Nike Site Demolition Project

Initial Study – Mitigated Negative Declaration

prepared by

County of Alameda
General Services Agency
1401 Lakeside Drive, Suite 800
Oakland, California 94612
Contact: Jason B. Garrison, Environmental Program Manager

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

January 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

1. Project Title

Nike Site Demolition Project

2. Lead Agency Name and Address

County of Alameda
General Services Agency
1401 Lakeside Drive, Suite 800
Oakland, California 94612

3. Contact Person and Phone Number

Jason B. Garrison, Environmental Program Manager
Office: (510) 208-9520

4. Project Location

The project site is situated in the foothills of the Fairmont Ridge, approximately 0.3 miles west of Lake Chabot in unincorporated Alameda County. It is located on an approximately 1.43-acre parcel (Assessor's Parcel Number 79-1-5-2) on the summit of a hill approximately 200 feet southeast of Lake Chabot Regional Park. The site is accessible from a driveway accessed from Fairmont Drive approximately 0.8 miles southeast. The entrance also serves as the Fairmont Ridge Staging Area, a Lake Chabot Regional Park parking area and connects to an unnamed road that leads to the site. Lake Chabot Road is located approximately 0.2 miles northeast of the project site.

Figure 1 shows the location of the site in the region and Figure 2 shows the project site in its immediate context.

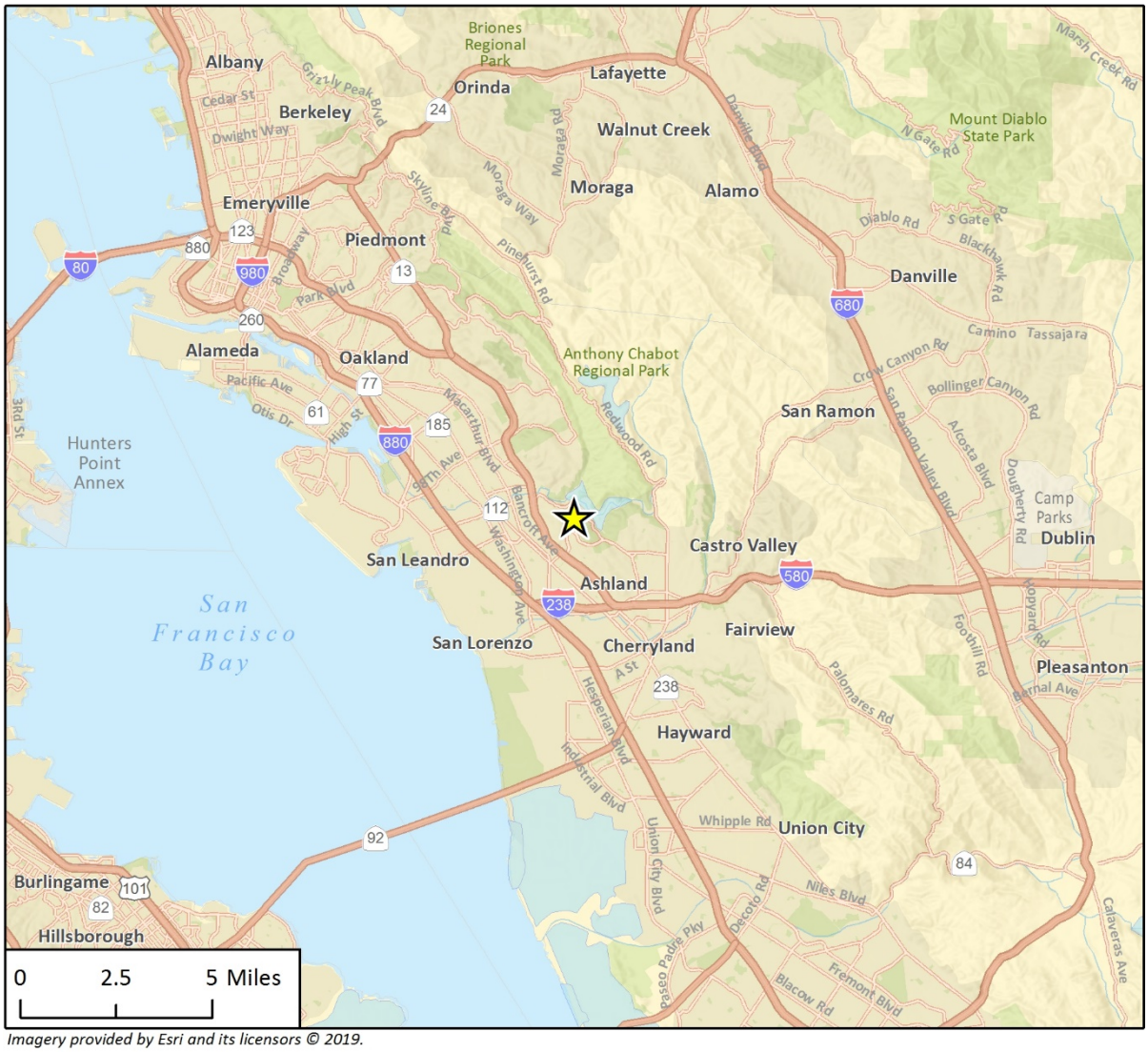
5. General Plan Designation

The project site is designated Resource Management in the Alameda County General Plan.

6. Zoning

The project site is zoned Agriculture (A). The intent of the A zoning district is "to promote implementation of general plan land use proposals for agricultural and other nonurban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare" (Alameda County Municipal Code (ACMC) Section 17.06.010).

