community Commercial
- Institutional
- Mixed Housing Type Residential
- Neighborhood Center Mixed Use
- Urban Park and Open Space
- Urban Residential




Watearth

EXHIBIT 9




# GROUNDWATER BASIN MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

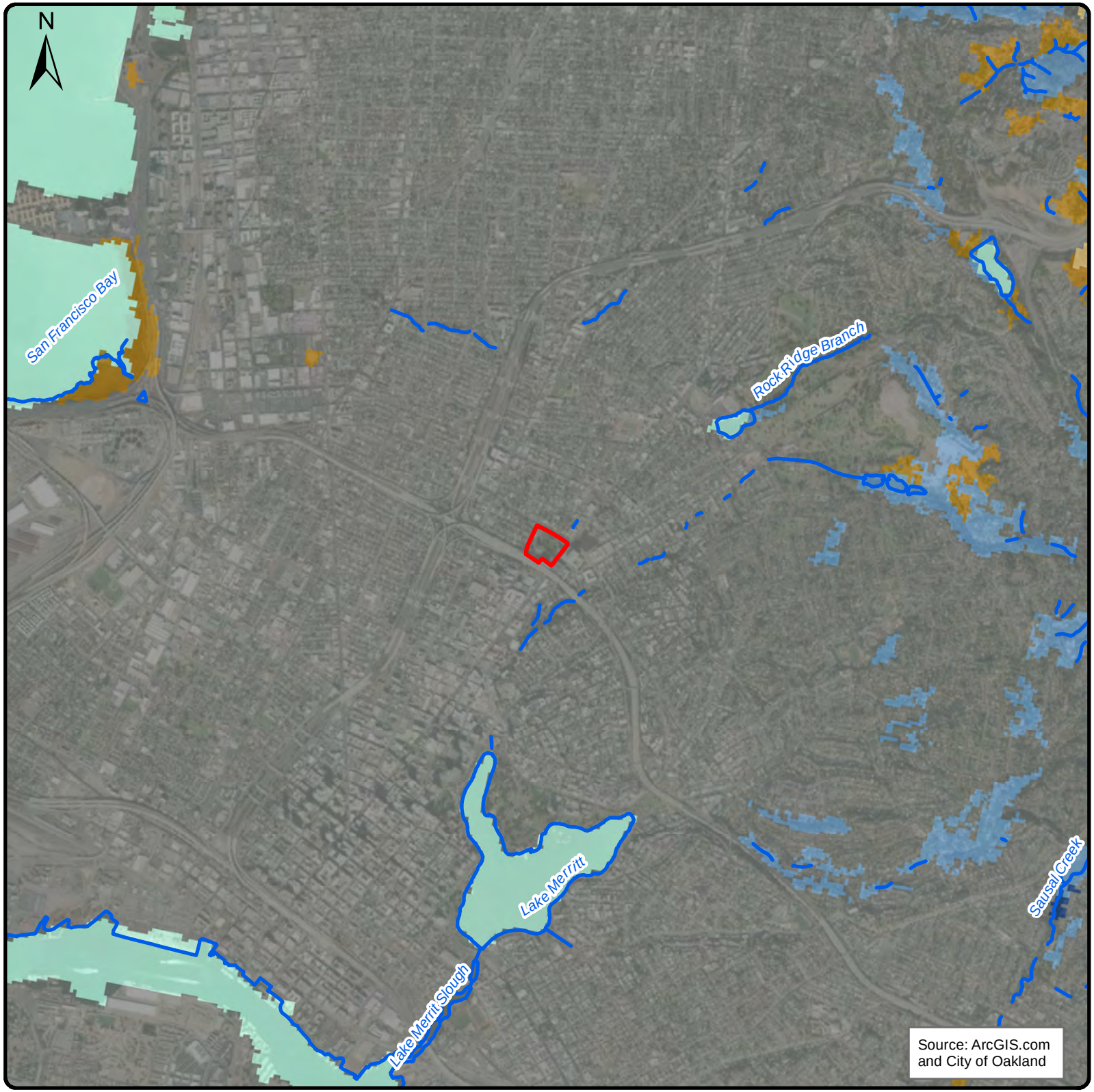
**LEGEND** 1 inch = 25,000 feet

★ Mosswood Park

Groundwater Basin


Watearth

EXHIBIT 10




# LAND COVER

**MOSSWOOD COMMUNITY CENTER**

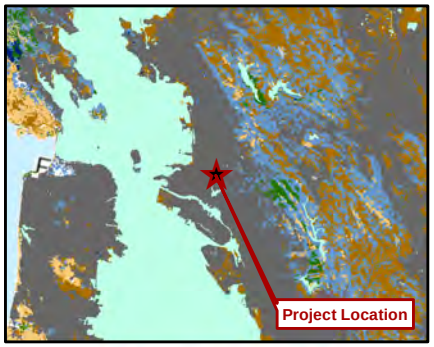
| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13. 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

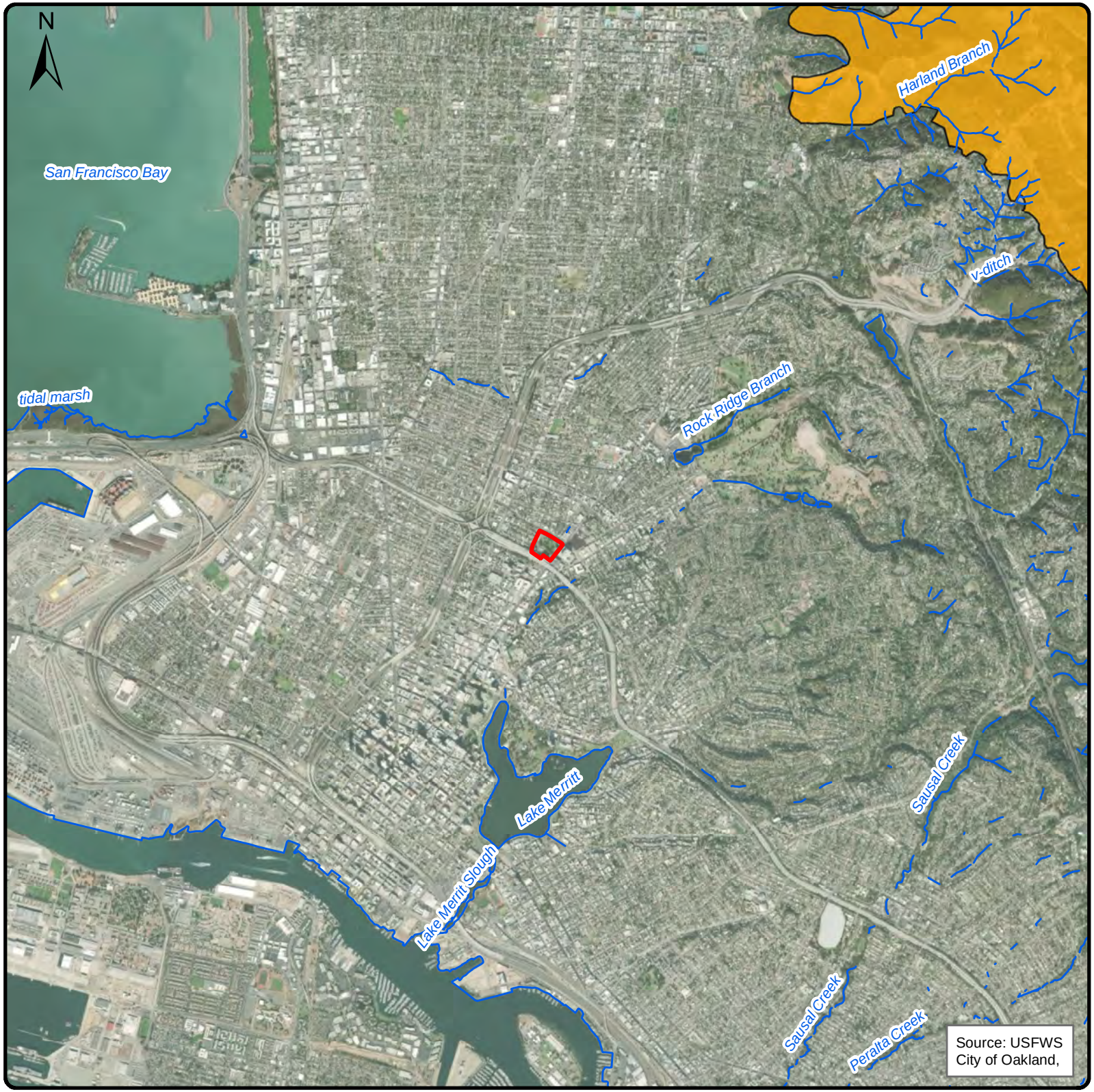
**LEGEND** 1 inch = 3,000 feet

- Mosswood Park
- Creek
- Agriculture
- Barren/Other
- Conifer Forest
- Conifer Woodland
- Desert
- Hardwood Forest
- Hardwood Woodland
- Herbaceous
- Shrub
- Urban
- Water




Watearth

EXHIBIT
11




# BIOLOGICAL RESOURCES

**MOSSWOOD COMMUNITY CENTER**

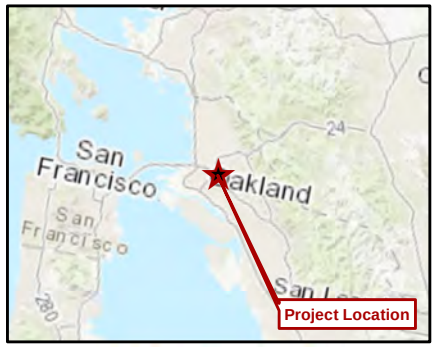
| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

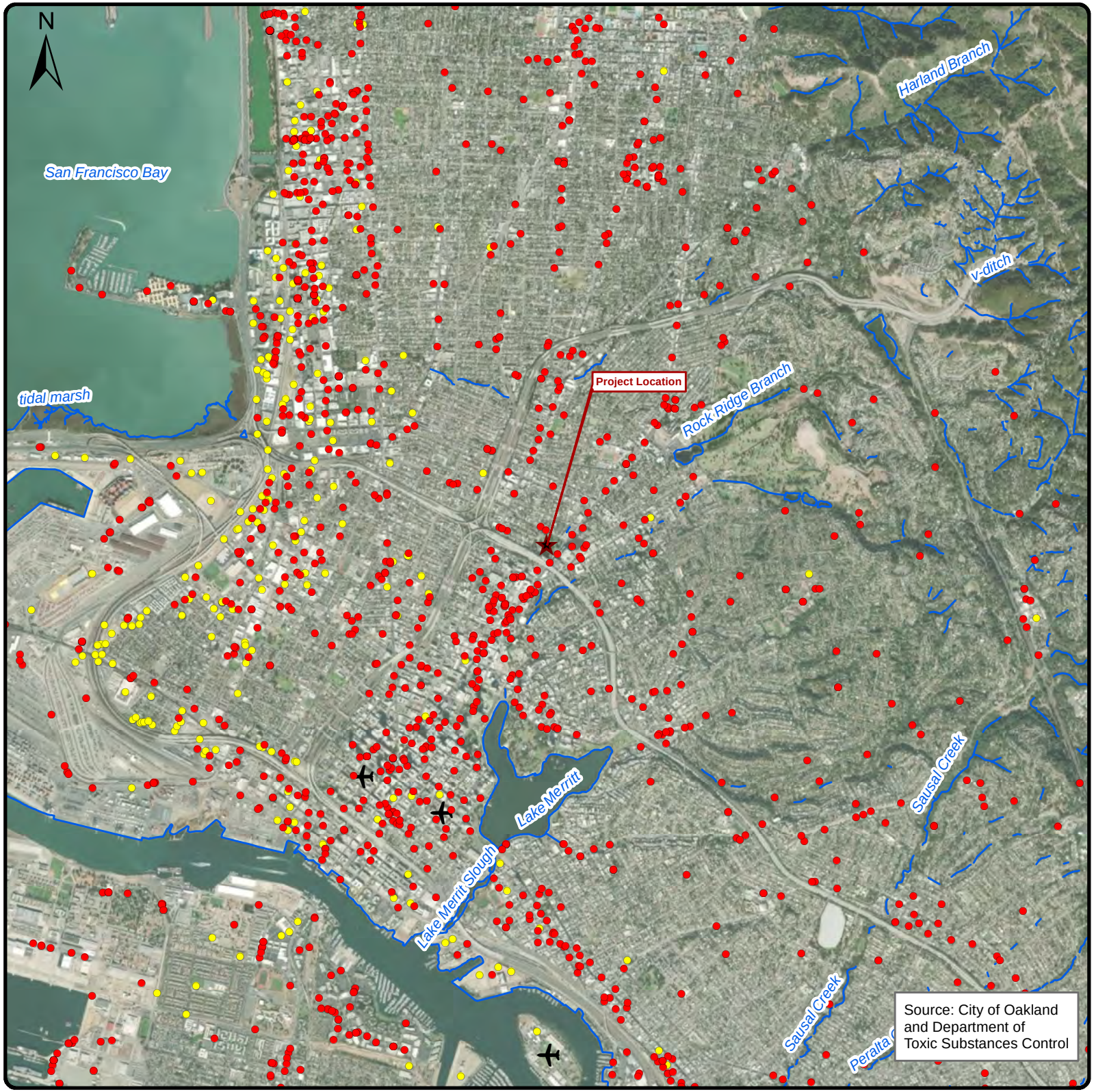
**LEGEND** 1 inch = 4,000 feet

- Mosswood Park
- Creek
- Alameda Whipsnake Critical Habitat




Watearth

EXHIBIT 12




# HAZARDOUS MATERIALS

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

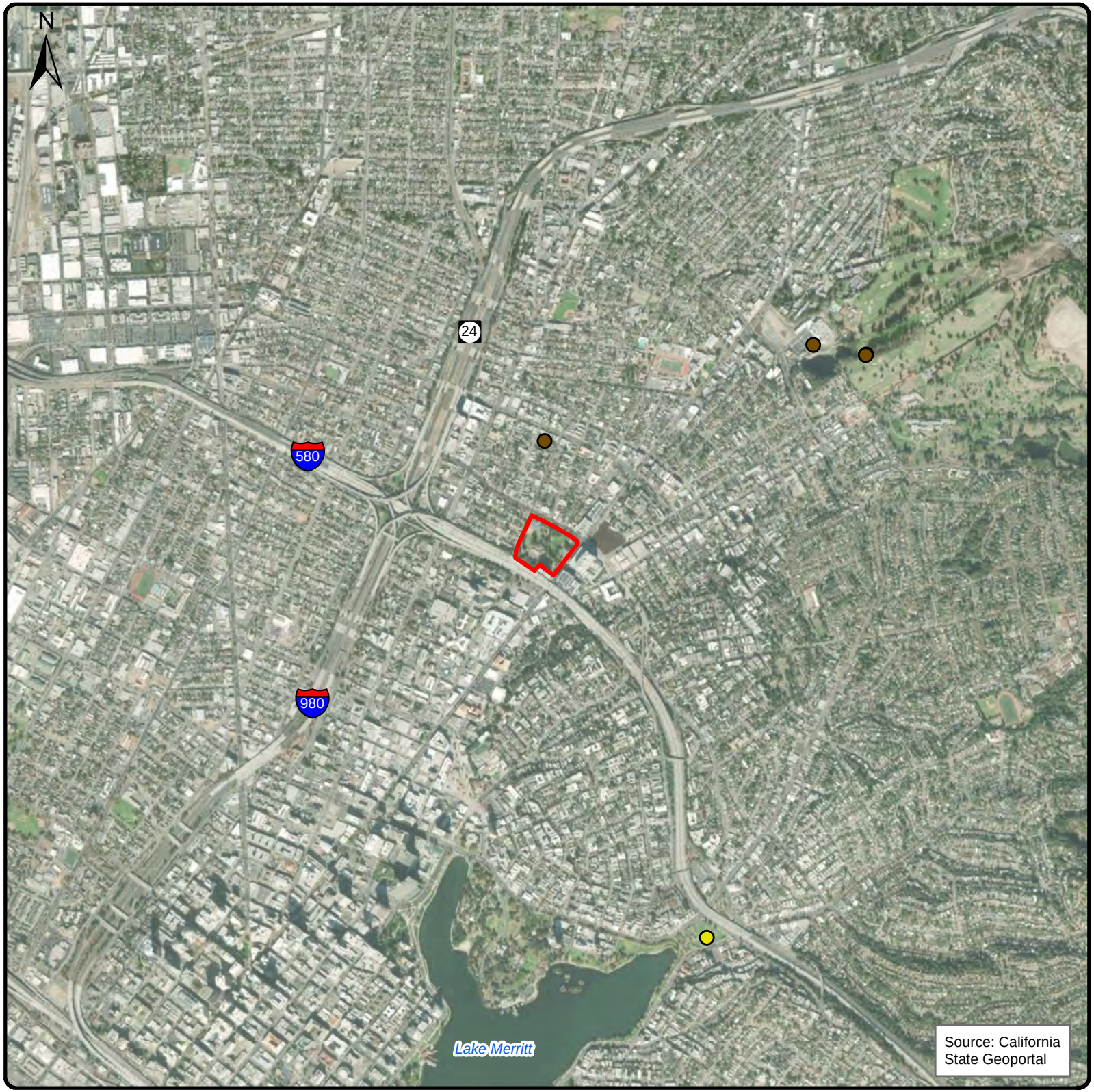
**LEGEND**

1 inch = 4,000 feet

- Mosswood Park
- Hazardous Waste Site
- Remediation Site
- Aviation Facilty
- Creek


Watearth

EXHIBIT 13




# MINERAL RESOURCES

| MOSSWOOD COMMUNITY CENTER | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 2,000 feet