Figure 1 Regional Location



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Project Location

N

Figure 2 Project Site in its Immediate Context

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Fig 2 Project Site Neighborhood

7. Surrounding Land Uses and Environmental Setting

The site is isolated from other development; it is primarily surrounded by open space, including the Lake Chabot Regional Park and its associated trails, which are located primarily towards the north and east. The Alameda County Children's Memorial Flag and Grove, a memorial for children who have died from violence and that is owned and operated by the County, is approximately 230 feet southeast of the project site; a trail leading to the memorial begins at the southwestern edge of the project site. The Bay-O-Vista neighborhood in the City of San Leandro, which includes primarily single-family residential buildings, is located approximately 0.3 miles west of the project site. A juvenile justice center is located approximately 0.4 miles south of the site, and other county-operated institutional uses, including the Alameda County Superior Court and the Fairmont Hospital, are located further south. To the east of the property, eucalyptus wind rows mark the crest of Fairmont Ridge, while the rest of the vicinity is steep, hilly, and covered with open grassy fields. The views to the northwest from the site include the cities of San Leandro and Oakland, while Lake Chabot is visible to the north/northeast.

8. Existing Conditions and Background

The project site is within the Lake Chabot Nike Missile Base, or Site SF-31. Constructed in 1955, Site SF-31 was a part of the Nike Missile Program, which was developed by the United States Army during the final months of World War II as defense against Soviet Union bombers and nuclear weapons. The San Francisco Bay Area, then home to several military bases and critical defense infrastructure, included 12 Nike installations by the late 1950s (Archaeological/Historical Consultants).

The project site comprises the Control area, SF-31C, which hosted the command and control functions of the missile base and was one of three functional areas. The other two areas were SF-31A, the Administrative area, and SF-31L, the Launcher area. For technical reasons, the Control area had to be separated from the Launcher area by 0.5-3.5 miles, though the Launcher and Administrative areas were usually co-located. As a result, Nike bases were usually situated on two separate parcels of land. The development of intercontinental ballistic missiles after 1965 made the Nike system less valuable for continental defense, and many of the bases were decommissioned in the late 1960s. After the 1972 Strategic Arms Limitation Treaty with the Soviet Union, the Nike program was largely shut down.

SF-31C is surrounded by a chain link fence and consists of five buildings, the Guard Station, the Quarters Building, the Generator Building, Corridor Building (with attached Radar Storage Shed) and the High Power Acquisition Radar (HIPAR) building. The buildings are located on terraces that slope downward from north to south. The Lake Chabot Nike Missile Base was decommissioned 1974, and most of the structures have been vacant since then, with the exception of the HIPAR Building. A description of each structure and associated equipment is below. Figure 3 includes photographs of the existing site, and Figure 4 shows the location of each structure.

Figure 3 Photographs of Project Site

Photograph 1: View of the Quarters Building looking southwest.

Photograph 2: View of the Corridor Building and attached Radar Storage Shed looking northeast.

Figure 4 Project Site Structures and Buildings

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Fig 3 Project Site Buildings

High Power Acquisition Radar (HIPAR) Building and HIPAR Antenna Tower (Building A)

The HIPAR Building and associated Antenna Tower are located north of the radar pads on the project site. The one-story building is rectangular in shape and 1,700 square feet. A chain link fence surrounds the HIPAR building. The interior of the building is currently used by the Alameda County Sheriff's Department.

Corridor Building & Attached Radar Storage Shed (Building B)

The Corridor Building and attached Radar Storage Shed are located up a concrete staircase from the Generator Building. The building was used to connect mobile communications and computer vans to one another and to the other equipment within SF-31C. The original one-story building is 100 square feet and includes hinged doors on its west façade. The single interior room has wood paneling, and acoustical tile ceiling with fluorescent lighting.

The connected Radar Storage Shed is a later addition to the Corridor Building. It extends from the main corridor building to form a T shape. The shed is 66 square feet and has an arched roof. The roof and walls are covered with bolted corrugated metal panels. The corridor building is currently empty.

Generator Building (Building C)

The Generator Building, which originally held the main generator for SF-31C, is located directly east of the Quarters Building, across the access road and an asphalt parking area. It is a 1,400 square-foot one-story rectangular building constructed of concrete blocks. The building has a flat roof with a variety of ventilating equipment and shallow eaves. The building has two sections: a taller section at the south which held the generator machinery, and a lower and somewhat narrower section at the north. The taller section includes three garage door openings which are currently covered with plywood. The building has extensive mold damage and is currently empty.

Quarters Building (Building D)

The Quarters Building is located at the south edge of the project site on the west side of the access approximately 130 yards from the guard station. It was used as a sleeping and living area for approximately 10 military personnel and originally included a kitchen and sleeping area. It is 64 feet long, and its width varies from 18 feet to 12 feet. The one-story L-shaped building is 1,320 square feet, has a flat roof, and sits on the edge of a steep hill. The east and west facades of the building have windows covered with plywood. The interior of the building is deteriorated, and the roof is partially collapsed.

Guard Station

The Guard Station is at the southeastern edge of the project site on the east side of the access road. It is a rectangular, 48 square-foot structure that sits on a flat concrete pad. It has a flat roof with wide eaves, an opening for a single hinged door, and windows on each of the three facades. The windows and door are missing, and the interior of the structure is deteriorated.

Radar Pads

Four concrete radar pads are on the highest terrace at the project site. Accessible via concrete steps, the pads were used to mount radar units on tripods. The radar units were used to track markets and missiles. Each pad is approximately 15 feet in diameter and is currently vacant.

9. Description of Project

The proposed project would involve the demolition of the Quarters Building (Building D) and the Radar Storage Shed portion of the Corridor Building (Building B). The HIPAR Building, radar pads, Guard Station, Generator Building (Building C), original 100 square-foot Corridor Building, and the foundations of the demolished structures would be retained.

Hazardous materials abatement activities prior to demolition of the structures would involve:

- Stabilization of loose and peeling lead-based paint
- Removal and proper disposal of components coated with lead-based paint

The County of Alameda General Services Agency Capital Programs Department would manage the demolition project and ensure compliance with all appropriate regulatory guidelines associated with hazardous materials abatement and demolition. All project activities, including demolition and removal of debris, would be expected to take one week. There are no current redevelopment plans for the site.