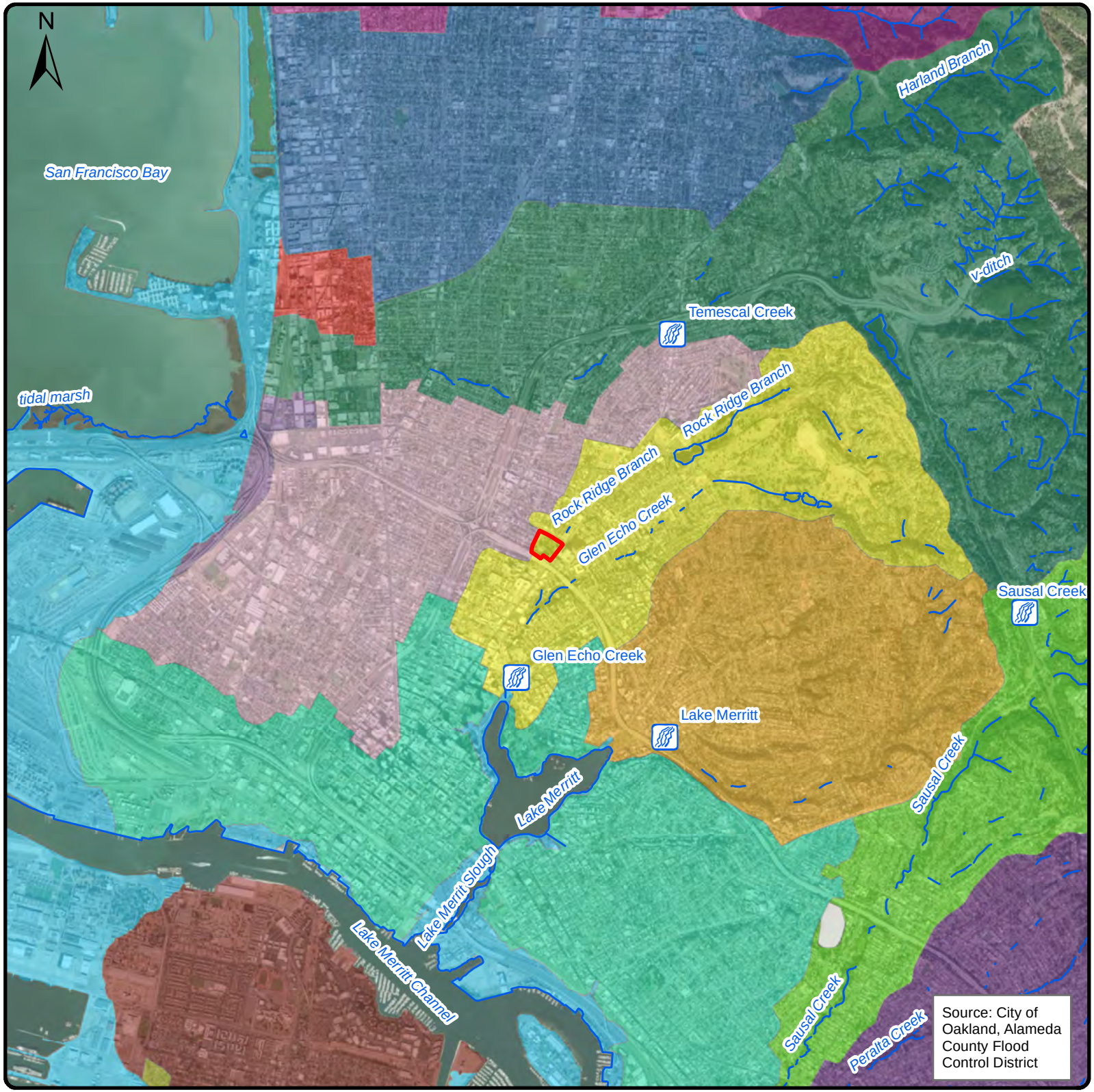
Mosswood Park

**California Mineral Resources**

- Clay
- Sand and Gravel, Construction


Watearth

EXHIBIT 14




# ALAMEDA COUNTY WATERSHED MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

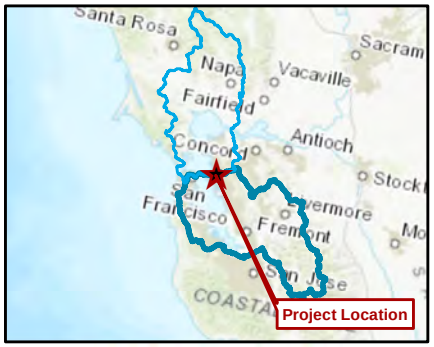
**LEGEND**

1 inch = 4,000 feet

- Mosswood Park
- Underground Creek
- Creek

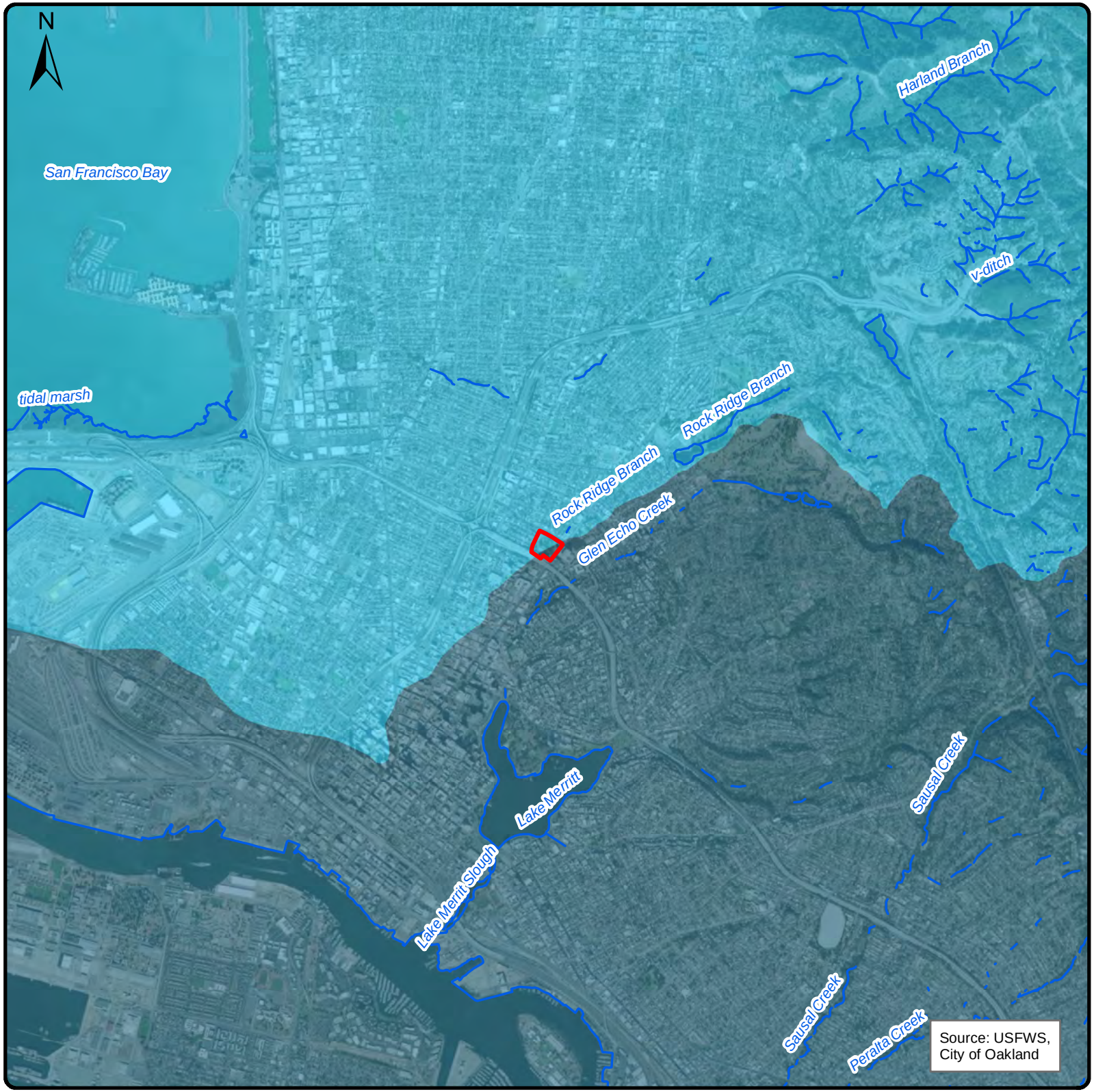
**Alameda County Watersheds**

- Bay Fill
- Glen Echo Creek Watershed
- Indian Gulch/Pleasant Valley Creek Watershed
- North Alameda
- Oakland Estuary Watershed
- Peralta Creek Watershed
- Potter and Derby Creeks Watershed
- Powell Street Watershed
- Sausal Creek Watershed
- Southwest Alameda
- Strawberry Creek Watershed
- Temescal Creek Watershed
- West Oakland Watershed
- West Oakland Bayshore Watershed




Watearth

EXHIBIT 15A




# WATERSHED MAP

| MOSSWOOD COMMUNITY CENTER | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

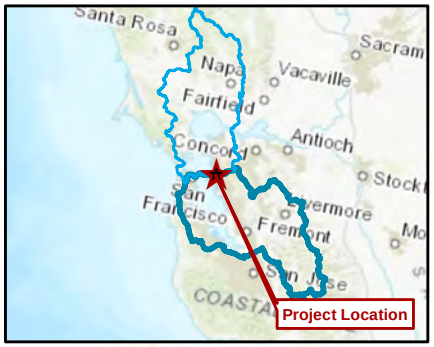
CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND**

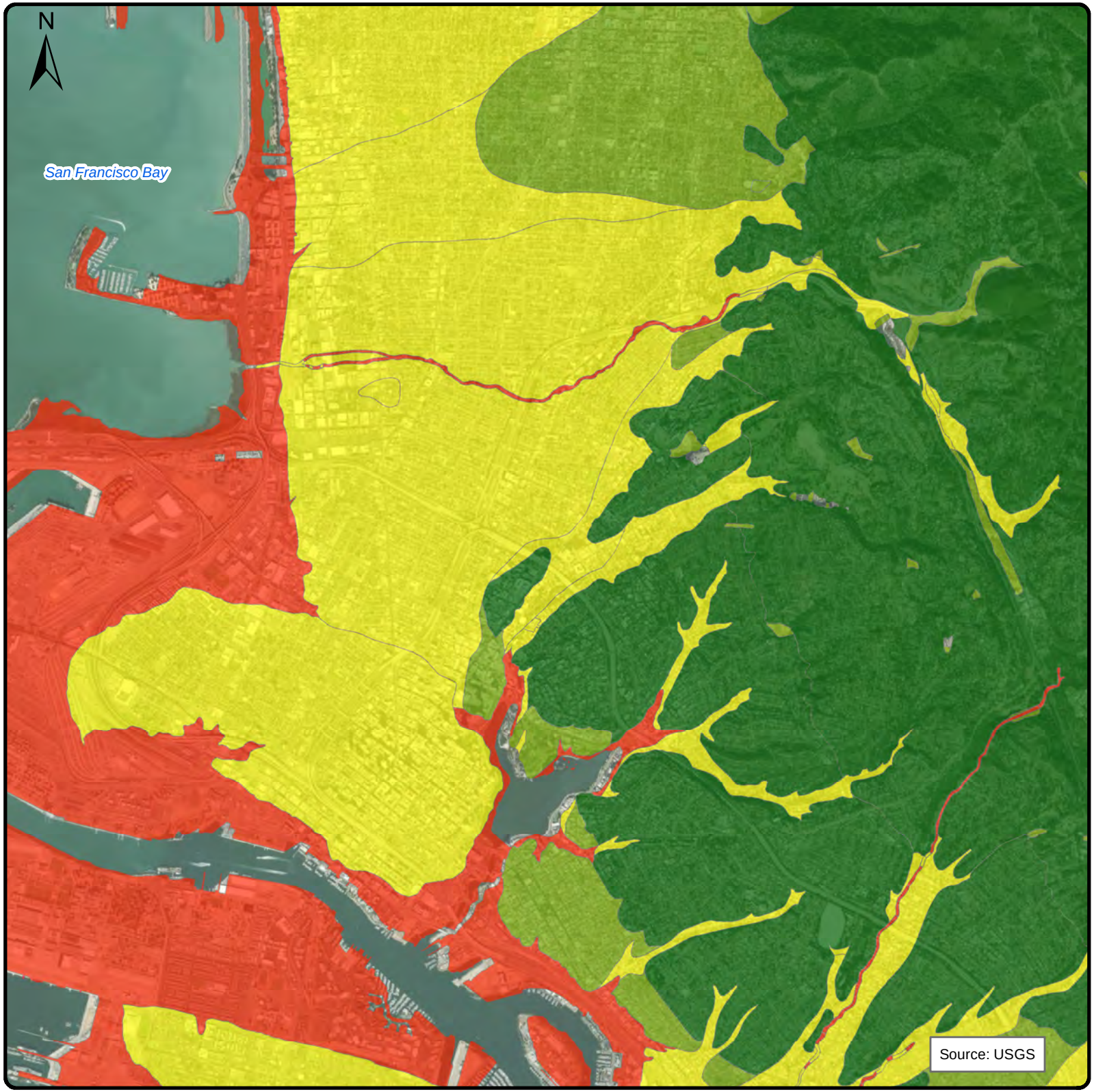
1 inch = 4,000 feet

- Mosswood Park
- Creek
- San Pablo Bay Watershed
- San Francisco Bay




Watearth

EXHIBIT 15B




# LIQUEFACTION RISK MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

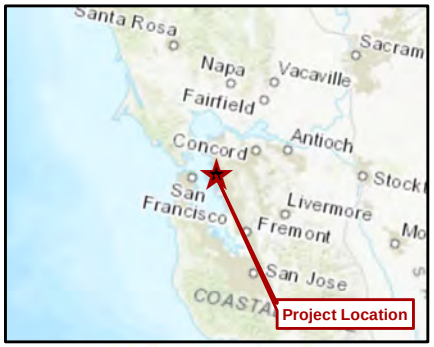
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND**

1 inch = 4,000 feet

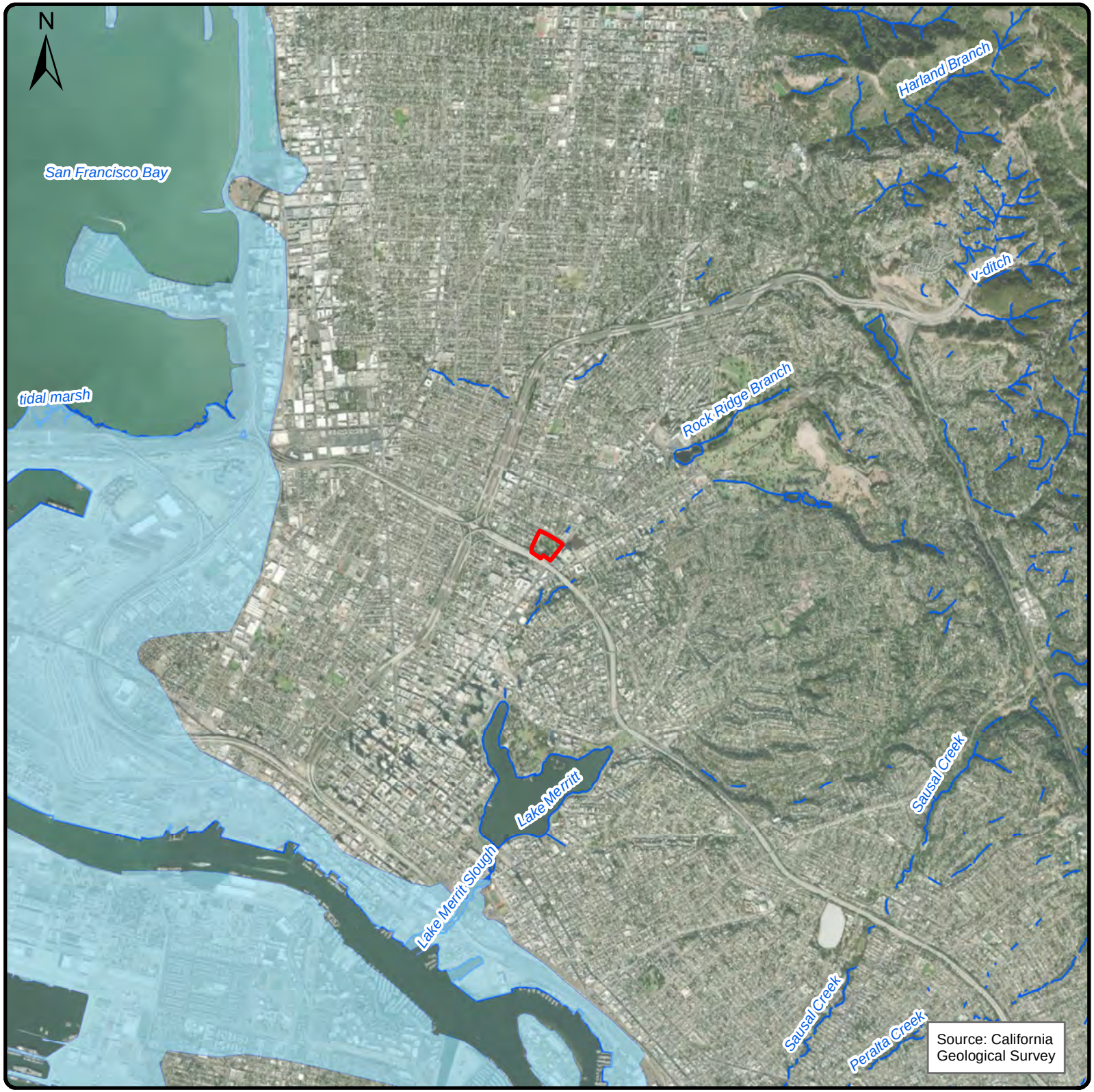
**Bay Area Liquefaction Risk**

- Very Low
- Low
- Moderate
- High
- Very High




Watearth

EXHIBIT 16




# TSUNAMI INUNDATION ZONE MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

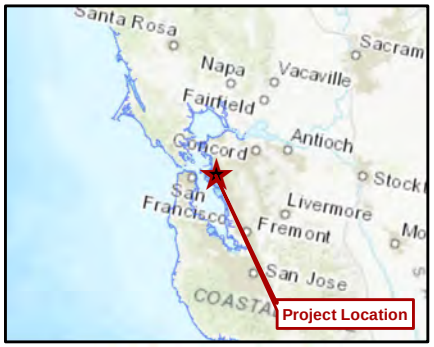
CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND**