10. Other Public Agencies Whose Approval is Required

The County of Alameda is the lead agency with responsibility for approving the project. Discretionary approval from other public agencies is not required.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun and is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No California Native American Tribes have requested consultation pursuant to Public Resources Code Section 21080.3.1.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
■	Biological Resources	■	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
■	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	■	Mandatory Findings of Significance

Determination

Based on 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 to 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 "less than significant with mitigation incorporated" 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 potential 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.

Jason B. Garrison	1/22/2020
Signature	Date
Jason B. Garrison	Environmental Program Manager
Printed Name	Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
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 within a state scenic highway?	☐	☐	☐	■
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☐	■

a. Would the project have a substantial adverse effect on a scenic vista?

The grade at the SF-31C Nike Missile site is a combination of flat areas and some sloping areas at the summit of a foothill in the Fairmont Ridge. Views of the city of Hayward to the south, San Leandro to the west, and the greater bay area are available from the project site. Views of Lake Chabot to the north are not available from the project site due to tree cover and intervening topography. The project site is not within a designated scenic vista. Because the proposed project would involve the removal of two existing structures and would not involve adding new structures that would block views, it would not adversely affect scenic vistas. Therefore, no impact would occur.

NO IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Interstate 580 (I-580), located approximately 0.85 miles southwest of the project site, is an eligible but not officially designated State Scenic Highway. However, intervening topography and tree cover currently obstructs views of the project site from I-580. Therefore, although the proposed project would involve removal of buildings in a California Register-eligible historic district, the buildings are not visible from a state scenic highway. (Cultural resources impacts related to the demolition of the historic building are discussed in Section 5, *Cultural Resources,* of this report.) No impact would occur.

NO IMPACT

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project site is in a non-urbanized area in unincorporated Alameda County and is located on the north end of the Fairmont Ridge. Since the project would involve only demolition of one existing building and the partial demolition of a second building, no new structures would be introduced to add visual bulk at the project site, and neither Alameda County Design Guidelines nor zoning regulations controlling design of new construction would apply. Therefore, no impact would occur.

NO IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project would involve demolition of existing structures and not the construction of any new structures. Thus, there would be no new sources of light or glare as a result of the proposed project. No impact would occur. Demolition activities would occur during daylight hours and would be temporary and isolated to the project site. Therefore, no substantial lighting or glare impacts would occur during demolition.

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on 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?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■

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

The project site does not occur within or near an area designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance. Moreover, the project involves the demolition of buildings and not the construction of new structures or the conversion of existing farmland. Thus, no impact would occur.

NO IMPACT

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The project site is in the Agriculture zoning district. However, the site and surrounding area are not currently used for agricultural purposes nor were they used for agriculture in the recent past. The site is currently developed with a decommissioned Nike Missile Site, which was constructed by the US Army in the 1950s. Since 1974, the site has been used for storage and use by the Alameda County Sherriff's Department. Moreover, the site is not on land under a Williamson Act contract. Since the project would involve the demolition of existing structures that are not in agricultural production, and since it would not involve the construction of new uses or the conversion of existing farmland, no impact would occur.

NO IMPACT

c. Would the project 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?

The project site is not zoned for forest or timber land, is not in an area containing forest land, and would not result in the loss of forest land or conversion of existing forest land. No impact would occur.

NO IMPACT

e. Would the project 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?

The project would involve the demolition of two existing buildings and not the construction of new structures or the establishment of new uses that would result in the conversion of nearby farmland. Thus, the project would not result in the conversion of existing Farmland or forest land and no impact would occur.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

Air Quality Standards and Attainment

The project site is located within the San Francisco Bay Area Air Basin (the Basin), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). As the local air quality management agency, the BAAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met, and, if they are not met, to develop strategies to meet standards.

Depending on whether or not the standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The BAAQMD is in non-attainment for the state and federal ozone standards, the state and federal $PM_{2.5}$ (particulate matter up to 2.5 microns in size) standards and the state PM_{10} (particulate matter up to 10 microns in size) standards and is required to prepare a plan for improvement (BAAQMD 2017a).

The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 1.

Table 1 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]
Suspended particulate matter ($PM_{2.5}$)	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma[a]

[a] More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: EPA, Air Quality Criteria for Particulate Matter, October 2004.

Source: U.S. EPA 2018

Clean Air Plan

The Bay Area 2017 Clean Air Plan provides a plan to improve Bay Area air quality and protect public health as well as the climate. The legal impetus for the Plan is to update the most recent ozone plan, the 2010 Clean Air Plan, to comply with state air quality planning requirements as codified in the California Health & Safety Code. Although steady progress has been made to reduce ozone levels in the Bay Area, the region continues to be designated as non-attainment for both the one-hour and eight-hour state ozone standards as noted previously. In addition, emissions of ozone precursors in the Bay Area contribute to air quality problems in neighboring air basins. Under these circumstances, state law requires the Clean Air Plan to include all feasible measures to reduce emissions of ozone precursors and reduce transport of ozone precursors to neighboring air basins (BAAQMD 2017b).

Air Emission Thresholds

BAAQMD recommends that lead agencies determine appropriate air quality and greenhouse gas (GHG) emissions thresholds of significance based on substantial evidence in the record. As the lead agency for this project, Alameda County has determined that the BAAQMD's significance thresholds in the updated May 2017 CEQA Guidelines for project operations within the Basin are the most appropriate thresholds for use in determining air quality impacts of the proposed project.

Table 2 presents the significant thresholds for construction and demolition emissions being used for the purposes of this analysis. These represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. For the purposes of this analysis, the proposed project would

result in a significant impact if construction or operational emissions would exceed any of the thresholds shown in Table 2.

Table 2 Air Quality Construction Thresholds of Significance

Pollutant/ Precursor	Maximum Annual Emissions (tpy)	Average Daily Emissions (lbs/day)
ROG[1]	10	54
NO_X	10	54
PM_{10}[1]	15	82
$PM_{2.5}$[1]	10	54

Notes: tpy = tons per year; lbs/day = pounds per day; NOX = oxides of nitrogen; $PM_{2.5}$ = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM_{10} = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ROG = reactive organic gases; tpy = tons per year.

[1] Note the thresholds for PM_{10} and $PM_{2.5}$ apply to construction exhaust emissions only.

Source: Table 2-2, Bay Area Air Quality Management District, CEQA Air Quality Guidelines, May 2011.

Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project would generally conflict with or potentially obstruct implementation of an air quality management plan if it would contribute to population growth in excess of that forecast in the plan. The proposed project would involve demolition of an existing building and the partial demolition of a second building and not additional construction of new structures. Therefore, the proposed project would not generate new population or employment growth. Consequently, the project would not contribute to an exceedance of the projected population growth forecast in the 2017 BAAQMD Clean Air Plan. No impact would occur.

NO IMPACT

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Long-term operational emissions generated by a project would result from area source emissions or mobile emissions. Area sources include the use of natural gas, electricity, and landscaping maintenance equipment. Mobile emissions include emissions from vehicles associated with a project. Since the proposed project would involve demolition activities during a limited period and not construction of new uses, no new area source or mobile emissions would occur. Moreover, while the project site and surrounding area would undergo ongoing landscape maintenance activities, and the interior of the HIPAR building would continue to be used by the Alameda County Sheriff's Office, these activities are not specifically associated with the proposed demolition project and would be ongoing regardless of the project. Further, maintenance activities would be intermittent and infrequent and would not generate emissions such that an exceedance of an air quality standard or a cumulatively considerable net increase of a criteria pollutant would occur.

The major source of emissions associated with the project would result from emissions during the building demolition. Demolition activities would include operation of construction vehicles and equipment over unpaved areas and soil disturbance which has the potential to generate fugitive dust (PM_{10}) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment and hauling trucks would potentially degrade regional air quality. Temporary demolition emissions were estimated using the California Emissions Estimator Model (CalEEMod) v.2016.3.2 and are shown in Table 3.

Table 3 Construction Emissions (pounds/day)

Pollutant	Maximum Daily Emissions	Significance Threshold	Significant Impact?
ROG	2.2	54	No
NO_x	21.1	54	No
CO	15.0	82	No
PM_{10} (exhaust)	1.2	82	No
$PM_{2.5}$ (exhaust)	1.1	54	No

See Appendix A for CalEEMod worksheets.

As shown in Table 3, the proposed project would not exceed the BAAQMD short-term construction thresholds shown in Table 2. Impacts from demolition emissions would therefore be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

The California Air Resources Board (CARB) has identified diesel particulate matter as the primary airborne carcinogen in the state (CARB 2014). In addition, Toxic Air Contaminants (TACs) are a defined set of air pollutants that may pose a present or potential hazard to human health. Common sources of TACs and $PM_{2.5}$ include gasoline stations, dry cleaners, diesel backup generators, truck distribution centers, freeways, and other major roadways (BAAQMD 2017c). The project does not include construction of new gas stations, dry cleaners, highways, roadways, or other sources that could be considered new permitted or non-permitted source of TAC or $PM_{2.5}$ in proximity to receptors. In addition, the project would not introduce a new stationary source of emissions and would not result in particulate matter greater than BAAQMD thresholds (see response under questions a, b, and c). Moreover, as described above in Table 3, temporary demolition emissions were estimated using the CalEEMod and the proposed project would not exceed emissions thresholds during demolition activities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Table 3-3 in the BAAQMD's 2017 *CEQA Guidelines* provides odor screening distances for land uses that have the potential to generate substantial odor complaints. The uses in the table include wastewater treatment plants, landfills or transfer stations, refineries, composting facilities, confined animal facilities, food manufacturing, smelting plants, and chemical plants (BAAQMD 2017c). None of the uses identified in the table would occur within the project site. The proposed project would not generate objectionable odors affecting a substantial number of people during operation.

During demolition activities, heavy equipment and vehicles would emit odors associated with vehicle and engine exhaust both during normal use and when idling. However, these odors would be temporary and would cease upon completion. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people. This impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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 or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Existing Setting

The project site is located near the summit of a hill, with the elevation of the site ranging from approximately 730 to approximately 800 feet above mean sea level. The topography of the project site and its immediate surroundings is characterized by rolling hills and undeveloped land. Lake Chabot Regional Park surrounds much of the site, with Lake Chabot located approximately 0.25 mile to the east. The site is enclosed by chain link fencing. A paved service road provides access from the south. The project site is developed with five buildings and two communications towers. The existing structures are built on level, paved areas that are connected to the main road and surrounded by annual grasses and ruderal vegetation.

The majority of the project site consists of dense ruderal vegetation comprising non-native annual grasses with both native and non-native trees and shrubs. Non-native annual grassland communities observed in the project site are dominated by weedy herbaceous plants such as Harding grass (*Phalaris aquatica*), wild fennel (*Foeniculum vulgare*), stinkwort (*Dittrichia graveolens*), artichoke thistle (*Cynara cardunculus*), wild oats (*Avena* spp.), ripgut brome (*Bromus diandrus*), yellow star thistle (*Centaurea solstitialis)* and mustards (*Brassica* spp.). Coyote brush (*Baccharis pilularus*) was common throughout the site. Coast live oak (*Quercus agrifolia*) and eucalyptus trees (*Eucalyptus* spp.) are also present in the site.

Regulatory Setting

Federal and State

Regulatory authority over biological resources is shared by federal, state, and local agencies under a variety of laws, ordinances, regulations, and statutes. Primary authority for biological resources lies within the land use control and planning authority of local jurisdictions (in this instance, the County of Alameda).