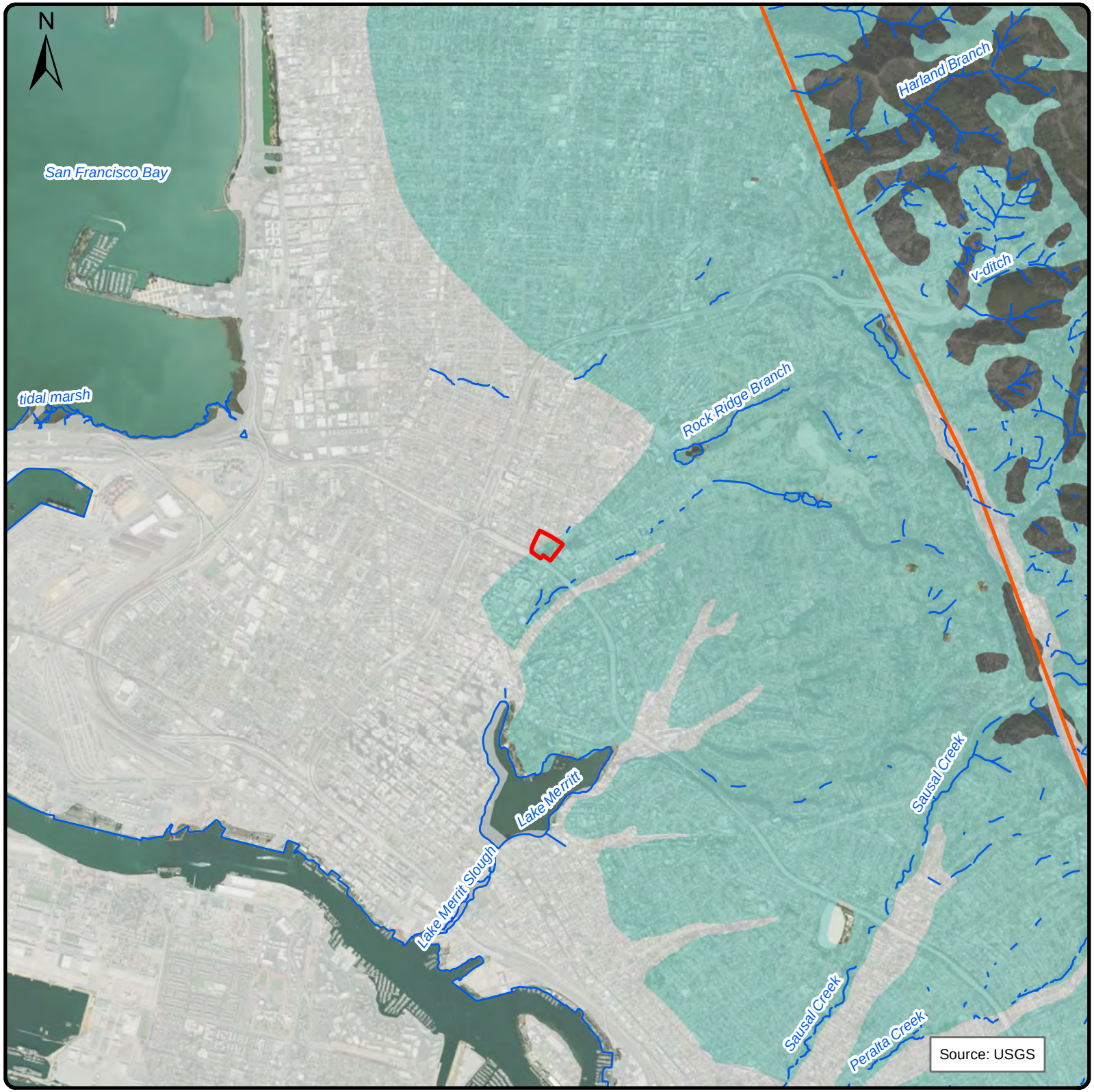
1 inch = 4,000 feet

- Mosswood Park
- Inundation Zone
- Creek




Watearth

EXHIBIT 17




# LANDSLIDE AND FAULT LINE MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** — 1 inch = 4,000 feet

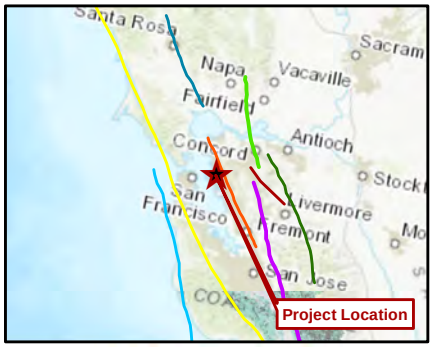
- Mosswood Park
- Creek

**Fault Line**

- Calaveras
- Concord Green Valley
- Greenville
- Hayward
- Mt. Diablo
- Rodgers Creek
- San Andreas
- San Gregorio

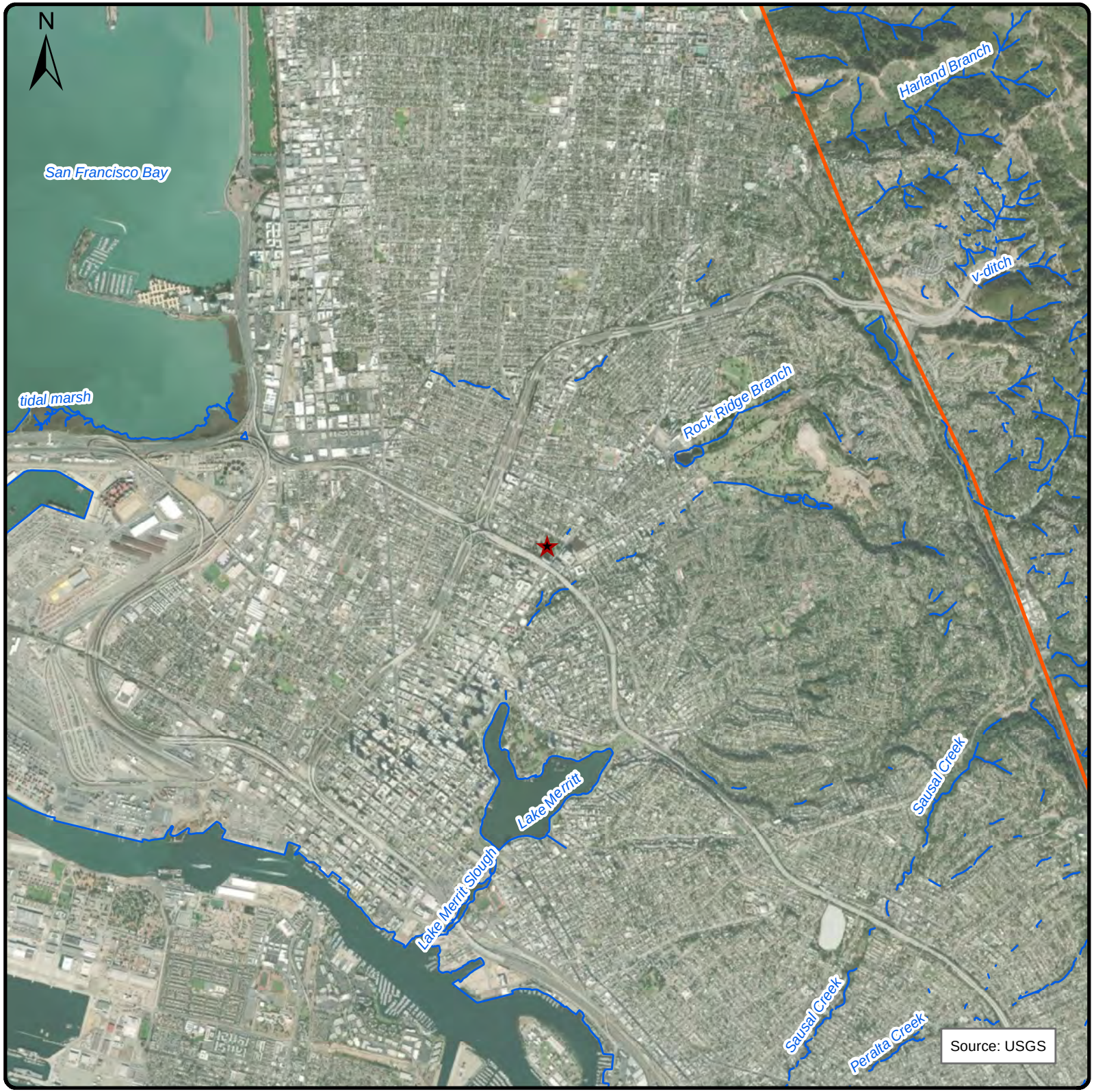
**Existing Landslide Areas**

- Most landslides
- Few landslides
- Surficial deposits




Watearth

EXHIBIT 18




# FAULT LINE MAP

| MOSSWOOD COMMUNITY CENTER | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

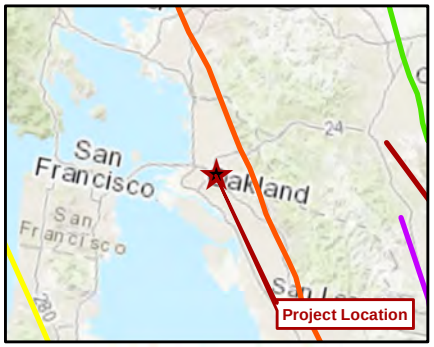
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 4,000 feet

- Project Location
- Creek

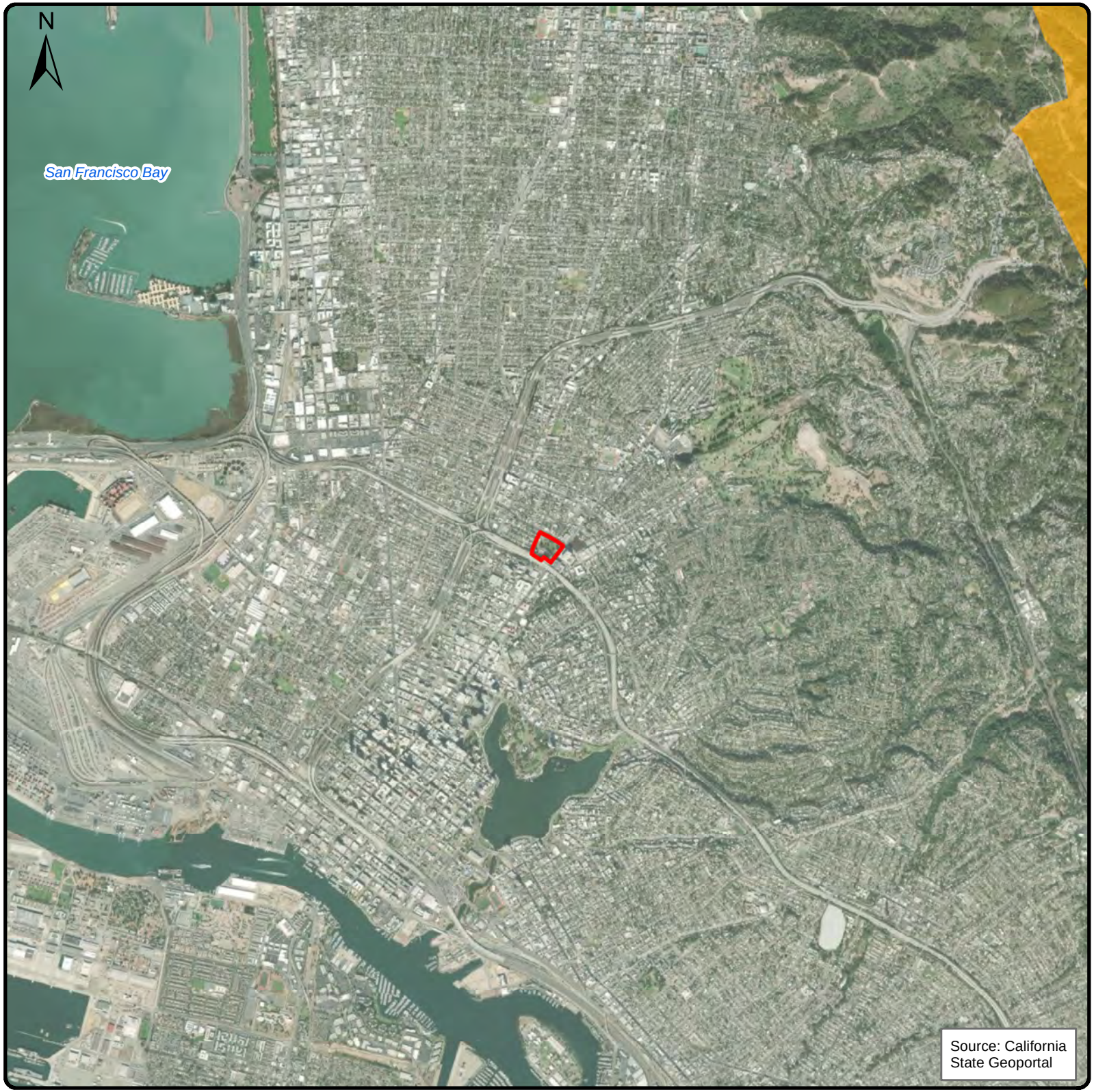
**Fault Line**

- Calaveras
- Concord Green Valley
- Greenville
- Hayward
- Mt. Diablo
- Rodgers Creek
- San Andreas
- San Gregorio




Watearth

EXHIBIT 19




# WILDFIRE RISK MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

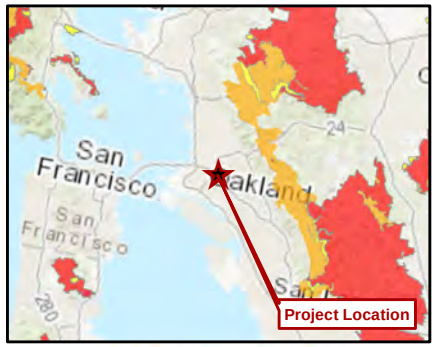
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND**

1 inch = 4,000 feet

**Fire Hazard Severity Zone**

- High
- Moderate
- Very High
- Mosswood Park




Watearth

EXHIBIT 20


# UTILITIES MAP

**MOSSWOOD COMMUNITY CENTER**

| | |
|---|---|
| Project No.: | 20.147.0 |
| Drawn By: | A. LEPERA |
| Reviewed By: | J. WALKER |
| Drawing Date: | NOVEMBER 13, 2020 |

CITY OF OAKLAND
MOSSWOOD COMMUNITY CENTER
MASTER PLAN
CEQA INITIAL STUDY

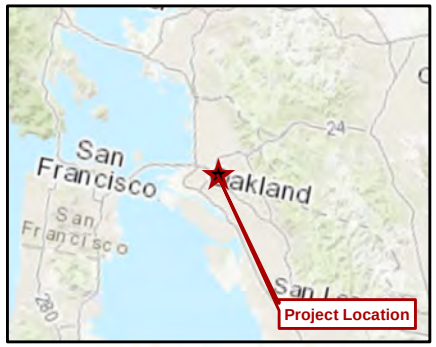
**3612 WEBSTER ST**
**OAKLAND, CA 94609**

**LEGEND** 1 inch = 250 feet

- Mosswood Park

**Storm Drain Structure**

- End Node
- Inlet
- Junction Box
- Manhole Cover
- Other
- Outfall
- Creek
- Storm Drain Pipe
- Road




Watearth

EXHIBIT
21

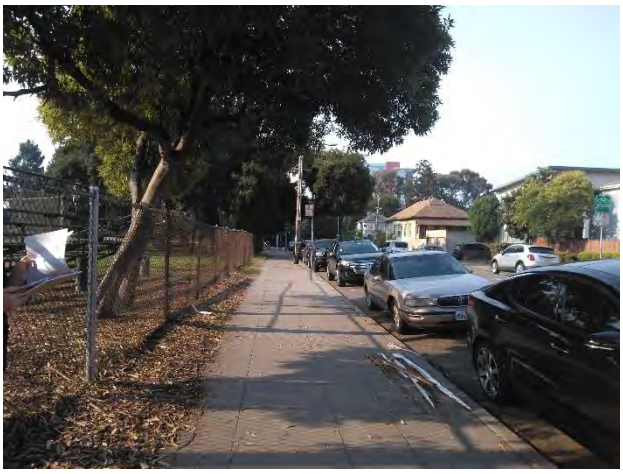
# Appendix A

## Mosswood Park Site Visit Photo Log

# Oakland Mosswood Park

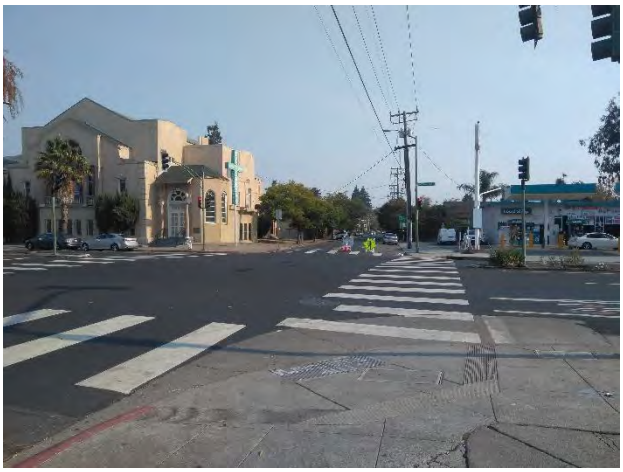
## Site Reconnaissance

### Photo 1: Mosswood Park



View of Mosswood Park on Webster St looking South and at Mixed Residential Housing land use

### Photo 2: Crossroads



View of the intersection of Webster St and MacArthur Blvd looking North with Mixed-use land use

### Photo 3: MacArthur Boulevard

View of Mixed-use housing, Institutional landuse, and bikes on MacArthur Blvd North of Mosswood Park; Vey noisy area

### Photo 4: Crossroads


Kaiser Hospital at the intersection of Broadway and MacArthur Blvd North of Mosswood Park (Institutional landuse); Very noisy intersection

# Oakland Mosswood Park

## Site Reconnaissance

### Photo 5: Bus Stop

Bus Stop on Broadway at the Eastern side of Mosswood Park; Kaiser Hospital with Institutional land use East of the park

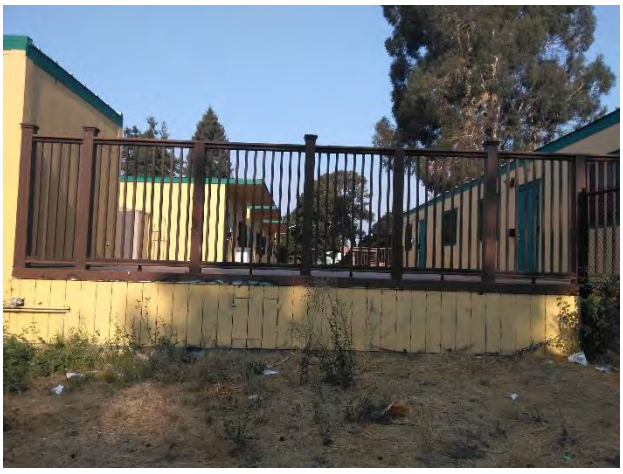
### Photo 6: Homeless Encampment

Homeless Encampment on the Eastern side of Mosswood Park near Kaiser Hospital (Institutional land use)

### Photo 7: Graffiti

Graffiti on the East side of the park near Broadway and Kaiser Hospital (Institutional land use)

### Photo 8: Temporary Buildings



Temporary buildings in place of the community center in the Southern Central part of the park

# Oakland Mosswood Park

## Site Reconnaissance

### Photo 9: Temporary Buildings

Temporary buildings in place of the community center and Historic Mosswood House, located in Southern Central part of park

### Photo 10: Temporary Buildings

Temporary buildings with Kaiser Hospital (institutional landuse) in the background

### Photo 11: Historic Mosswood House

Historic Mosswood House located in Southern Central part of park, looking East

### Photo 12: Historic Mosswood House

Front of Historic Mosswood House; Houses faces West

# Oakland Mosswood Park

## Site Reconnaissance

### Photo 13: Historic Mosswood House

Historic Mosswood House with the sun coming from the East

### Photo 14: Historic Mosswood House

Tent in the back of Historic Mosswood House, looking Southeast

### Photo 15: Erosion

Leaking irrigation and erosion on the East side of the Park near Broadway

### Photo 16: Leaking Irrigation

Leaking irrigation and erosion in the North Central part of the park facing MacArthur Blvd

[LOCATION DETAIL]

# Oakland Mosswood Park

## Site Reconnaissance

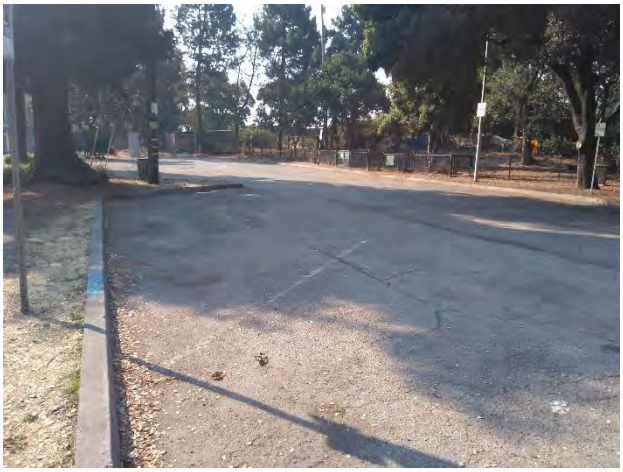
### Photo 17: Leaking Irrigation

More leaking irrigation in the North Central part of the park

### Photo 18: Building with Graffiti

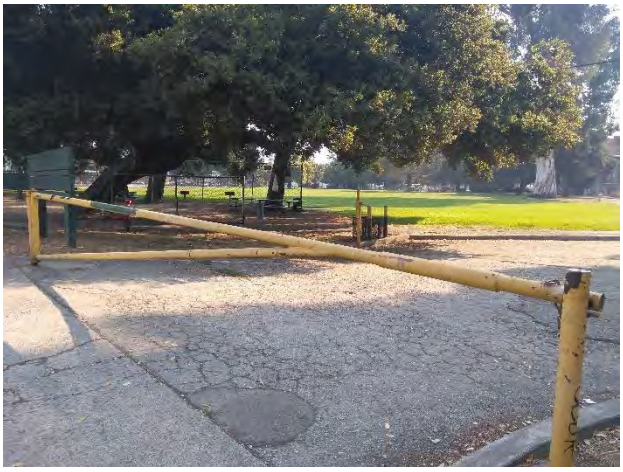
Park building with graffiti on it on Webster St near 37th St

### Photo 19: Parking Lot



Parking lot entrance on Webster Street just North of I-580 highway

### Photo 20: Parking Lot Gate



Parking lot gate on Webster Street

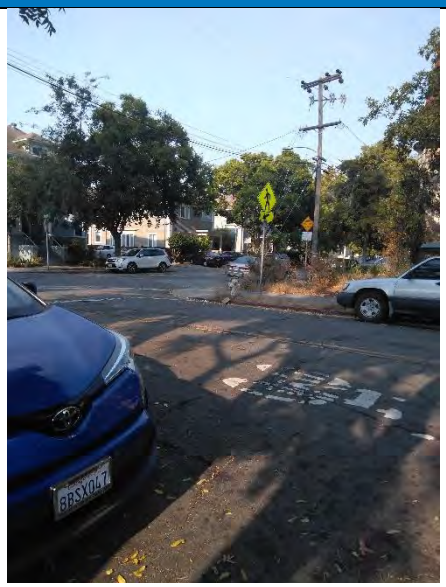
# Oakland Mosswood Park

## Site Reconnaissance

### Photo 21: Fire Hydrant

Fire Hydrant in Mixed Housing Type Residential on Webster St across from Mosswood Park

### Photo 22: Another Fire Hydrant



Fire Hydrant in Mixed Housing Type Residential on the corner of Webster St and 37th St

### Photo 23: Inlet, Graffiti, and Trash

Overflowing trash near an inlet and graffiti; Located just west of the amphitheater

### Photo 24: Amphitheater and Graffiti

Amphitheater and graffiti in Southern Central part of park (Kaiser Hospital and institutional land use in background)

# Oakland Mosswood Park

## Site Reconnaissance

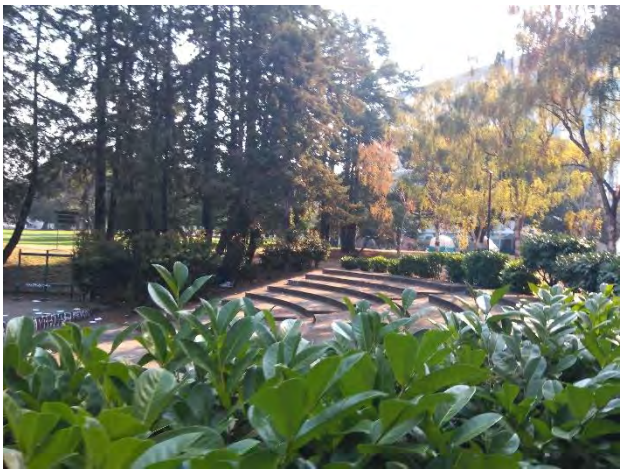
### Photo 25: Trash, Tent, and Amphitheater

A lot of trash on the northwestern side of the amphitheater

### Photo 26: Trash and Tent

Trash and a homeless tent between the amphitheater (right) and tennis courts (left)

### Photo 27: Amphitheater and Trees



Amphitheater surrounded by trees looking southeast; Kaiser Hospital (Institutional land use) behind trees

### Photo 28: Amphitheater and Inlet

Amphitheater in Southern Central part of park with an inlet and graffiti

# Mosswood Park Master Plan

## Final Initial Study (IS) Negative Declaration (ND)

# Appendix B

## Historical Resource Evaluation

Historic Resource Evaluation

# Mosswood Park

Oakland, California

November 2020

Knapp Architects

Table of Contents

Mosswood Park – Historic Resource Evaluation

## Introduction

Knapp Architects was hired by the City of Oakland, through Watearth, Water Resources + Green Infrastructure to create a Historic Resource Evaluation of the city's Mosswood Park in North Oakland. Knapp Architects will evaluate the historical significance of the park, and assess the recent Master Plan for Mosswood Park prepared by Leddy Maytum Stacy Architects (LMSA) for conformance to the Secretary of Interior's Standards and the *Guidelines for the Treatment of Cultural Landscapes* as a Rehabilitation.

## Executive Summary

Mosswood Park is a 12-acre park situated in the Mosswood neighborhood of North Oakland. It was part of a larger estate purchased in 1863 by J. Mora Moss on which in the subsequent year he built the Moss House, a Gothic Revival Victorian house which still stands in the park. After the death of Moss and his widow, Julia Moss, the City of Oakland purchased the remaining property in 1911, to convert into a city park. The Glen Echo Creek which originally ran through the park east of the Moss House was piped underground in 1945, and in 1948 the City undertook a major park remodeling. In 1954, the Junior League sponsored the construction of the Junior Center for the Arts, a community center building situated just south of the Moss House. This building, which was the park Community Center by that time, burned in 2016 and was demolished. A new, temporary, Community Center of modular buildings has been constructed in approximately the same footprint. The Community Center and Park Master Plan has been prepared by LMSA for the City of Oakland; it presents the design framework for construction of a new Community Center as well as improvements for the park, and includes rehabilitation recommendations of the Moss House. Mosswood Park is considered eligible by the City of Oakland Cultural Heritage Survey for listing in the California Register of Historical Resources under Criterion 1 (Event) for its civic function dating from the park's opening in 1912. The Park Master Plan as a whole conforms with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for the Treatment of Cultural Landscapes.* As explained in this report, the applicable Standards are the *Guidelines for the Treatment of Cultural Landscapes*, and the property to which they should be applied is the entire park, not the Moss House.

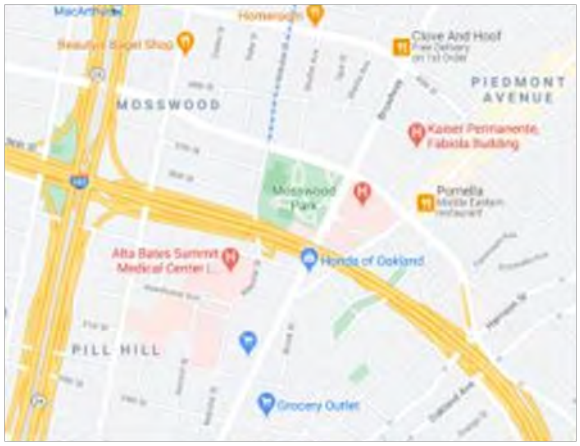
## Methodology

Research was conducted primarily through online resources and by electronic communication with historical resource collections such as the Oakland History Center in the Oakland Public Library The materials we sought were historic accounts of the development of the property, and photos and clippings referring to the original residential property and the subsequent park, as well as city documents relating to planning and historical survey. Research conducted included documents from the collection of the Oakland Cultural Heritage Survey regarding the Moss House; the Cultural Heritage Survey Area of Primary Importance (API) Field Survey map of Mosswood Park, books and websites providing information about the Moss House and its architect and builder; online research on J. Mora Moss, Julia Theresa Wood Moss, architect

Stephen H. Williams, and Moss's employers, Pioche and Bayerque; a Historic American Building Survey record including drawings, photographs and a report, prepared in 1961; a 1906 *Architectural Record* article about Stephen H. Williams; various early twentieth century newspaper articles about Mosswood Park and activities therein; scans of historic photos and archived newspaper clippings; and other miscellaneous information collected in the Oakland History Center, and by the landscape architect for the Master Plan, Einwiller Kuehl Landscape Architecture. Certain resources, such as a book and photos at the University of California's Bancroft Library, and the papers of J. Mora Moss in the California State Library, were discovered but could not be accessed because collections were closed. The state library is currently closed, and the Bancroft Library is an in-library use only rare books library, and it has been closed during the coronavirus crisis.

Scope of the Report

This report will examine Mosswood Park itself for eligibility for the California Register of Historical Resources, as well as the LMSA Park Master Plan and Community Center for conformance with the Standards for Rehabilitation under the *Guidelines for the Treatment of Cultural Landscapes*. It will provide a summary of the park's current historical status and continue with a description of the site, with its components and buildings. It will discuss the historical context and development, and provide a summary description of the Master Plan. It will provide descriptions of the requirements of eligibility for the California Register, and continue with an evaluation of the park's eligibility for the Register. It will provide a summary of the Secretary of the Interior's Standards, and will then provide an evaluation and of the Master Plan's conformance with the Secretary's Standards. This report will not evaluate the eligibility of the J. Mora Moss House for the Register because it is already a city landmark.




Location Map for Mosswood Park. From OaklandWiki website

The Moss House. From the OaklandWiki website

Current Historical Status

Currently, the only historically designated part of the park is the J. Mora Moss House, including a buffer zone of ten feet outward from the base of the building. The Moss House, city landmark number six, was among the seven city landmarks designated in the second Oakland landmark ordinance of November 1974. Mosswood Park is considered an Area of Primary Importance (API) by the City of Oakland, meaning it possesses a sufficient level of significance to qualify for the National Register of Historic Places.

Description of the Site and Buildings

Mosswood Park is situated in the Mosswood neighborhood of North Oakland, bounded on the west, north, and east by Webster Street, MacArthur Boulevard, and Broadway, respectively. It is near the conjunction of the 24, 580 and 980 freeways. Kaiser Oakland's two main hospital buildings are directly across Broadway and MacArthur Boulevard to the east and north. Another Kaiser building stands in the southeast corner of the block Mosswood Park occupies. The 580 freeway crosses east to west directly south of the park, and forms most of its southern boundary. Across the freeway is the Alta Bates Summit Medical Center, with its many buildings. North Oakland's Auto Row runs along Broadway from 45th Street south to Grand Avenue. This district has recently been the focus of redevelopment fostered by the Oakland Planning & Building Department. The Piedmont Avenue shopping district is two blocks east and runs southwest to northeast from MacArthur Boulevard to Pleasant Valley Avenue. Businesses line Broadway and Telegraph Avenue near Mosswood Park, and the remaining infill on smaller streets is single-family houses, duplexes and small apartment buildings.

The Community Garden. The Field House is in view in the background. Knapp Architects photo, 2020

The Mosswood Park Basketball Courts. Knapp Architects photo, 2020

The park itself is roughly square, covering approximately 12 nearly flat acres with the Moss House at its center. The park consists of a collection of sports fields and courts in the western half, and incorporates a community garden near the northwest corner, and two dog parks along

the western half of the southern border. The eastern half of the park is dedicated to open fields with a scattering of trees, and there is a concrete Amphitheater loosely surrounded with a variety of trees just southeast of the Moss House. The central buffer between the east and west zones is occupied with the Moss House, two children's playgrounds running north from the House, and a recreation center and tennis courts south of the House. The park's parking lot is situated in the southwest corner, with an entrance from Webster Street across from the terminus of 36th Street.

The community garden is enclosed within a four-foot-high chain link fence. In the garden there are two ground-level planters, defined by rings of logs, and 20 raised planters formed from wood boards. There is a small fruit or nut tree in one of the ground planters, and a variety of vegetables in the raised planters. Five of the raised planters have decoratively painted sides. There are other miscellaneous plants around the periphery of the garden. Just to the south of the community garden there is a small Field House which combines bathrooms a concession counter and storage.

Just east of the garden and the Field House there are two basketball courts, aligned for play north-to-south. There is one light on a tall pole located northeast of the eastern basketball court. Other lights illuminate the courts from the south from the poles lighting the baseball field.

The Mosswood Park Baseball Field. Home Plate is in view. Knapp Architects photo, 2020

The western park open field. Looking northwest back towards the baseball field. Knapp Architects photo, 2020

Just to the south of the Field House and the basketball courts there is a baseball/softball field; its home plate is directly south of the concession building. The first base line runs to the south, and the third base line runs east-to-west. The home plate and pitcher's rubber of the baseball field are permanently installed in the ground. The infield is open dirt and is enclosed with a chain link fence that runs along the first and third base lines, and has a backstop behind home plate. There is no fence in the grass outfield.

Inside the two baseline fences there are 15-foot-long dugout enclosures formed by the chain link fence, which have sloped tops and openings at the outfield end. Each dugout has a small

wooden bench for its full length. There is a small bleacher with seven levels of benches, 33 feet long, just west of first base behind the fence. The field is lit with six lights atop 40 foot high poles along the first and third baselines aligned near home plate, first and third base, and in the outfield. The first base line outfield light is installed behind a row of large trees, and ostensibly only lights the picnic tables and barbecue grills located there. Behind the backstop there is electrical equipment, presumably associated with the field lighting, also enclosed in a chain link fence connected with the backstop fence and topped with a corrugated metal roof. The fence chain link material has been bent out in various locations at the base. One of the foot support boards is missing from the bleacher.

The three tennis courts at the south end of the park are aligned north-to-south and are enclosed within a rectangular chain link fence ten feet high at the north side, and fifteen feet high at the east and south. Along the west side the fence ranges from five feet at the south to ten feet at the other end, which occurs because of the slope of the exterior grade which is held back by a retaining wall. The courts have lights on top of thirty-foot poles arranged in rows of three poles on each side, near the net and near both ends, with double lights on poles between adjacent courts to illuminate each. Some of the lights on the poles are missing. Just to the north of the tennis courts, and just south of the Moss House there are seven temporary recreation center buildings.

The Mosswood Park Tennis Courts. Knapp Architects photo, 2020

The open eastern field at Mosswood Park looking southwest. The Kaiser Permanente Mosswood Building is in view. Knapp Architects photo, 2020

The bulk of the eastern half of the park is occupied by a large meadow ringed randomly by large trees but open for the most part in the center. The meadow is depressed several feet at the center. At the Broadway sidewalk close to the center of the east edge of the park there is a 25 foot-by-160 foot Pergola with concrete columns, brick walls, and planters. A wood trellis that once stood above the columns of the Pergola is no longer there, and the Pergola is in a general state of disrepair. At the northern border of the field, 120 feet west of the corner of

Broadway and MacArthur Boulevard, there is a 16-foot-by-10-foot, one-story pump house with rough stucco walls and a flat roof. At the northwest corner of the park there is a small brass plaque on a short granite pedestal, commemorating the location of the c. 1820 El Camino Real, the earliest known road, from Mission San Jose in Fremont, through Rancho San Antonio to the north.

The picnic area in the western part of the park. Knapp Architects photo, 2020

The eastern field looking southeast, with a picnic table and grill in view. Knapp Architects photo, 2020

The concrete Amphitheater is located in the south end of the park, just to the east of the temporary recreation buildings. The Amphitheater describes a 120-degree arc oriented to the stage at the northwest. It has two outer, sloped aisles and two interior aisles evenly dividing the seating. The seats are four equally sized sets of nine steps up from the semi-circular fore-stage, rising approximately eight feet altogether. The fore-stage is 20 feet deep from the seats to the stage and the stage is a single two-foot riser above the fore-stage. The stage is also 20 feet deep and 50 feet wide at the front. The back edge of stage is a straight line, oriented perpendicular to the direction of the audience for a width of twenty feet. It turns an angle of sixty degrees on either end and continues this line to the stage front at its 50-foot width. At the back of the stage there is a set of four stage-set mounting brackets formed from metal pipes set in the concrete floor of the stage, and wood 2x4 beams joining the pipe posts across the top and bottom. One of the stage brackets is broken and hanging loose.

To the northwest behind the Amphitheater stage, and situated only five feet from the southeast corner of the Moss House there is a 30-foot-square stage workshop. It is two stories high, with a four-part hipped roof with a square, pointed skylight in the center. It has large wood pole posts at the corners, and vertical wood shiplap siding. There are large windows on the north, east and west sides and a door on the west side.