The California Department of Fish and Wildlife (CDFW) is a trustee agency for biological resources throughout the State under the California Environmental Quality Act (CEQA) and has direct jurisdiction under the California Fish and Game Code (CFGC). Under the California Endangered Species Act (CESA) and the federal Endangered Species Act (FESA), the CDFW and the U.S. Fish and Wildlife Service (USFWS), respectively, have direct regulatory authority over species formally listed as threatened or endangered (and listed as rare for CDFW). Native and/or migratory bird species are protected under the CFGC Sections 3503, 3503.5, and 3511.

Statutes within the Clean Water Act (CWA), CFGC, and California Code of Regulations (CCR) protect wetlands and riparian habitat. The U.S. Army Corps of Engineers (USACE) has regulatory authority over wetlands and waters of the United States under Section 404 of the CWA. The State Water Resources Control Board and the nine Regional Water Quality Control Boards (RWQCBs) ensure water quality protection in California pursuant to Section 401 of the CWA and Section 13263 of the Porter-Cologne Water Quality Control Act. The CDFW regulates waters of the State under the CFGC Section 1600 et seq.

Special status species are those plants and animals: 1) listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS and the National Marine Fisheries Service (NMFS) under the FESA; 2) listed or proposed for listing as Rare, Threatened, or Endangered by the CDFW under the CESA; 3) recognized as California Species of Special Concern (CSSC) by the CDFW; 4) afforded protection under CFGC; and 5) occurring on Lists 1 and 2 of the CDFW California Rare Plant Rank (CRPR) system.

Methods

Literature Review

Rincon Consultants, Inc. (Rincon) biologists reviewed agency databases and relevant literature for baseline information on special status species and other sensitive biological resources occurring or potentially occurring at the project site and in the immediate surrounding area. The following sources were reviewed for background information:

- CDFW California Natural Diversity Data Base (CNDDB) (CDFW 2019a) and Biogeographic Information and Observation System (BIOS) (CDFW 2019b)
- CDFW Special Animals List (CDFW 2019c) and Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2019d)
- CNPS Online Inventory of Rare and Endangered Plants of California (CNPS 2019)
- USFWS Information for Planning and Consultation (IPaC; USFWS 2019a)
- USFWS Critical Habitat Portal (USFWS 2019b)
- USFWS National Wetlands Inventory (NWI; USFWS 2019c)

Rincon biologists conducted a review of the CNDDB (CDFW 2019a) for recorded occurrences of special status plant and wildlife taxa in the region prior to conducting a reconnaissance-level field survey. For this review, the search included all occurrences within the United States Geological Survey (USGS) 7.5-minute topographic quadrangle encompassing the project site (*Hayward*), and the eight surrounding quadrangles (*Oakland East, Las Trampas Ridge, Diablo, San Leandro, Dublin, Redwood Point, Newark,* and *Niles*). Strictly marine, estuarine, and aquatic species were excluded from further analysis given the upland terrestrial nature of the project site. Plant species with specific habitat requirements not present at the site such as vernal pools, alkali or serpentine soils, or higher elevation ranges were also excluded from this analysis.

Rincon compiled the results of the background literature review into a list of regionally occurring special status plants and animals and evaluated each species for potential to occur based on habitat conditions and proximity to known occurrences. Rincon also reviewed the NWI (USFWS 2019c) and the National Hydrography Datasets (USGS 2019) for potential aquatic resources, including jurisdictional waters of the United States or waters of the State.

Biological Survey

On August 13, 2019, Rincon conducted a reconnaissance-level survey of the project site to document site conditions, assess the presence of on-site habitat, and evaluate the potential for special status species and other sensitive biological resources to occur on the project site.

a. Would the project 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 or U.S. Fish and Wildlife Service?

Special Status Plants

A review of agency databases for known special status plant occurrences within the nine USGS quadrangles containing and surrounding the project site identified 50 special status plant species (CDFW 2019a; CNPS 2019; USFWS 2019a). Of these, the following 15 species have the potential to occur within the project site:

- Bent-flowered fiddleneck, *Amsinckia lunaris,* 1B.2
- Big-scale balsamroot, *Balsamorhiza macrolepis,* 1B.2
- Mt. Diablo fairy-lantern, *Calochortus pulchellus,* 1B.2
- Congdon's tarplant, Centromadia parryi ssp. Congdonii, 1B.1
- Presidio clarkia, *Clarkia franciscana,* Endangered (federal and state), 1B.1
- Tiburon buckwheat, Eriogonom luteolum var. caninum, 1B.2
- Mt. Diablo buckwheat, *Eriogonum truncatum,* 1B.1
- Jepson's coyote-thistle, *Eryngium jepsonii,* 1B.2
- Fragrant fritillary, *Fritillaria liliacea,* 1B.2
- Diablo helianthella, *Helianthella castanea,* 1B.2
- Santa Cruz tarplant, *Holocarpha macradenia,* Federally threatened, state endangered, 1B.1
- Contra Costa goldfields, *Lasthenia conjugens,* Federally endangered, 1B.1
- Woodland woollythreads, *Monolopia gracilens,* 1B.2
- Shining navarretia, Navarretia nigelliformis ssp. radians, 1B.2
- San Francisco popcornflower, *Plagiobothrys diffusus,* State endangered, 1B.1

These species were not detected during the site visit, but based on specific habitat requirements, including such factors as soil type, elevation, and vegetation community among others, may be found within the project site surrounding the paved, developed areas. Because demolition activities are limited to previously disturbed, developed areas, impacts to special status plants species would not occur.

Special Status Wildlife

The review of the resource agency databases for known special status animal occurrences within the nine USGS quadrangles containing and surrounding the project site identified 62 special status animal species (CDFW 2019a; CDFW 2019c; USFWS 2019a). Of these, 14 species have the potential to occur within the site (listed below). This list was reviewed and refined according to the potential for species to occur on the project site based on the presence and quality of habitats within the project site.