The Mosswood Park Amphitheater. Knapp Architects photo, 2020

The Mosswood Park stage workshop. Knapp Architects photo, 2020

Extending north from the Moss House there are a series of three areas enclosed by chain link fences three feet high. The first is ostensibly the exterior yard of the House, and in the next two there are sets of playground equipment. There is a broken bench in the Moss House yard. The northernmost play yard also has a metal pipe swing set in a section of sandy ground.

The parking lot on Webster Street is arranged along a southeast to northwest direction, with one lane in from Webster Street which then loops around a pair of grassy traffic islands with trees. Cars park angle-in throughout, and the pavement is heavily cracked. There are two fenced dog parks at the south end of the park: a regular dog park just to the south of the parking lot, and a dog park for large dogs tucked just south of the tennis courts, with an entrance between the southwest corner of the courts and a 20-foot-square fenced garbage enclosure. The dog parks are enclosed in four-foot-high chain link fences, and have been cleared of ground plants. There are several benches in each dog park.

The large Water Oak at the south end of the park. Knapp Architects photo, 2020

One of the Giant Sequoias near the center of the park. Knapp Architects photo, 2020

There are picnic areas to the southwest of the baseball field, and distributed almost randomly within the eastern meadow. They have picnic tables formed by two metal pipes inserted into the ground supporting a framework of horizontal pipes, and with tables and seats of wood boards. Near the tables there are permanently installed adjustable pedestal barbecue grills. In the meadow there is a picnic table with a grill at the southwest, and a pair of tables with a grill at the southeast. The southeast tables are damaged by dry rot, and part of one table is broken off. The picnic area southwest of the baseball field has two groups of tables, with several grills, separated by a thirty-foot-long-chain link fence running roughly northwest to southeast. One of the tables at the in the area near the baseball field has been pushed over so its seat is contacting the ground.

The park is host to a wide range of plant and tree species, as documented in a May, 1986 inventory of trees and plants. Some 80 species of plants are listed from such families as banana, yew, redwood, pine, birch, oak, elm, magnolia, dogwood, laurel, boxwood, myrtle, heath, olive and honeysuckle.[1] An arborist report was conducted and issued on November 8, 2019. It was included in the appendix of the Master Plan. This report recognized 43 species of trees, including five that were not listed on the 1986 report. Perhaps the reason there were many fewer plants in the 1986 report is because that list included bushes and shrubs. The arborist report listed six high value trees: three of the four species of cedars in the world, large and healthy Quercus agrifolia (Coast Live Oak), some of the largest in the city, Quercus nigra (Water Oak) a specimen in excellent condition and a rare tree for the Bay Area; the Coast Redwoods are called impressive. The park has three Sequoiadendron giganteum (Giant Sequoia). There is a very large Eucalyptus viminalis (Manna Gum) in the grass near the Moss House with a diameter of 108" and an estimated height of 150 feet. All trees were listed and evaluated which included recommendations of trees requiring further assessment, and other recommendations of removal.[2]

Historical Context and Development

Joseph Moravia Moss, commonly known as J. Mora Moss during his adult life, was born in Philadelphia in 1809, to parents born in England. He arrived in California from Philadelphia in 1850 and went to work for the leading San Francisco financial institution Pioche and Bayerque[3] as a clerk, but quickly rose to become one of the state's leading citizens. He was involved with the first telegraph company in California, and an early president of the first gas company in San Francisco. He went on to be the president of the Board of Trustees of the Deaf, Dumb, and Blind Institute, and was also a regent of the University of California. He purchased a 32 acre site from a Mr. Coffey in 1863,[4] with the intent of settling far from city activity.[5] The land was bounded by Telegraph Avenue, Moss Avenue (the current MacArthur Boulevard) and south to

[1] Covel, Paul F., et al.,*Trees, Shrubs, Perennials of Mosswood Park – Oakland,* 1986.
[2] Molly Batchelder, *Arborist Report,* SBCA Tree Consulting, November 8, 2019.
[3] Ray Raineri, "Joseph Moravia Moss And Moss Cottage," *Piedmonter-Piedmont Oakland Bulletin*, June 13, 1984, 1-2B.
[4] "Notes on the History of the Joseph Moravia Moss House and Mosswood Park and Center."
[5] Erika Mailman, "Moss, Mosswood, Mott and McElroy – and the Park," *The Montclarion,* April 3, 2001.

the former 36th Street, the approximate location of the MacArthur Freeway. He later added three more acres to the east bringing his property to the present boundary on Broadway.

In 1864, at a cost of $14,500, he built the Moss House, a Gothic Revival Victorian house designed by Stephen H. Williams[6] and constructed by Joseph F. Heston.[7] In 1867 Moss married[8] Julia Theresa Wood, and they named their estate "Mosswood" a romantic conjunction of their last names. While they resided there, the Mosses sold the land between Webster Street and Telegraph Avenue. J. Mora Moss died in 1880, leaving the remaining land and house to his much younger widow.

The Mosswood Park fenced pathways and bridge over Glen Echo creek, circa 1910. Photo courtesy of the Oakland Library History Center.

Architect Stephen H. Williams was born in New Jersey on October 10, 1818, and he was likely already an architect when the California Gold Rush broke out in 1849. He left his young family in Caldwell, NJ and traveled to San Francisco in 1850, where he started an architectural practice. By 1864 his family was with him at their residence at the corner of Washington and Larkin Streets. In 1852 he designed the Parrott Block at the northwest corner of California and Montgomery Streets.[9] In a push for fire-resistant construction, Mr. Parrott decided his building would be constructed of granite. The best source of granite at that time was in China. In fact, the building was originally constructed in China. The individual granite parts were each numbered and their locations marked on a diagram. The parts were then shipped to San Francisco and assembled at the intended site, over an already constructed stone foundation, which had been quarried from Yerba Buena Island. Since the parts were marked in Chinese characters it was

S. H. WILLIAMS & SON, ARCHITECTS—Office, 61 Merchants' Exchange, California street. Designs for new buildings prepared with close attention to all modern improvements and modes of enrichment. Especial attention paid to interior decorations and store fittings. Old buildings remodeled and improved, with careful and reliable estimates as to cost, by the senior partner, who has been in constant practice as a practical architect in this city since 1850. ja4-6plm

[6] Paul Duchscherer and Douglas Keister *Victorian Glory In San Francisco and the Bay Area* (New York: Viking Studio, 2001) 38.
[7] Alan Michelson, "Moss, Joseph Moravia, House, Mosswood Park, Oakland *CA," Pacific Coast Architecture Database,* University of Washington Libraries http://pcad.lib.washington.edu/building/17238/
[8] Raineri, "Joseph Moravia Moss and Moss Cottage.
[9] Agnes Foster Buchanan "Some Early Business Buildings in San Francisco," *Architectural Record* 20, no. 1 (1906): 23.

necessary to hire Chinese laborers to assemble the building.[10] Williams later had his architecture office in the Parrott Block.

Other buildings Williams is noted for include First Calvary Church, the Merchant's Exchange building in the Financial District, and the Selby and Company factory and shot tower located south of Market Street, all in San Francisco. His son Warren Heywood Williams became a noted architect in Portland, OR. In 1880, Williams was involved in the founding of the California Architect and Building Review, a pioneering West Coast architectural journal. Williams died in June of that year.

At the time the Mosses owned the estate, the Glen Echo Creek ran north-to-south through their land some yards east of their house. Julia Moss enthusiastically took part in maintaining the grounds, expending great cost to acquire exotic plants and trees from around the world. Reportedly, she personally planted every tree on the estate, and employed three gardeners to assist with its upkeep.[11]

The original form of the Pergola, open to the east, circa 1910. Photo courtesy of the Oakland Library History Center

The remodeled form of the Pergola with new eastern wall adjacent to the sidewalk, circa 1948. Photo courtesy of the Oakland Library History Center

The Pergola at the eastern border of the park at Broadway predates the opening of the park, being built sometime before 1911.[12] In its original form it had a small elevated seating area next to the park entrance gate, with four steps down to the sidewalk level at the south end and part of the east side, and originally had a wood trellis set above the columns which supported wisteria vines. The Pergola was remodeled with the brick walls that closed it off from the sidewalk and opened on the park side when the park was redeveloped in 1948. The Pergola is currently missing its trellis, has plants other than wisteria, and is significantly deteriorated. Shortly after Jack London's death, and instigated by his widow, Charmian, the City dedicated the "Jack

[10] Alan Michelson, *"Stephen Hedden Williams, Sr. (Architect)," Pacific Coast Architecture Database,* University of Washington Libraries (accessed June 30, 2020) http://pcad.lib.washington.edu/person/2510/
[11] "Famous Old Mansion Built As Suburban Home For Early Social Leader," *Oakland Post Enquirer,* March 25, 1922.
[12] *Oakland Tribune*, October 1, 1911.

London Oak" in Frank H. Ogawa Plaza, in front of City Hall, which remains there to this day. The tree, a 20-year-old Coast Live Oak, was taken from Mosswood Park.[13]

With the turn of the 20th century, Oakland's growth paralleled that of San Francisco and other population centers in California, evolving from being the scene of booms and busts into a diverse population center and economy. In 1903, wealthy miner and Oakland resident Francis Marion "Borax" Smith combined the East Bay's street railways into the Key System to challenge the Southern Pacific's interurbans, and also founded the development company, the Realty Syndicate, that claimed to have developed almost 100 hundred residential tracts between 1895 and 1911 on land it had acquired in the Oakland hills.[14] Downtown Oakland, which had been a Gold Rush outpost and bay landing in the 1850s, urbanized into the commercial and civic center of the East Bay.

These developments set the stage for Oakland's great decade of change between 1900 and 1910—sparked primarily by the influx of refugees from San Francisco after the great earthquake on 18 April 1906 and the devastating three-day fire that destroyed much of that city. The disaster wiped out large swaths of San Francisco, and its population found Oakland, which had far less damage, ripe for development. In 1900, Oakland's population was 66,960 while San Francisco's was 342,782[15]. In 1910, Oakland's was 150,174 and San Francisco's was 416,912[16]--so that in a decade when San Francisco grew 22%, Oakland grew 124%.

Oakland responded to the influx of residents and growth stimulus with a series of initiatives for planning and capital investments. In 1905, the mayor, Frank Mott had commissioned civic plans from Charles M. Robinson; the document focused on parks, streetscapes, and civic beautification in line with the City Beautiful movement popularized by the 1893 World's Columbian Exposition in Chicago. Robinson's plan called for improving Lake Merritt as a park with a boulevard around it. Between 1907 and 1911, voters approved a series of bonds and projects totaling $5.5 million for parks, harbor upgrades, schools, and construction of the city hall and convention center.[17]

Mosswood Park was part of this intentional and ambitious development of parks as part of the growing public infrastructure of the growing city. Located well outside Downtown Oakland but in a zone that would clearly become urban over the next few decades, the Moss estate was an attractive candidate for transformation into a public park. The 1912 and 1948 projects added

[13] "Writer and Philospher Paid Homage by Oakland by Ceremony," *Oakland Tribune,* January 17, 1917, 11.
[14] Oakland Cultural Heritage Survey. National Register of Historic Places Registration Form, Downtown Oakland Historic District. Oakland: Community and Economic Development Agency, City of Oakland, 1998. Section 8, Page 41.
[15] ftp://ftp.census.gov/library/publications/decennial/1900/bulletins/demographic/10-population-ca.pdf. Accessed 24 July 2020.
[16] ftp://ftp.census.gov/library/publications/decennial/1920/bulletins/demographics/population-ca-number-of-inhabitants.pdf. Accessed 24 July 2020.
[17] Terplan, Egon and Maaoui, Magda. "Four Plans That Shaped Downtown Oakland's First 100 Years. *The Urbanist.* San Francisco: SPUR, 2015. https://www.spur.org/publications/urbanist-article/2015-02-03/four-plans-shaped-downtown-oakland-s-first-100-years. Accessed 22 July 2020.

recreation facilities and a circulation network that altered the character from private estate to public park, while retaining the notable trees planted by Julia Moss.

After Julia Moss died in 1904, Mayor Frank Mott, convinced of the property's value as a park, persuaded the Oakland Board of Savings to purchase the property and hold it until the City was able to pay the cost and take it over. In 1912 Oakland paid $72,000 to acquire the land. It was formally opened as a city park on August 4, 1912. The park was apportioned with the playgrounds and sports fields becoming the responsibility of the City Recreation Department, and the eastern fields were given over to the Park Department. The Moss House was presented to the Playground Director as a Recreation House.[18]

Early fixtures in the park included tennis courts, fenced pathways and open fields where dance troops often performed. The creek remained above ground for many years and the park pathways, with rustic log fences included a bridge or bridges over the creek. The park was extremely popular from the very start[19] and hosted sports teams that played in the city playground leagues. There were youth baseball teams at five different age levels.[20] Soon after the park opened a Tea Room was established that hosted popular social gatherings.[21] It is not known whether the Tea Room had its own building, or was located in the Moss House. Ladies' Luncheons were regularly held in the park Tea Room.[22]

Mosswood Park regularly held children's pageants in the early days after it was opened as a park. Mosswood Park was also a noted location for reunions, such as California county pioneers and their descendants, in 1954.

A children's pageant "The Hidden Treasure" staged in the Mosswood Park field, circa 1921. Photo courtesy of the Oakland Library History Center


Scene from the Mosswood Tea Room, date unknown. Photo courtesy of the Oakland Library History Center

[18] DeWitt Jones, Supv. ed., *Oakland Parks and Playgrounds,* 63-4.
[19] "Mosswood's Popularity as Recreation Center Established," *Oakland Tribune,* April 26, 1914, 3.
[20] "Fine Ball on Playground Diamonds," *Oakland Tribune,* April 26, 1914, 3.
[21] "Tea at Mosswood," *Oakland Tribune,* August 13, 1912, 10.
[22] "Tea at Mosswood," *Oakland Tribune,* August 13, 1912.

The creek was piped underground in its course through the park in 1945.[23] The creek runs underneath the bowl of the eastern lawn, a feature which may have resulted from the efforts to run the creek underground. In 1948, the City undertook a large-scale remodel of the park. A published plan showed the tennis courts, baseball field and Amphitheater in the same location they now hold. Surprisingly, the Moss House was not shown, replaced by a tot lot. The basketball courts were to be further west, next to Webster Street, and volleyball and handball courts would be east of that. There was an extra path winding through the center of the eastern meadow.[24] The concrete Amphitheater was built as part of this redevelopment. The stage workshop adjacent to it may also have been built during this project. In intervening years the stage workshop also served as a teen drop-in center.

The newly-constructed Amphitheater at the south end of the park, circa 1948. Photo courtesy of the Oakland Library History Center

Newspaper photo showing sculptor Benny Bufano with the seal sculpture soon to be installed at the Junior Center in Mosswood Park, circa 1964. Clipping courtesy of the Oakland Library History Center

[23] Margot Patterson Doss, "A Walk in Mosswood Park," *San Francisco Sunday Examiner & Chronicle,* October 9, 1966.
[24] "Plan for the New Mosswood Park," *Observer,* June 21, 1947.

The renovated park was dedicated in June of 1948. The Junior League sponsored the Junior Center for the Arts, which was completed several years later in 1954.[25] This building was located just south of the Moss House and stretched 125 feet further to the west than the front of the Moss House. This location is now occupied by the seven temporary Community Center buildings

The former Mosswood Park Community Center, before its fire, looking south. Part of the Moss House is in view on the left. Photo courtesy of the Oakland Planning Department

Looking east toward the former Community Center. Photo courtesy of the Oakland Planning Department

The former Community Center was a one story wood framed structure with an irregular L-shaped footprint with the short leg pointing toward the Moss House and the long leg pointing west. The center of the long leg was narrowest at the east end, at the juncture of the two legs, and widened to the south at the west end. In the middle of the north wall of the long leg a group of rooms were set out orthogonally to the north, stepping out in two steps from the north façade. The building had gable roofs with the same low pitch running along the length of both legs, with a higher roof at the short leg and at the west end of the long leg than in the narrow part of the long leg. This lower roof extended over the rooms stepping out from the north façade.

The building had three sets of clerestory windows: a row of seven just under the eave along the west façade of the short leg, another row of seven set in line with the first row, on the east façade of the short leg, and a row of six windows along the south facing façade of the long leg, with two paired windows at the east and four sets of three paned windows running evenly spaced from there to the west.

There was a double door located on the north façade of the long leg of the building, adjacent to the juncture between the long and short legs. At the west end of the first stepped out wall of the north façade there was a single door and there were a series of six single doors along the inset section of the south façade that each served program and utility spaces of the building.

Most of the building's exterior facades were finished with vertical wood shiplap siding about 12 inches in width, which had a two inch gap at the shiplaps. The eastern end of the north façade of the long building leg was finished with veneer brick laid in a stacked bond. There was also a

[25] "New Junior Art Center Dedication Saturday," *Oakland Tribune,* April 29, 1954.

chimney constructed of standard brick also laid with a stacked bond, at the northwest corner of the long leg, extending four feet to the north with a width of 16 feet. This building was laid out along a central corridor or "gallery" running east to west along the long leg which served a series of program spaces that included club rooms, grouped at the west end of the building, a library south of the gallery, near the center of the building, and an art room, a craft room and a museum room forming the short at the east. In addition there were a number of service spaces including a recreation room with a service counter, an office, a kitchen, restrooms, storage and a janitor's closet.

The Junior Center staged regular art exhibits in its Museum, and in 1954 a children's movie series accompanied the art exhibit.[26] Children's plays were held in the Amphitheater.[27] Another event the park held was a troupe of puppeteers in the summer of 1951.[28]

In 1992 the Junior Center was transferred to Oakland's Lakeside Park, so the name of the Mosswood Park building was changed to the Community Center. In 1956, the Junior League acquired a Benny Bufano sculpture of a seal which was installed in Mosswood Park near the building.[29] It was likely removed in 1992 when the Junior Center moved to Lakeside Park, where it is currently located.[30] The Community Center was destroyed in a fire in 2016 and demolished.

The MacArthur Freeway which crosses just south of the park was completed in 1966. Although the freeway won a 1966 Nationwide Parade Magazine scenic award as the most beautiful urban highway in the nation, it created an inaccessible edge to the park, and disrupted the neighborhood with increased noise and air pollution.[31] In 1970 developers built a twelve story office building just south of the park boundary and north of the freeway.[32] This building is now owned by Kaiser Permanente and houses pediatric services.