- Obscure bumble bee, *Bombus caliginosus*, S1/S2 (imperiled-critically imperiled in the state), IUCN: vulnerable
- Crotch bumble bee, *Bombus crotchii*, State candidate for listing
- Western bumble bee, *Bombus occidentalis*, State candidate for listing

- Bridges' coast range shoulderband, *Helminthoglypta nickliniana bridgesi*, S1/S2
- Lum's micro-blind harvestman, *Microcina lumi*, S1 (critically imperiled in the state)
- Alameda whipsnake, *Masticophis lateralis euryxanthus*, Threatened (federal and state)
- Northern harrier, *Circus hudsonius*, CSSC
- White-tailed kite, *Elanus leucurus*, State fully protected species
- American peregrine falcon, *Falco peregrinus anatum*, State fully protected species
- Pallid bat, *Antrozous pallidus*, CSSC
- Townsend's big-eared bat, *Corynorhinus townsendii*, CSSC
- Western mastiff bat, *Eumops perotis californicus*, CSSC
- American badger, *Taxidea taxus*, CSSC
- San Joaquin kit fox, *Vulpes macrotis mutica*, Federally endangered, State threatened

While the project site consists predominantly of annual grassland and ruderal vegetation, site conditions do not preclude the potential for special status species to occur within the undeveloped portions of the project site. However, demolition activities are confined to previously developed, paved areas. Therefore, impacts to federal or state listed animal species or other special status animals would not occur, except for potential impacts to bats.

The project site includes two uninhabited structures that are slated for demolition. These structures may present suitable roosting habitat for pallid bat (*Antrozous pallidus*) Townsend's big-eared bat (*Corynorhinus townsendii*), and western mastiff bat (*Eumops perotis californicus*). No sign of bat colonies on the project site were documented during the biological survey; however, individuals could be present without leaving observable signs. If bat species are present on the project site, construction activities such as building demolition or tree removal could result in impacts to special status bats during roosting season. Maternity roosting season for bats is similar to nesting season for birds, although there is more variation among species: pallid bats roost April-May, Townsend's big-eared bats roost May-August, and the western mastiff bat roosts April-September (CDFW 1988-1990). Impacts to these species may be considered significant under CEQA and mitigation, as described below, is required.

Although vegetation communities observed in the project site are primarily non-native, the site could be used by migratory birds that utilize trees or shrubs as nesting habitat. Native bird nests are protected by CFGC Section 3503. The nesting season generally extends from February 1st through August 31st in California but can vary based upon annual climatic conditions. Thus, if demolition occurs during nesting bird season, activities could result in the direct take of birds or their nests during vegetation removal, or disturbance related nest abandonment. Therefore, impacts to nesting birds are potentially significant, and mitigation, as described below, is required.

Mitigation Measures

The following mitigation measures are required to avoid or reduce the proposed project's potentially significant impacts to special status wildlife and avoid violations of the CFGC that protects nesting migratory birds.

BIO-1 Nesting Bird Avoidance and Minimization Efforts

To avoid impacts to nesting birds, including birds protected under the Migratory Bird Treaty Act, ground disturbing activities shall be limited to the time period between September 1 and January 1

(i.e., outside the nesting season) if feasible. If initial site disturbance, grading, and vegetation removal cannot be conducted during this time period, a pre-construction survey for active nests within and around the project site shall be conducted by a qualified biologist at the site no more than two weeks prior to any construction activities. The survey shall include the project site and other such habitat within 500 feet of the project site.

If active nests are identified, species specific exclusion buffers shall be determined by the biologist (i.e., 500 feet for raptor nests), and construction timing and location adjusted accordingly. The buffer shall be adhered to until the adults and young are no longer reliant on the nest site, as determined by the biologist. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities.

BIO-2 Special-Status Bat Species Avoidance and Minimization

Focused surveys of the buildings to be demolished to determine the presence/absence of roosting bats shall be conducted by a qualified biologist prior to the initiation of demolition activities. If active maternity roosts are identified, at a minimum, no demolition, clearing, or grading shall occur within 500 feet of the roost until the young are able to fly from the roost. If active day or night roosts are found on the project site, measures shall be implemented to safely flush bats from the roosts prior to the onset of demolition activities. Such measures may include removal of roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter.

Significance After Mitigation

Implementation of mitigation measures BIO-1 and BIO-2 would ensure protection of nesting birds and special-status bat species that may be on-site during construction activities. These measures would reduce the potentially significant impact to special-status species to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

The review of the resource agency databases for sensitive natural communities within the nine USGS quadrangles containing and surrounding the project site identified four sensitive natural communities: northern coastal salt marsh, northern maritime chaparral, serpentine bunchgrass, and valley needlegrass grassland (CDFW 2019a). Based on a review of information on biological resources within the project region and data collected during the reconnaissance site visit, none of these sensitive natural communities are present within the project site (CDFW 2019e). No substantial adverse effect on sensitive natural communities would occur as a result of project activities.

NO IMPACT

c. Would the project have a substantial adverse effect on state or federally protected wetlands, hydrological interruption, or other means?

Based on a review of information on biological resources within the project region and data collected during the reconnaissance site visit, no vegetated wetlands or potentially jurisdictional features occur within the project site. No impacts to jurisdictional wetlands or waters would occur.

NO IMPACT

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project is located within an essential connectivity area (ECA; CDFW 2019b. The CDFW identifies the ECA from the eastern hills of Richmond in the north to the Sunol Regional Wilderness Area in the south. The project site consists of developed areas surrounded by ruderal annual grassland with both native and non-native trees and shrubs. Impacts of project activities would be limited to previously developed areas, and wildlife movement would have already been comparatively low within the developed portions of the site. Moreover, project activities would be completed within one week. Therefore, the project would not create a barrier to wildlife movement on a larger scale. The project would not impact wildlife movement and no impact would occur.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

There are no local policies or ordinances protecting biological resources that apply to the proposed project. The project would not involve tree removal and therefore would not conflict with the County's tree preservation ordinance. No conflicts with local policies or ordinances protecting biological resources would occur.