The Mosswood Park basketball courts are a pick-up location for playground basketball documented in local history and community input during the master plan process. Through the 1980s and 1990s, players came to the courts to hone their skills. There were 3 on 3 tournaments and slam dunk contests. One player, Demetrius "Hook" Mitchell, standing just 5-foot-10, famously won a slam dunk contest executing a 360-degree spin over a convertible Chevrolet and slamming the ball down. NBA players J.R. Rider, Gary Payton, and others reputedly played pick-up at "The Wood."[33]

The tennis courts at Mosswood Park have been a center of tennis activity for years. In the 1970s and 1980s there were men's and womens' adult tennis leagues and the Jackie Watkins

[26] "Junior Center Lists Free Movies," *Oakland Tribune,* October 14, 1954.
[27] "Shakespearean Pennant Flies from a New Theater," *San Francisco Chronicle,* June 1, 1950.
[28] "Notes on the History . . ."
[29] *Oakland Tribune,* December 2, 1956.
[30] *Oakland Wiki*,"Junior Center of Art and Science," accessed July 17, 2020, https://localwiki.org/oakland/Junior_Center_of_Art_and_Science.
[31] Leddy Maytum Stacy Architects, Einwiller Kuehl Landscape Architects, Art is Luv, *Mosswood Park Community Center & Park Master Plan,* 77.
[32] "Mosswood Occupancy in January," *Oakland Tribune.* October 4, 1970.
[33] Leddy Maytum Stacy Architects, et al*, Mosswood Park Master Plan,* 79.

Tennis Tournament. Former Mayor Lionel Wilson was known to play at Mosswood. In 1989, Terry Stewart started a youth tennis program for ages seven to 18. Always free, the program has produced many top high school and college players, as well as many players who have succeeded in the traveling circuit. Recently, the program merged with another instruction group in San Francisco to form Youth Tennis Advantage, a fully funded non-profit organization.[34]

Ruth Beckford was the first black member of the Orchesis Modern Dance Honor Society in 1947. She created the nation's first modern dance department for the Oakland Department of Parks and Recreation in the same year. She held dance and drumming classes in the Mosswood Park Recreation Center. It was where Theo Aytchan Williams recounted he first heard thunder from the African drum and dance class, and saw people filled with joy. This impression remained with him and inspired him later in life as the creative director of SambaFunk! a local dance troupe.[35]

Mosswood Park was also a noted location of social resistance. Judy Juanita recalls that after the killing of Bobby Hutton and the shooting and jailing of Eldridge Cleaver, the Black Panthers held a meeting in Mosswood Park, because they didn't want the FBI to hear (through their presumed electronic surveillance) a tape from jailed Huey Newton. On this tape Newton reorganized the Panthers, and appointed Juanita editor-in-chief of the Black Panther newspaper.[36]

Recent and continuing events in the park include Carnival, arts and dance festivals, a Pan African Festival, and a summer Rock and Roll event,

Eligibility for the California Register of Historical Resources

The subject site was evaluated to determine if it is eligible for listing in the California Register of Historical Resources. The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property or district must be demonstrated to be significant under one or more of the following criteria:

[34] Kamala Russell, Email message to Charles Bucher of Knapp Architects, September 26, 2020.
[35] Leddy Maytum Stacy Architects, et al*, Mosswood Park Master Plan*, 78.
[36] Judy Juanita, "Five Comrades in the Black Panther Party, 1967-1970." *The Weeklings* April 14, 2013, https://theweeklings.com/jjuanita/2013/04/14/five-comrades-in-the-black-panther-party-1967-1970/.

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

As noted above for each of the four criteria, a property can be significant with respect to the local sphere only, or at the state level when considered in conjunction with the rest of California, or at the national level.

Period of Significance

The Period of Significance, as defined by *National Register Bulletin 16a: How to Complete the National Register Registration Form*, is the time frame during which a historically significant property was associated with important events, activities, or persons, or attained the characteristics which qualify it for the National Register listing. Some periods of significance span only a single year, but others span many years and consist of beginning and closing dates. The period of significance usually begins when significant activities or events began giving the property its historic significance. Properties which do not meet the significance criteria do not have a period of significance.

Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a property must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation defines these seven characteristics:

- Location is the place where the historic property exists.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.

- Setting addresses the physical environment of the historic property.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

According to *California Office of Historic Preservation Technical Assistance Series #6, "California Register and National Register: A Comparison:"*

> It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Thus, the California Register may include properties that have suffered a greater degree of damage to their integrity than would be acceptable for listing in the National Register.

Character-Defining Features

The Secretary of Interior's *Guidelines for the Treatment of Cultural Landscapes* describes the method of consideration of the historic significance of a landscape's historic character. (As with integrity, the concept of character-defining features does not apply to sites which do not meet at least one of the significance criteria.) Character is composed of all those aspects and elements that collectively contribute to the historic character of a landscape. Character-defining features include the topography, the vegetation, the circulation, water features, if any, and structures, site furnishings and objects that are a part of the landscape. The Guidelines describe a process where individual features should never be viewed in isolation but in relation to the whole landscape. Therefore the first step in describing the character-defining features is to provide a description of the spatial organization and land patterns comprising the subject landscape. Once that is done it is appropriate to create a list or schedule of character defining features which provides a useful tool for the preservation of the critical character defining elements of the subject landscape.

Types of Properties

Like the National Register of Historic Places on which it was patterned, the California Register recognizes several property types:

- Buildings: Enclosed construction intended for human occupancy

- Structures: Construction that is unenclosed or not intended for occupancy, such as bridges or dams
- Sites: Open spaces created or recognized and defined by human use and purpose, such as gardens and battlefields
- Objects: Construction that is generally not occupiable and often not utilitarian, such as monuments and gateways

In addition, there are individual properties (such as a house, a garden, or a bridge) and groups of properties, called districts. Districts may be eligible for listing as a collective, even if none of their components is significant enough to be listed individually. Cultural landscapes are assemblages of features created or identified by humans which can be understood as discrete entities and consisting of vegetation, land forms, circulation systems, water elements, vistas, buildings, structures, and objects. Cultural landscapes are sometimes classified as districts and sometimes as sites.

Evaluation of the Park's Eligibility for the California Register of Historical Resources

Mosswood Park appears to be eligible for listing in the California Register under Criterion 1 (Event) for its importance as a park. Acquired by the City during a period when Oakland was maturing into a regional center and remaking itself with heavy influence of the City Beautiful movement, it showcases the way the City's leaders—with voter approval—acquired and improved properties to serve a growing population and shape the environment as an expression of civic values and emerging design ideals. The Park's many activities, ranging from dance, cultural events, basketball, tennis and other sports, to social resistance, represent a cumulative effect that enhances the significance of the Park as a whole. The City of Oakland's Cultural Heritage Survey rates the park an Area of Primary Importance (API),[37] meaning the park should be considered eligible for the California Register of Historical Resources.

Period of Significance

The period of significance associated with Criterion 1 (Event) would be 1912-1970, starting from the year it opened and ending 50 years before 2020. Activities in the Park demonstrate its historical significance. Ranging from pageants and plays in early times to basketball, tennis, dance and social resistance in more recent years such diversity of activity shows how activities evolve and how the Park has been the central component to supporting changing activities.

Integrity

The **location** of Mosswood Park has not changed. It still closely adheres to the **design** characteristics that it had in 1948 when it was remodeled. While the park stood in a rural **setting** in 1880, by 1948 the city had grown significantly and fully encompassed the park where it stood, with residential neighborhoods to the north and west, business along Broadway, and hospital buildings close by, giving the place the urban character it retains today. The **materials** of the park have both a changing and permanent aspect. While the sports elements, as well as playground equipment and other site furnishings have been periodically maintained and/or

[37] City of Oakland Cultural Heritage Survey Area of Primary Importance Field Survey map.

upgraded, the park vegetation for a large part have remained permanent. Even then while the plant materials have been consistent, they have changed in that they've grown. The **workmanship** of the park is similar to the design of the park in that it is conveyed from the 1948 park remodel. Even so, with maintenance and upgrade certain workmanship of the park could have been somewhat altered. The **feeling** of the park also is strongly connected to the 1948 layout and the feeling maintains many characteristics originating at that time. The **association** of the park remains strongly connected to the 1948 remodel in that the layout is the same, while having on-going maintenance.

Character-Defining Features

The organization and land pattern of Mosswood Park is based on a scheme which separates the sports and similar activities to the western side of the park, leaving the east side to be devoted to the large meadow and the trees and plants around the periphery. This scheme was evident from the opening of the park when the playgrounds and sports fields in the west of the park were apportioned to the City Recreation Department, and the eastern fields were given over to the Park Department.[38] The house, recreation center and playground areas occupy a central zone between the east and west. The topography of the park is largely flat, with a noted depressed bowl in the middle of the eastern meadow. The park is notable for its vegetation, with a collection of exotic trees mostly planted by Mrs. Moss. There are large and presumably old examples of Giant Sequoia, Manna Gum, California Black Walnut, Water Oak and Coast Live Oak. The City prepared a survey of the trees and plants of the park in 1986.[39] A recent arborist report included in the current Master Plan notes the many large and fine specimens of non-native, exotic trees.[40] Park circulation includes meandering paths, which stay mostly on the edges of the large open spaces. Park structures include the tennis courts and the baseball field which may have remained in the same location since the park opening. There is a historic plaque, addressing the location of the pre-American El Camino Real, that was installed in 1939. The basketball courts may have been installed later, possibly in the 1948 remodel. The Pergola at the eastern edge was constructed before the park opened, but it was extensively altered in the 1948 remodel. The concrete Amphitheater dates from that remodel, and park signage may also be from that project.

Non-character-defining features include the two areas of playground equipment, the pumphouse near the northeast park corner, and the stage workshop southeast of the Moss House, which is slated to be removed according to the Master Plan.

Conclusion

Mosswood Park is historically significant under Criterion 1 (Event) as a park which opened in 1912. It was extremely popular in a wide variety of uses from the first days of its opening. The City of Oakland rates the park an Area of Primary Importance (API). The park retains integrity

[38] Jones, Supv. Ed. *Oakland Parks and Playgrounds*, 63-4.
[39] Covel, et al., *Trees, Shrubs and Perennials*.
[40] Batchelder, *Arborist Report.*

under the two criteria listed above, within the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Description of the Master Plan

A Master Plan document was prepared on May 15, 2020 for the City of Oakland Public Works Department by Leddy Maytum Stacy Architects, Einwiller Kuehl Landscape Architects, and Art is Luv Community Engagement consultants. The purpose of the Master Plan is to review and make recommendations to upgrade or modernize the existing park facilities, but its immediate focus is to replace the Community Center that burned in a November 2016 fire, and was subsequently demolished. The Master Plan consists of an Introduction and statement of goals, an outline of community and stakeholder outreach meetings, an analysis of the site, code analysis for both the park and the new building, program for the new building and for the park landscape, master landscape plan for the park with options for the new building location, proposed concept design of the new building, a description of the project team's sustainability strategies for the upgraded park, and an explanation of the planned phasing for the project.

The project team held six community workshops to address prominent issues related to the park and the new Community Center. These meetings covered information-gathering, site program, site program in relation to kids, explorations, options and refining a proposed site plan. In addition the team created a public survey, conducted primarily online and available between October 2019 and May 2020, to gather information in greater depth than gathered from the workshops. The survey was made available in English, Spanish and Cantonese. It covered use of the park, issues of importance, and goals and visions for the project, collecting 307 responses in total. The survey revealed the most important values to guide the park Master Plan and the new Community Center to be sustainability, inclusiveness and a beautiful result. The new Community Center should have be well maintained, have good safety and natural light. The most important programs at the Community Center would be youth summer activities, health and wellness and visual arts. The conditions of various elements of the park were rated, and all ratings fit in the poor to middle range, with the Moss House being the lowest, and the Amphitheater and Pergola rating slightly better. The best condition rating was given to trees, open space and the basketball courts. For those who responded to the question the majority lived within one half mile of the park, although all lived in or close by north and central Oakland.

The Site Analysis of the park began with site history stretching from geology and the Native American era, through the Moss era to recent events and activities in the park. Analysis of the site diagramed the surrounding context, existing park trails and elements, and other conditions of the park. An in-depth analysis of the condition of the Moss House was offered, giving a description of its original layout, an evaluation of its current condition and recommendations for repair and rehabilitation.

The program for the new Community Center was developed from the information gathered in the community and city outreach process, review of the layouts of the original Junior Center and the current temporary recreation center, as well as visits to two other recently constructed recreation centers in Oakland. The program synthesized the above information to make an informed determination of the type and size of the spaces to be included in the new building.

The description of each space included elements to be incorporated into the space, adjacencies required to other related spaces, and the environmental and engineering considerations to be applied to each. Beyond the building program, the park landscape was also analyzed for its necessary program elements.

The program thus developed was used to inform the initial concept design of the Community Center. Three options were considered for the location of the building, and it was settled that the south of the park would be the best location.

The Master Plan and Landscape Site Plan covered numerous considerations on the use of the site, considering the site as a whole as a green oasis in the urban fabric, and analyzing specific regions of the park, including the zone around the Moss House. Other sites factors considered include parking and circulation, the Pergola, the Amphitheater and the Field House, which was repurposed as an Ecology Building. Landscape materials, plants and plantings and proposed site furnishings were described.

The Community Center concept design developed the proposed location and plan layout for the new community building. It was proposed to locate the building in much the same location as the original Junior Center and the current temporary buildings, south and west of the Moss House, with a wider path between the buildings than has existed since 1954, for better circulation from west to east. The concept design provided floor plans, elevations, sections, pictures of an architectural model and 3D views to illustrate the verbal description.

The new building is divided into three sections: a two-story Community Center, its entrance on axis with the large Eucalyptus tree to the north, with double height gym and pool wings to the east and south, respectively. The Community Center will house the “central” program, with community-oriented functions on the first floor, and an area with more privacy on the second floor for after-school and youth programs, including a maker’s space or innovation lab to support technological exploration, computer lab and a classroom. Each section of the proposed building has a shed roof, oriented to face the south to maximize a proposed solar panel installation.

The concept design finishes with a description of options for the structural system of the new building, along with descriptions of strategies for mechanical, plumbing and electrical building systems.

The sustainability strategy for the project looked at eight primary themes that the team considered in the development of the Master Plan: Habitat, community, water, economy, energy, health & wellness, resources and change. The team held a sustainability design charette in April, through the Zoom platform with members of the Oakland Public Works and Parks, Recreation and Youth departments, in which participants discussed the themes of water, energy, health & wellness and change. The Master Plan reports on the results of that charette. There is an additional section describing the landscape sustainability goals.

Finally, the planned phasing for the project is explained. With the Master Plan completed in May 2020, the project will move forward with design and entitlement between June and December 2020. Phase IA, the construction of the Community Center, will commence in January 2021,

lasting until March 2022. Phase IB starts at the completion of Phase IA and will consist of the demolition of the temporary recreation center, and the stage workshop/storage building directly southeast of the Moss House. Phase II consists of the Gym construction, and Phase III will be the Pool construction, both of which are dates to be determined pending funding. Improvements to the park and rehabilitation of the Moss House also depend on the determination of funding.

The Master Plan includes descriptions of other improvements within the park. This includes providing accessibility ramps to the Amphitheater seating and stage, improved vehicular access to central areas of the park and improvement of circulation surfaces, relocation, improvement and reconfiguration of the parking lot, providing interpretative trails within the park covering subjects of history and nature. A combination retaining wall/information wall will be installed next to the Amphitheater, which will have information on ecology and the former above-ground creek. There will be improvements to landscaping near the Moss House including the planting of ferns known to be planted in the grounds in former times. The Field House is proposed to be improved and developed as an Ecology & Snack building. Most, if not all, site furnishings will be replaced, and a ping pong table will be added near the Amphitheater.

The Master Plan proposes a design concept to rehabilitate the Pergola in a balance between the original design and the 1948 remodel. The trellis and gateway experience will be rehabilitated. Part of the 1948 brick wall on the east side of the Pergola will be removed and replaced with steps down to the Broadway sidewalk, opening up the Pergola for views and access to the street. New picnic tables and grilles will be added to the west of the Pergola.

An explicit plan for rehabilitation of the Moss House was not provided in the Master Plan. The Plan included a detailed evaluation of the Moss House conditions, with recommendations for rehabilitation of civil conditions, mechanical, electrical, plumbing, fire alarm and fire protection systems. The structural conditions of the building were evaluated and deficiencies were noted, along with recommended mitigation measures to address the deficiencies.

In light of the assessment above a four-phase potential rehabilitation program was described for the Moss House, and a cost estimate, were included in the Master Plan Appendix. The Phase Four exterior upgrades were not included in the cost estimate. The Appendix includes an outline specification, cost estimate, basis of design and/or mark-up for mechanical, electrical and plumbing systems, structural and civil engineering, inventory and maintenance of park amenities, an arborist report, description of typical dog parks and playgrounds and complete public survey results.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for the Treatment of Cultural Landscapes*

This report will analyze the conformance of the Master Plan when seen as a single project applied to the park as a cultural landscape, using the *Guidelines for the Treatment of Cultural Landscapes*. These guidelines specify four treatments for historic properties: preservation, rehabilitation, restoration and reconstruction. Preservation is defined as the process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Preservation work generally focuses on maintenance and repair of historic properties, rather

than replacement. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving the features which convey its historical, cultural, or architectural value. Restoration is the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods and reconstruction of missing features from the restoration period. Reconstruction is the process of depicting, by means of new construction, the form, features, and detailing of a non-surviving property for the purpose of replicating its appearance at a specific period of time, in its historic location. For the work projected within the Master Plan, rehabilitation is the appropriate treatment because most of the features that convey its historical values are present in such conditions where repair, alteration and additions are appropriate to preserve those features, and the park needs to meet new programmatic requirements in order to extend its service as a city asset.

Under the *Guidelines for the Treatment of Cultural Landscapes, the* Standards for Rehabilitation consist of ten parts:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of the Master Plan in Reference to the *Guidelines for the Treatment of Cultural Landscapes*

Standard 1: In the Master Plan, the park is to retain its use that it had since the 1912 period of significance when it first became a city park. Therefore it will remain consistent with its historic condition.

Standard 2: The character of the property as a park will be preserved, and the historic character of the Moss House will remain. Widespread but relatively minor changes to the park incorporated in the Master Plan, including such things as improving circulation, providing an accessibility ramp to the Amphitheater, and other small changes as a group, will not change the character of the park. Substantial features, spatial relationships, and materials will not change, nor will the park's basic layout.

Standard 3: The changes described above will not create a false sense of historical development. None of the proposed alterations or new elements is likely to create the impression that it dates from the period of significance. The largest intervention, the new Community Center, will be very much of its own time in architectural character.

Standard 4: The original Moss estate was significantly changed, both in specific features and overall character, when it was converted into a park in 1912, and the conditions of the park were altered with the remodeling in 1948. These changes have acquired significance in their own right and will be retained and preserved. The Master Plan calls for improvements to circulation, relocation of the parking lot, addition of a wheelchair ramp at the Amphitheater and several other small changes that will not eliminate the ability of the 1948 renovation to convey its significance. The rehabilitation of the Pergola will retain parts of the 1948 form while opening the eastern side with steps to the sidewalk, which resembles the historic 1911 form, but will not reconstruct it exactly. Thus, elements from 1948 that have achieved their own significance will be retained as this deteriorated character-defining feature is rehabilitated to meet contemporary needs.

Standard 5: It is assumed that the distinctive materials, features, finishes and construction techniques of most park features such as the sports fields and courts and park furniture have been periodically renewed, replaced, or slightly altered since 1948, but they have not lost their original character. Trees and other plant materials always grow, evolve—or die—and are never static elements in a cultural landscape; the master plan does not call for wrenching changes to them. The distinctive materials, features, finishes and construction techniques of the Moss House will be preserved.

Standard 6: The park paths are cracked and deteriorated in many places. The Master Plan proposes to replace the paths and widen them. It is unknown if the park paths are original to the park remodeling. Much of the park furniture and signage is damaged. To conform to the *Guidelines for the Treatment of Cultural Landscapes,* they should be repaired rather than replaced where they are distinctive and important to retention of the integrity of the 1912 or 1948 park projects. Deteriorated historic features of the Moss House will be repaired and

replaced where necessary to match the original in design, color, texture and materials if possible. At the current master plan level, the document complies with Standard 6.

Standard 7: There will be no chemical treatments to the park. Chemical and physical treatments to the Moss House will be undertaken using the gentlest means possible.

Standard 8: Archaeological resources are beyond the scope of this evaluation.

Standard 9: The major element of new construction is the Community Center. The new buildings are designed in a simplified modern form with large, flat facades and long, single-slope shed roofs, and large areas of glazing. Large parts of the proposed facades will employ wood shiplap siding that is intended to be compatible to the siding of the Moss House.

The 12-acre site is significant as a cultural landscape that is a park: it is characterized by its recreation facilities, passive recreation/park spaces, circulation system, plant materials and sites they occupy, and the Moss House. The house is significant in its own right as a building. For this project evaluation, the historic property under consideration is Mosswood Park, the cultural landscape, not the Moss House. (Unlike the 1954 building, the proposed Community Center would not physically be connected to the Moss House, and would be centered further away from it.) The appropriate document to apply for Standard 9 is the *Guidelines for the Treatment of Cultural Landscapes*. Therefore, this document evaluates the proposed Community Center under Standard 9 as new construction in Mosswood Park. The Community Center will be built in a largely-paved zone occupied by temporary modular buildings; it is not an addition to the Moss House and would not greatly change the setting of the Moss House as it has existed since 1954. Therefore, the Community Center design is not evaluated here under Standard 9 with respect to the Moss House in the framework of the Secretary's Standards for Rehabilitation as applied to buildings.

The proposed Community Center design would conform to the *Guidelines for the Treatment of Cultural Landscapes* with respect to Mosswood Park. Since 1954, there has been a building very close to the Moss House (and today there is a series of temporary buildings) in a zone that is very clearly a city park and not the grounds of a private estate. The baseline condition to consider is a zone south of the Moss House with buildings, pavement, and tennis courts. The proposed community center would be compatible with this zone—an integral part of the cultural landscape of Mosswood Park. This active recreation and community-use facility would be located in a zone that has long been used the same way, it would relate to circulation in the same pattern the park has had since well into the period of significance, and its design would convey its role in a public park. Construction of the building as proposed would not alter the character of the park, disrupt its spatial relationships, or destroy historic materials and features. The other alterations in the Master Plan which fall under Standard 9 are relatively minor and would not destroy important, features or the layout that characterize the property. All the new work will be adequately differentiated from and compatible with the historic features of the park.

Standard 10: The proposed changes to the park amount only to several relatively small changes and improvements that will not affect the essential form and integrity of the park as a whole if removed in the future. Most obviously, if the Community Center were demolished in the

future and modular buildings were installed where they exist today, the park would regain the essential form it now has.

Conclusion

The site will retain its historic use, originating in the opening of the park in 1912. Through the work proposed by the Master Plan, the park will retain its historic character. Widespread, relatively minor changes to the park will not alter its character. The work will not create a false sense of historical development. Changes made to the park in the remodel in 1948 will largely be retained, including parts of the eastern wall of the Pergola. The distinctive materials, features, finishes and construction techniques of the park will be preserved. There will be no chemical treatments to the park; chemical and physical treatments of the Moss House will be undertaken with the gentlest means possible.

Finally, the proposed new Community Center design is compatible with the cultural landscape of Mosswood Park—taking into account the baseline condition of the zone it is in which has existed since 1954 (well before the close of the period of significance 50 years ago). This is the applicable evaluation using the *Guidelines for the Treatment of Cultural Landscapes*.

All in all, the Master Plan as a whole conforms to the *Guidelines for the Treatment of Cultural Landscapes*, with a few minor alterations to character-defining features that cumulatively have a small effect on the park integrity. At the same time, the project would repair many deteriorated features, increase accessibility and other health and safety aspects, and provide significant new programmatic facilities important to the property's use as a park.

Bibliography

Batchelder, Molly. “Arborist Report.” *SBCA Tree Consulting.* November 8, 2019.

Buchanan, Agnes Foster. “Some Early Buildings in San Francisco.” *Architectural Record* 20, no. 1 (1906).

Covel, Paul F., Emile Labadie, Glen Togi, and Judy Vida. *Trees, Shrubs, Perennials of Mosswood Park – Oakland.1986.*

Doss, Margot Patterson. “A Walk in Mosswood Park.” *Sunday Examiner & Chronicle.* October 9, 1966.

Duscherer, Paul and Douglas Keister. *Victorian Glory in San Francisco and the Bay Area.* New York: Viking Studio, 2001.

Jones, DeWitt, Supv. ed. *Oakland Parks and Playgrounds.* Oakland Parks and Recreation Departments, 1935.

Juanita, Judy. “Five Comrades in the Black Panther Party, 1967-1970.” *The Weeklings* April 14, 2013, https://theweeklings.com/jjuanita/2013/04/14/five-comrades-in-the-black-panther-party-1967-1970/.

“Junior Center of Art and Science.” In Oakland *Wiki*. Accessed July 17, 2020. https://localwiki.org/oakland/Junior_Center_of_Art_and_Science

Mailman, Erika. “Moss, Mosswood, Mott and McElroy – and the Park.” *Montclarion.* April 3, 2001.

Michelson, Alan. “Moss, Joseph Moravia, House, Mosswood Park, Oakland CA.” *Pacific Coast Architecture Database.* University of Washington Libraries. http://pcad.lib.washington.edu/building/17238/

-- “Stephen Hedden Williams, Sr. (Architect).” *Pacific Coast Architecture Database.* University of Washington Libraries. http://pcad.lib.washington.edu/person/2510/

“Notes on the History of the Joseph Moravia Moss Cottage and Mosswood Park and Center.”16

Oakland Cultural Heritage Survey. “Identification Sheet.” *Oakland Planning Department.* July 26, 1994.

*Oakland Post Enquirer.* “Famous Old Mansion Built As Suburban Home For Early Social Leader.” March 25, 1922.

*Oakland Tribune.* October 1, 1911.

*Oakland Tribune.* “Tea At Mosswood.” August 13, 1912.

*Oakland Tribune.* “Fine Ball On Playground Diamonds.” April 26, 1914.

*Oakland Tribune.* “Mosswood’s Popularity as Recreation Center Established.” April 26, 1914.

*Oakland Tribune.* “Writer and Philosopher Paid Homage by Oakland at Ceremonies.” January 17, 1917.

*Oakland Tribune.* “New Junior Art Center Dedicated Saturday.” April 29, 1954.

*Oakland Tribune.* “Junior Art Center Lists Free Movies.” October 14, 1954.

*Oakland Tribune.* “Mosswood Occupancy in January.” October 4, 1970.

*Observer.* “Plan for the New Mosswood Park.” June 21, 1947.

Raineri, Ray. “J Moravia Moss and Moss Cottage.” *Piedmonter-Piedmont Oakland Bulletin.*June 13, 1984.

*San Francisco Chronicle.* “Shakespearean Pennant Flies From a New Theater.” June 16, 1950.

Terplan, Egon and Magda Maaoui. “Four Plans That Shaped Downtown Oakland’s First 100 Years.” *The Urbanist* 540 (2015). https://www.spur.org/publications/urbanist-article/2015-02-03/four-plans-shaped-downtown-oakland-s-first-100-years.

United States Government. *1900 Census.* ftp://ftp.census.gov/library/publications/decennial/1900/bulletins/demographic/10-population-ca.pdf

United States Government. *1920 Census.* ftp://ftp.census.gov/library/publications/decennial/1920/bulletins/demographics/population-ca-number-of-inhabitants.pdf

# Mosswood Park Master Plan

## Final Initial Study (IS) Negative Declaration (ND)

# Appendix C

## Traffic Evaluation

# Traffic Evaluation Technical Memorandum

## City of Oakland Mosswood Park Community Center & Park Master Plan

| | |
|---|---|
| Project: | 20-147.0 City of Oakland Mosswood Park Community Center & Park Master Plan |
| Client: | City of Oakland, Capital Improvements |
| Prepared By: | Jennifer J. Walker, P.E., D.WRE, ENV SP, CFM, QSD |
| Date: | October 8, 2020 |
| Purpose: | Traffic Evaluation Technical Memorandum |

DRAFT MEMORANDUM RELEASED UNDER THE AUTHORITY OF JENNIFER J. WALKER PE (C77079), DWRE, CFM ON 2020-10-08 AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

# Introduction

Mosswood Park is a 12-acre green oasis within Oakland's urban landscape. It was established as a public park in 1910, and is operated by the Oakland Parks, Recreation and Youth Development Department. Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, and the historic J. Mora Moss House (now closed). The park has a large, open lawn meadow with many stands of large canopy mature trees, and is host to many events, including music, art, and cultural festivals.

The City of Oakland Public Works Department (OPW) Project Delivery Division has created a Draft Master Plan for Mosswood Park that encompasses the future vision for the park. The Draft Mosswood Park Master Plan encompasses multiple phases of work. The proposed projects will be owned by the City of Oakland and operated by the Oakland Parks, Recreation, and Youth Development Department. The draft plan includes a two-story community center, a gymnasium, a warm water pool, and several additional improvements to existing on-site facilities. The approximately 12-acre park is located at 3612 Webster Street, Oakland, CA 94611 and is bound by Webster Street, MacArthur Blvd., Broadway, and Interstate 580 (MacArthur Freeway).
The traffic analysis was prepared by Watearth Inc. to evaluate the transportation related impacts for operation of the proposed Mosswood Park Community Center and Park Master Plan. This technical memorandum (Memo) presents traffic impacts to adjacent road average daily traffic (ADT) based on historical and estimated future use of the proposed Mosswood Park Community Center and Park Master Plan.

This base traffic screening utilizes available daily and hourly historical traffic flow and traffic counts, the proposed use of the community facilities by neighborhood residents, trip generation, and vehicle miles traveled (VMT) remaining generally consistent with the existing use with projected similar use of pool and gym, but with different program times per day provided by the City. VMT was not used within this evaluation, as data was not provided and was not readily accessible for use.

# Methodology

The following methodology includes the processes utilized to determine the following results and conclusions. This methodology was developed based on all available data. Data and calculations were collected and derived from the existing community center. Items below include the Mosswood Park existing and proposed traffic conditions. At this time, the remainder of the Master Plan is not anticipated to significantly change the use of Mosswood Park.

## Mosswood Park Existing Traffic Conditions

The City of Oakland supplied Watearth with a January 31, 2009 GIS link of average daily traffic (ADT) for Mosswood Park and its surrounding areas, see Figure 1. One of Mosswood Park's main entrances is near the existing community center, directly adjacent to Webster Street on the west side of the park, which has a similar traffic pattern and lane configuration to Shafter Street, a two-lane cross street North of West Mac Arthur Boulevard with an ADT of 12,226. See Table 1 for the percent daily traffic per hour was estimated using a graph obtained from "Principles of Highway Engineering and Traffic Analysis 4th Edition, by Fred L. Mannering, Scott S. Washburn, and Walter P. Kilareski, Figure 6.5."

Figure 1: Average Daily Traffic Counts

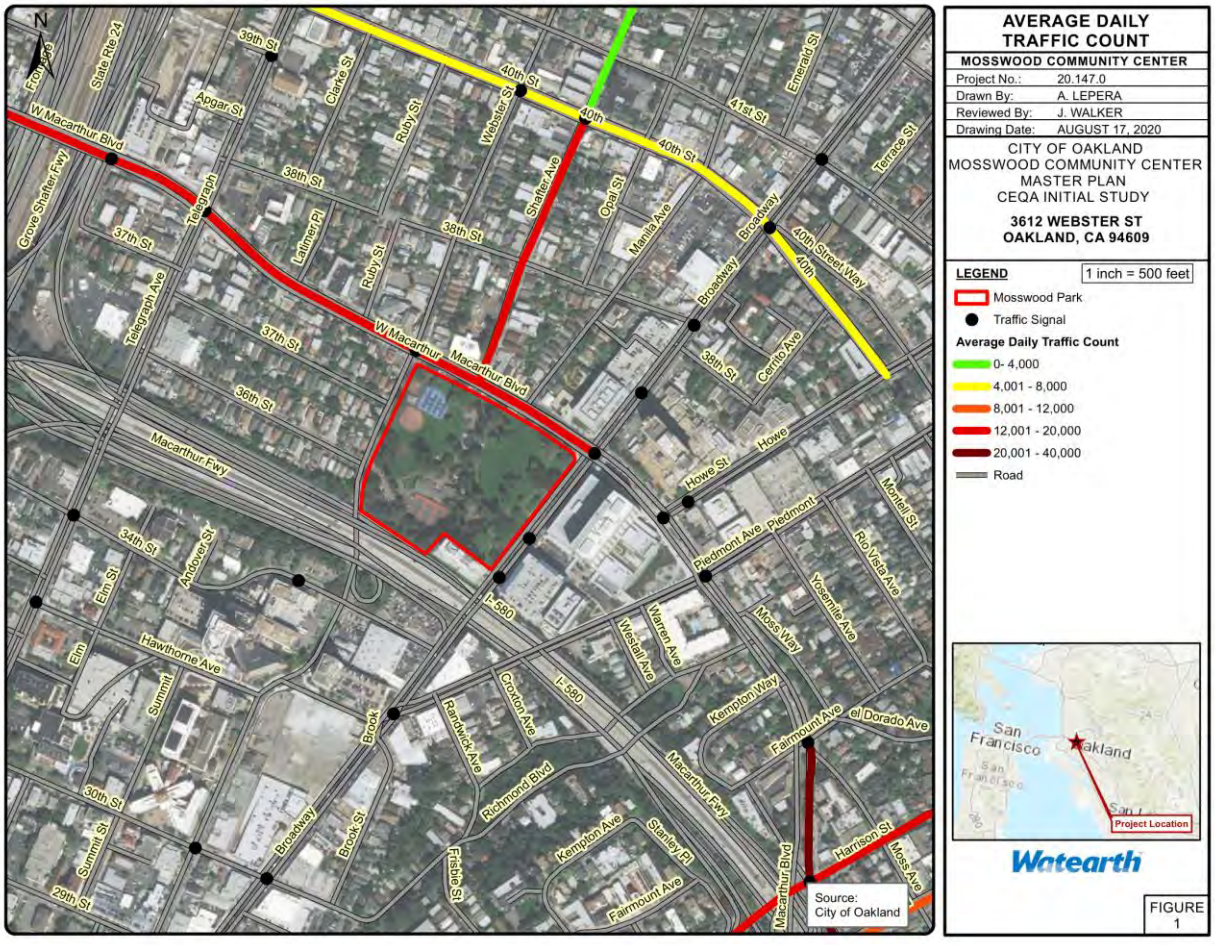



Table 1 summarizes the estimated vehicle traffic volume per hour on Webster Street, which is the typical percent of daily average traffic that could be applied in any city environment.

Table 1: City of Oakland ADT Estimated Vehicle Volume on Webster Street

| Community Center and Park Master Plan Hours of Operation | ADT (VPD) | Percent Daily Traffic | Vehicle Volume (VPH) |
|---|---|---|---|
| 10:00 a.m. – 11:00 a.m. | 12,226 | 6 | 734 |
| 11:00 a.m. – 12:00 p.m. | 12,226 | 4 | 489 |
| 12:00 p.m. – 1:00 p.m. | 12,226 | 6 | 672 |
| 1:00 p.m. – 2:00 p.m. | 12,226 | 4 | 489 |
| 2:00 p.m. – 3:00 p.m. | 12,226 | 5 | 611 |
| 3:00 p.m. – 4:00 p.m. | 12,226 | 6 | 734 |
| 4:00 p.m. – 5:00 p.m. | 12,226 | 7 | 855 |
| 5:00 p.m. – 6:00 p.m. | 12,226 | 9 | 1,100 |

Mosswood Park conducts several community-based activities during its assumed daily Monday through Friday operating hours. The weekday activities include Youth Tennis, Inclusion Program, After School Program, as well as hosting some playgroups a couple days a week (it is assumed that playgroup meets every day to simplify the assessment, since the total number of playgroup participants is small compared to the other activities). Oakland Parks, Recreation and Youth Development Department (OPRYD) provided a historical daily attendance of 110 persons per day. It was determined that most of the programs start at 1:30 p.m., with Youth Tennis starting between 3:30 p.m. and 4:30 p.m. There was no schedule online for the Toddler Playgroup, which was assumed to start at 10:00 a.m. and end at 11:00 a.m. (playgroups usually meet in the morning for about one hour). For this assessment it is conservatively assumed that there will be one vehicle per attendee, with approximately the same VMT with the existing use and with projected use.

It was estimated that the Youth Tennis has 35 participants. There are three different start times with three different ability groups (Beginner, Intermediate, Advanced). The groups were subdivided in to three groups of 12/12/11 with different start and end times. The After School and Inclusion Programs had an estimate of 35 and 30 participants, respectively, with the same start and stop times. The vehicles were counted when participants were dropped off and once again when the participants were picked up.