NO IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no habitat conservation plans, natural community conservation plans, or other similar plans that govern activities on the project site. Therefore, the proposed project would not be in conflict with a habitat conservation plan and no impact would occur.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	■	☐
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☐	☐	■
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

Regulatory Setting

California Register of Historic Places

The California Register of Historical Resources (CRHR) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The evaluative criteria used by the CRHR for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. For listing in the CRHR, a property must be eligible under one or more of the following criteria and retain sufficient integrity to convey its significance:

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

CEQA

The California Environmental Quality Act (CEQA) requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, or any object,

building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

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

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b]).

PRC, Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Setting

An Historic Resources Evaluation (HRE) of the project site was prepared by Archaeological/ Historical Consultants in 2019 and is included in Appendix B. The following information is a summary of the history, setting, and conclusions provided in the HRE.

The project site was formerly the Integrated Fire Control area (hereafter "Control area") of Nike base SF-31C at Lake Chabot. Twelve Nike bases formerly ringed the San Francisco Bay Area, and each had three functional areas: an Administrative area, a Launcher area which held the missiles themselves, and a Control area, which held the radar and communications equipment required to identify and track targets and guide missiles to intercept them. At SF-31, the Launcher area (SF-31L) and the Administrative area (SF-31A) were on the east side of Lake Chabot, about 1.1 miles southeast of the project site. The project site is owned by Alameda County, while SF-31L and SF-31A are owned by the East Bay Regional Parks District.

The Control area for Nike SF-31 is located on a 1.43-acre parcel at the north end of Fairmont Ridge, at approximately 800 feet elevation. SF-31C consists of five buildings arranged on a north/south axis. From south to north, they are the Guard Station, Quarters Building, the Generator Building, Corridor Building (with attached Radar Storage Shed) and the HIPAR building. The buildings are located on terraces that slope downward from north to south. A perimeter chain link fence surrounds the entire Control area. To the east of the property, eucalyptus wind rows mark the crest of Fairmont Ridge, while the rest of the vicinity is steep, hilly, and covered with open grassy fields.

The views to the west from the site include the cities of San Leandro and Oakland, while Lake Chabot is visible to the east.

In addition to the five buildings, the Control area has several circular concrete tracking radar pads and a water storage tank (modern) set on concrete piers. Various concrete pads and asphalt covered parking areas are adjacent to the buildings. Concrete stairs and the access road join the three levels of the terraced site. The Quarters Buildings and the Generator Building are on the south, with the Corridor Building at mid-level then the HIPAR Building and Antenna at the site's highest elevation. The Guard Station is at the lowest elevation at the bottom of the hill adjacent to the access road leading up to the main building complex. All the buildings on the site are constructed of concrete block, with the exception of two additions: a Radar Storage Shed built of corrugated metal is attached to the Corridor Building, while the Quarters Building has a wood-frame addition on its west side.

The Nike Missile Program

The Nike program, developed by the US Army, was the first operational surface-to-air missile system. It was initially envisioned in the final months of the Second World War, with research continued after the end of the war. After the Soviet Union developed long range bombers and nuclear capabilities, the Nike missile systems were implemented as a last-ditch defense of major urban areas and other key sites. The first Nike batteries became operational in 1954, and the program rapidly expanded to cover the entire United States and some allied countries. The San Francisco Bay Area, then home to many military bases and critical defense infrastructure, was ringed by 12 Nike installations by the late 1950s. All the structures at these installations were built to standard designs developed by the Army Corps of Engineers and were built of cinderblock with flat roofs. Each of the base areas was surrounded by a security fence.

Eligibility of the Lake Chabot Nike Missile Base

Site SF-31C was the Integrated Fire Control Area for Nike Missile Site SF-31, constructed in 1955, which held both Nike-Ajax and Nike-Hercules surface-to-air missiles before being decommissioned in 1974. Hosting the command and control functions of the base, SF-31C was one of three functional areas of the Nike Missile Base which included the Launch Area (31L) and the Administrative Area (31A). The Nike system was the world's first surface-to-air missile system and was intended to defend the United States against nuclear-armed bombers.

The HRE concluded four of the five buildings at SF-31C are contributing resources to a CRHR-eligible Lake Chabot Nike Missile Base Historic District (which includes buildings and features at areas SF-31L and SF-31A and are outside of the current project site) because they are significant under CRHR Criterion 1 as defined in CEQA §15064.5. The contributing buildings are the Guard Shack, Generator Building, Corridor Building, and HIPAR Building. The Quarters Building and the Radar Storage Shed addition to the Corridor Building are not contributing resources to the proposed district.

As one of the three or four best preserved of the original 12 Nike installations in the Bay Area, the Lake Chabot Nike Missile Base retains most of the important features of the original Nike Missile Base, a historically significant technological advance in the history of United States military defenses. The period of significance is 1955 to 1974. However, since the buildings were designed to function as an ensemble, no single building has the potential to evoke the significance of a Nike base as a whole. Therefore, none of the buildings at SF-31C appear to be eligible individually for the CRHR.

Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

As described above under *Setting,* the HRE concludes that four of the five buildings within the project site are contributing resources to a CRHR-eligible historic district but that none of the buildings are individually eligible. As a historic district that is eligible for the CRHR, the Lake Chabot Nike Missile Base Historic District is considered a historical resource under CEQA. A significant adverse impact to a historical resource occurs when a historical resource is materially impaired, or the physical features and contributing elements that convey its significance are altered such that the property is no longer eligible for the CRHR.