The daily estimated existing conditions vehicle volume was compared to Table 1 vehicle volume as seen in Table 2. The percent change was calculated to determine the increase of traffic that

Mosswood Park experiences at a specific hourly interval. Note that the highest increase in traffic of 13.29% does not occur during peak traffic hours. Further, the volume of 220 round trips adds an insignificant increase of 1.8% to the 12,226 ADT on Webster Street.

Table 2: Existing Conditions for Mosswood Park

| Community Center and Park Master Plan Hours of Operation | Youth Tennis (Vehicles Added) | Afterschool Program (Vehicles Added) | Inclusion Program (Vehicles Added) | Toddler Playgroup (Vehicles Added) | Normal Vehicle Volume (VPH) | Existing Conditions Vehicle Volume (VPH) | % Change between Normal and Existing |
|---|---|---|---|---|---|---|---|
| 10:00 a.m. – 11:00 a.m. | | | | 10 | 734 | 744 | 1.5 |
| 11:00 a.m. – 12:00 p.m. | | | | 10 | 489 | 499 | 2.0 |
| 12:00 p.m. – 1:00 p.m. | | | | | 672 | 672 | 0.0 |
| 1:00 p.m. – 2:00 p.m. | | 35 | 30 | | 489 | 554 | 13 |
| 2:00 p.m. – 3:00 p.m. | | | | | 611 | 611 | 0.0 |
| 3:00 p.m. – 4:00 p.m. | 12 | | | | 734 | 746 | 1.6 |
| 4:00 p.m. – 5:00 p.m. | 35 | | | | 855 | 890 | 4.1 |
| 5:00 p.m. – 6:00 p.m. | 23 | 35 | 30 | | 1,100 | 1,188 | 8.0 |

## Mosswood Park Proposed Traffic Conditions

For the proposed traffic conditions, the same existing conditions number of daily programs and attendance hours were used. However, there is a proposed additional attendance of 50 daily participants due to new classroom space, which would increase the total daily attendance to 160 attendees per day. The percent allocation of participants per daily program was assumed to be the same as existing conditions.

Traffic increases on Webster Street from the proposed Mosswood Park Community Center and Park Master Plan are estimated using a vehicle trip generation method within the hours of operation. Peak traffic hours are assumed to be from 6:00 a.m. to 8:00 a.m. and 5:00 p.m. to 7:00 p.m.

The proposed conditions study has an additional column dedicated to the additional daily participants (50 attendees or 50 vehicles) included in this study, due the proposed Mosswood Park Community Center and Park Master Plan. The class size and schedule for the 50 additional participants was estimated to be separated in two groups, one arriving and leaving after the first hour of operation and another group arriving and leaving at the last hour of operation.

The results of the evaluation are summarized in Table 3, which shows the percent hourly change in proposed daily traffic compared to existing conditions is negligible. The largest increase between existing and proposed conditions is only 5.12% and occurs between 11:00 a.m. – 12:00 p.m., which is not during peak traffic hours. Further, the volume of 320 round trips adds an insignificant increase of 2.62% to the 12,226 ADT on Webster Street, which is also only an 0.80% increase over existing conditions.

Table 3: Proposed Mosswood Park Community Center & Park Master Plan Vehicle Traffic

| Community Center and Park Master Plan Hours of Operation | Youth Tennis (Vehicles Added) | Afterschool Program (Vehicles Added) | Inclusion Program (Vehicles Added) | Toddler Playgroup (Vehicles Added) | Additional Daily Participants (Vehicles Added) | Normal Vehicle Volume (VPH) | Existing Conditions Vehicle Volume (VPH) | % Change between Normal and Existing |
|---|---|---|---|---|---|---|---|---|
| 10:00 a.m. – 11:00 a.m. | | | | 10 | 25 | 734 | 744 | 1.5 |
| 11:00 a.m. – 12:00 p.m. | | | | 10 | 25 | 489 | 499 | 2.0 |
| 12:00 p.m. – 1:00 p.m. | | | | | | 672 | 672 | 0.0 |
| 1:00 p.m. – 2:00 p.m. | | 35 | 30 | | | 489 | 554 | 13.3 |
| 2:00 p.m. – 3:00 p.m. | | | | | | 611 | 611 | 0.0 |
| 3:00 p.m. – 4:00 p.m. | 12 | | | | | 734 | 746 | 1.6 |

| Community Center and Park Master Plan Hours of Operation | Youth Tennis (Vehicles Added) | Afterschool Program (Vehicles Added) | Inclusion Program (Vehicles Added) | Toddler Playgroup (Vehicles Added) | Additional Daily Participants (Vehicles Added) | Normal Vehicle Volume (VPH) | Existing Conditions Vehicle Volume (VPH) | % Change between Normal and Existing |
|---|---|---|---|---|---|---|---|---|
| 4:00 p.m. – 5:00 p.m. | 35 | | | | 25 | 855 | 890 | 4.1 |
| 5:00 p.m. – 6:00 p.m. | 23 | 35 | 30 | | 25 | 1,100 | 1,188 | 8.0 |

# Conclusions

The above evaluation demonstrates that the proposed percent increase in hourly daily traffic over existing conditions is negligible, and that the proposed Mosswood Park Community Center and Park Master Plan would not result in negative transportation related impacts on Webster Street and other surrounding areas.

# References

City of Oakland Parks, Recreation and Youth Department, Accessed 09 01 2020.

City of Oakland, ArcGIS, Maps, Accessed 08 25 2020.

Principles of Highway Engineering and Traffic Analysis 4th Edition, by Fred L. Mannering, Scott S. Washburn, and Walter P. Kilareski, Figure 6.5., Accessed 0915 2020.

# Appendix D

## Noise Study

# Mosswood Community Center

DRAFT Environmental Noise Report
June 12, 2020

Peter Holst
Principal, Senior Consultant
TEECOM
1333 Broadway, Suite 601
Oakland, CA 94612
peter.holst@teecom.com

# TABLE of CONTENTS

# 1. Background

## 1.1 Introduction

The purpose of this document is to provide criteria, measurement results, and preliminary recommendations for environmental noise mitigation for the Mosswood Community Center project in Oakland, CA. The mitigation recommendations will be refined as the project design progresses.

The proposed project consists of three new buildings in Mosswood Park, including an indoor gym, pool, and community center.

The report provides separate recommendations for the following scenarios:

A. Community Center only

B. Community Center and Gym

C. Community Center, Gym, and Pool

## 1.2 Executive Summary

Environmental noise at the site is dominated by noise from the I-580 freeway.

For the full project scenario, vehicular traffic noise can be mitigated to achieve criteria using standard one-inch insulating windows for all locations.

## 1.3 Criteria

The following standards and ordinances were used in analysis for this project:

A. 2019 California Green Building Standards Code (CALGreen), Section 5.507

B. 2005 Noise Element of the City of Oakland General Plan

C. 2019 City of Oakland Planning Code – Noise Ordinance

## 1.4 Basis of Analysis

This report was developed using the following information:

A. Site measurements and survey of site conditions

B. May 14, 2020 draft master plan

C. June 8, 2020 40% SD project drawings

# 2. Criteria

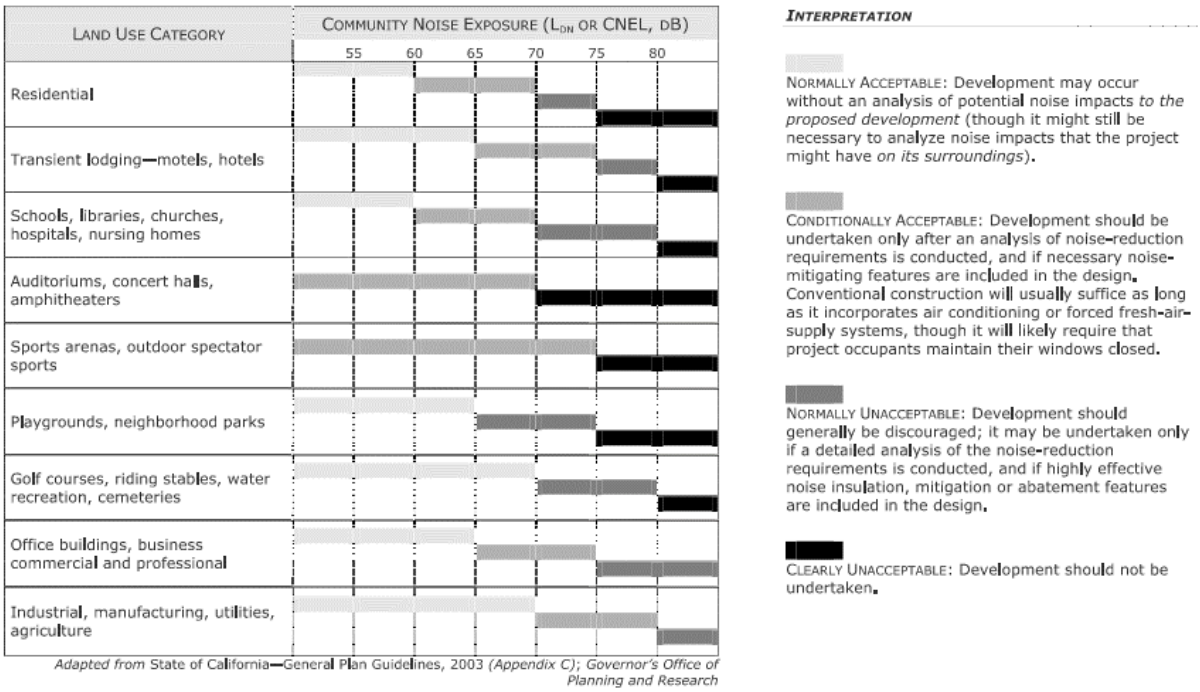
## 2.1 CALGreen

CALGreen provides sound insulation requirements for buildings exposed to an Leq(1-hr)[1] of 65 dBA[2] or higher. For buildings in these locations, Section *5.507.4.2 Performance Method* requires construction of the building interior to not exceed an Leq(1-hr) of 50 dBA in occupied areas during operating hours. We have assumed operating hours would be between 8am and 8pm for community use.

## 2.2 City of Oakland Noise Element

The City of Oakland Noise Element provides the following Noise-Land Use Combability Matrix which describes the acceptability of community noise exposure in various land use categories. We interpret the buildings for this project to apply to the category of schools and libraries.

**NOISE-LAND USE COMPATIBILITY MATRIX** FIGURE 6




*Adapted from* State of California—General Plan Guidelines, 2003 *(Appendix C); Governor's Office of Planning and Research*

## 2.3 City of Oakland Noise Ordinance

Section 17.120 of the Oakland Noise Ordinance provide maximum noise levels that may be generated on site, as measured at adjacent residential and commercial property lines, respectively, with additional considerations summarized in Table 1.

[1] Equivalent Sound Pressure Level, or Leq(1-hr), is the energy-averaged sound pressure level over one hour.

[2] dBA, or dB(A), describes a sound pressure level that has been spectrally adjusted to match the response of human hearing and is commonly used in City and State regulations. A higher level corresponds to a louder sound.

*Table 1: Applicable City of Oakland Noise Ordinance Requirements*

| Cumulative Number of Minutes in Either the Daytime or Nighttime One Hour Time Period | Residential | | Commercial |
|---|---|---|---|
| | Maximum Allowable Receiving Noise Levels Daytime 7 am to 10 pm | Maximum Allowable Receiving Noise Levels Nighttime 10 pm to 7 am | Maximum Allowable Receiving Noise Levels at Any Time |
| 20 min | 60 dBA | 45 dBA | 65 dBA |
| 10 min | 65 dBA | 50 dBA | 70 dBA |
| 5 min | 70 dBA | 55 dBA | 75 dBA |
| 1 min | 75 dBA | 60 dBA | 80 dBA |
| 0 min | 80 dBA | 65 dBA | 85 dBA |
| Section 17.120.050.D indicates: "In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the stated applicable noise level shall be adjusted so as to equal the ambient noise level." | | | |
| Section 17.120.050.E indicates: "Each of the noise level standards specified above in Subsections A., B., and C. shall be reduced by five (5) dBA for a simple tone noise such as a whine, screech, or hum, noise consisting primarily of speech or music, or for recurring impulse noise such as hammering or riveting." | | | |

# 3. Measurements

## 3.1 Existing Noise Levels

To quantify the baseline noise levels, we conducted one long-term continuous 24-hour measurement and two short-term measurement between June 3 and June 9, 2020. The short-term meters were used simultaneously with the synchronized long-term meter to calculate offset levels at different heights and locations. Figure 1 provides measurement locations and the results can be found in Table .

The dominant noise source is vehicular traffic along I-580. Vehicular traffic along Webster Street and Broadway was audible but did not contribute to the measured noise levels.


*Figure 1: Site measurement locations*

*Table 2: Measurement results*

| Measurement | Height Above Grade | Maximum Daytime Leq(1-hr) (dBA) | DNL[3] (dB) |
|---|---|---|---|
| L1 | 12 ft | 67 | 69 |
| S1 | 5 ft | 65* | - |
| S2 | 20 ft | 68* | - |

*Calculated offset

## 3.2 Future Noise Levels

For future traffic increases, CALTrans uses a standard factor of 3% increase over 10 years, which corresponds to an increase of 1 dB. This increase has been applied to all calculations.

[3] The Day Night Equivalent Level, DNL or Ldn, is a 24-hour average A-weighted noise level with a 10 dB penalty between 10 pm and 7 am to account for increased noise sensitivity during nighttime hours.

# 4. Analysis and Recommendations

## 4.1 CALGreen

Table 3 provides recommended glazing OITC[4] ratings to achieve the CALGreen interior noise level requirement of 50 dB Leq(1-hr).

*Table 3: Recommended glazing sound insulation ratings*

| Design Scenario | Location | Recommended Minimum Window Assembly Noise Insulation Rating |
|---|---|---|
| Community Center, Gym, and Pool | Full perimeter | OITC 24 |
| Community Center and Gym | Full perimeter | OITC 24 |
| Community Center only | Full perimeter except pool office | OITC 24 |
| | Pool office at South façade | OITC 28 |

- Standard insulating glazing typically achieves an OITC 24 rating, corresponding to a sealed assembly with the following construction:

  1/8" tempered glazing – [1/2" airspace] – 1/8" tempered glazing
- OITC 28 can be achieved by a standard 1" insulating assembly.
- OITC ratings apply to the full window assembly, including glass and frame.
- Our analysis has assumed the following proposed exterior wall assembly:
  - 3/4" fiber cement lap siding (continuous)
  - 1/2" vertical hat channel
  - 1-1/2" rigid exterior insulation
  - 5/8" exterior gyp sheathing
  - 2x6 wood studs
  - 5/8" interior gyp bd.

## 4.2 Land Use Compatibility

We assume that this project falls under the land use category for schools, libraries, churches, hospitals, and nursing homes. As shown in Table 2, the measured noise level for the site is DNL 69 dB, which is within the City's Conditionally Acceptable range. Therefore, noise analysis should be undertaken, and appropriate noise-mitigation measures should be included in the design (per this report).

[4] Outdoor-Indoor Transmission Class, or OITC, is a single-value rating representing the sound isolation performance of an exterior building facade element; determined in a laboratory per ASTM E1332. Commonly used to specify window performance when evaluating exterior traffic noise. A higher number indicates superior sound isolation.

## 4.3 Property Line Noise Assessment

We expect that noise generated due to the completed project will largely be the result of mechanical equipment serving the new buildings (air handlers, exhaust fans, etc.). Noise transfer from this equipment to adjacent property lines will be evaluated during the project design to achieve the maximum levels established in Section 2.3.

~End of Document~

Watearth™

# Mosswood Park Master Plan

## Final Initial Study (IS) Negative Declaration (ND)

# Appendix E

## Tribal Notification Letter

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 2214 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

November 3, 2020

FROM: City of Oakland, Bureau of Planning, Peterson Z. Vollmann

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 and 21084.3 (c).

Dear: Indian Canyon Mutsun Band of Costanoan, Ann Marie Sayers, Chairperson, P.O. Box 28, Hollister, CA 95024:

The City of Oakland, Bureau of Planning has determined that a project application is complete for the Mosswood Park Master Plan.

Below please find a description of the proposed project, project location, and the name of our project point of contact, pursuant to PRC § 21080.3.1 (d).

Mosswood Park is a 12-acre green oasis within Oakland's urban landscape. It was established as a public park in 1910, and is operated by the Oakland Parks, Recreation and Youth Development Department. Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, and the historic J. Mora Moss House (now closed). The park has a large, open lawn meadow with many stands of large canopy mature trees, and is host to many events, including music, art, and cultural festivals.

The City of Oakland Public Works Department (OPW) Project Delivery Division has created a Draft Master Plan for Mosswood Park that encompasses the future vision for the park. The Draft Mosswood Park Master Plan encompasses multiple phases of work. The proposed projects will be owned by the City of Oakland and operated by the Oakland Parks, Recreation, and Youth Development Department. The draft plan includes a two-story community center, a gymnasium, a warm water pool, and several additional improvements to existing on-site facilities. The approximately 12-acre park is located at 3612 Webster Street, Oakland, CA 94611 and is bound by Webster Street, MacArthur Blvd., Broadway, and Interstate 580 (MacArthur Freeway).

Mosswood Park, 3612 Webster Street, Oakland, CA 94609

Peterson Z. Vollmann, City of Oakland, Bureau of Planning

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the City of Oakland Bureau of Planning.

Very Respectfully,

Peterson Z. Vollmann
pvollmann@oaklandca.gov
City of Oakland, Bureau of Planning
250 Frank H. Ogawa, Suite 2114, Oakland, California 94612

# Mosswood Park Master Plan

## Final Initial Study (IS) Negative Declaration (ND)

# Appendix F

## Tribal Notification Letter Responses

# Tribal Responses

## Cultural Responses to Mosswood Park

| Tribe | Organization | Comments | Point of Contact |
|---|---|---|---|
| Northern Valley Yokut Tribe | Nototomne Cultural Preservation | Received November 5, 2020:<br><br>Has there been a sacred land files research conducted? If so, please provide information. Also, will the proposed project be developed in undistrubed land located in the park? Please feel free to contact me anytime. | Timothy Perez<br><br>huskanam@gmail.com |
| Northern Valley Yokut/Ohlone/Bay/ Mewuk/Patwin Tribes | Nototomne Cultural Preservation | Received November 3, 2020:<br><br>Have we done an Environmental Impact Report and a Literature search? If so, can you please forward the information to me. | Katherine Perez<br><br>canutes@verizon.net |
| Ohlone Indian Tribe | | Not Yet Confirmed | |
| Indian Canyon Mutsun Band of Costanoan | | Pending | |