The HRE concludes that the Quarters Building is not a contributing element because it lacks integrity of materials and design due to its collapsed roof and extensive interior damage. Moreover, compared to other surviving barracks buildings at the Administrative area of this Nike base, the Quarters building is a small and minor example of a residential structure. The report also concludes that the Radar Storage Shed addition to the Corridor Building is not a contributing element because it was built as a later addition to the existing building, and because its design and function is not compatible with the other buildings at the base during its period of significance (1955-1974).

The proposed project would involve the demolition of the Quarters Building and Radar Storage Shed addition to the Corridor Building, neither of which were identified as individual historical resources by the HRE. Additionally, the HRE concluded neither building is a contributing element to the CRHR-eligible historic district. With the proposed project, the eligible historic district would remain eligible for listing on the CRHR as the district's integrity would remain intact and it would still be able to convey the reasons for its significance. Therefore, the project would not cause a substantial adverse change to a historical resource.

Although the project would not result in a significant impact to the CRHR-eligible Lake Chabot Nike Missile Base Historic District, the following mitigation measure is recommended to further reduce the less-than-significant impact related to the demolition of buildings within the historic district.

Mitigation Measures

The following mitigation measure is recommended.

CR-1 Historic Documentation Package

Prior to demolition, the County of Alameda shall undertake Historic American Building Survey (HABS) documentation of Nike Missile Base SF-31C , including its character defining features. The documentation should generally follow the HABS Level III requirements and include measured drawings that depict the size, scale, and dimensions of the subject property; digital photographic recordation of the interior and exterior of the subject property including all character-defining-features; a detailed historic narrative report; and compilation of historic research. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 CFR, Part 61). The original archival-quality documentation shall be offered as donated material to the Alameda County Historical Society Archives where it would be available for current and future generations. Archival copies of the documentation also shall be submitted to the Alameda County Library, where it would be available to local researchers.

Completion of this mitigation measure shall be monitored and enforced by the County of Alameda. The County shall also make the HABS documentation available on a County of Alameda webpage. The webpage shall be maintained by the County for a minimum of five years.

Significance After Mitigation

The proposed project would involve demolition of the Quarters Building and the Radar Storage Shed addition to the Corridor Building, neither of which is a contributing element to the eligible historic district. Therefore, the proposed project would not result in a significant impact on historic resources. Mitigation Measure CR-1 is recommended to ensure accurate documentation of the historic district in its current state. Nonetheless, without this recommended mitigation measure, impacts to historic resources would still be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

A California Historical Resources Information System (CHRIS) records search at the Northwest Information Center (NWIC) did not result in the identification of known archaeological resources within the project site, though the project site has never been surveyed for archaeological resources. One archaeological site has been recorded approximately 0.45 miles from the project site, consisting of a Chinese labor camp and a foundation and historic-period refuse associated with the original Lake Chabot Dam surveyor's house. Although the project site has never been surveyed for archaeological resources, it has been disturbed by the construction of the SF-31C Nike Missile Site. Additionally, the project consists primarily of the demolition of the SF-31C buildings and infrastructure, excluding building foundations, and will only include minor ground disturbance. Thus, the project site is not considered archaeologically sensitive and there would be no impacts to archaeological resources

NO IMPACT

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

While the project would involve minimal excavation, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance may occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access. With adherence to these existing regulations, impacts to human remains will be less than significant.

LESS THAN SIGNIFICANT IMPACT

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6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in 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?	☐	☐	☐	■

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Energy consumption accounts for energy consumed during construction and operation of a proposed project, such as fuel consumed by vehicles, natural gas consumed for heating and/or power, and electricity consumed for power. In this case, energy consumption would only occur during the proposed demolition activities.

Pacific Gas and Electric supplies electricity and natural gas to the project site. Demolition of the existing buildings would result in short-term consumption of energy from the use of equipment and vehicles associated with demolition activities and transportation of waste and debris during demolition. Energy use would primarily be from fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary grid power may be provided to construction trailers or electric construction equipment. Energy use during demolition would be temporary and would be used for the purpose of completing demolition activities. Construction equipment used would be typical of construction projects in the region. No additional energy would be used after demolition is completed. Therefore, the project would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. This impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project would involve energy use associated with demolition activities only and no additional energy would be used after the demolition of the existing buildings because no new buildings or uses would be established at the project site. No impact would occur.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	■
e. 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?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	■

a.1. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

c. Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

According to the Castro Valley Area Plan (March 2012), the project site is within approximately 500 feet of the Alquist-Priolo Earthquake Fault Zone within an Earthquake-Induced Landslide Zone, and within one mile from the Liquefaction Zone. However, the project would involve complete demolition of one building and the partial demolition of a second building; no new buildings, structures, or uses which could cause risk of loss, injury, or death involving rupture, seismic activity, ground failure, or unstable soil would be introduced. Thus, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The project site is developed and is partially located on sloping topography. Removal of the existing structure could increase exposure of soils to direct rainfall and significant wind events, which could increase the potential for erosion. However, since the foundations of the two demolished structures would be retained, soils would not be exposed to significantly more rainfall than under existing conditions. Moreover, if ground disturbance is required during demolition activities, erosion control measures would be required. Per Section 15.36.050(C) of the Alameda General Ordinance Code, grading done under the supervision or construction control of the County is exempt from needing a grading permit. Nonetheless, according to the Code, the County must assume full responsibility for the work in conformance with the design and documentation provisions of Chapter 15.36, Grading Erosion and Sediment Control. Compliance with the standards in that chapter would ensure that any ground disturbance would not result in substantial erosion and would reduce potential impacts associated with soil erosion to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The proposed project involves demolition of one existing buildings and the partial demolition of a second building and would not involve construction of new structures or the establishment of new uses. Therefore, no life or property would be exposed to construction on expansive soils. Moreover, demolition of the existing buildings would be required to comply with the Alameda County Grading Ordinance, which includes required safety protections during demolition activities. No impact would occur.

NO IMPACT

e. Would the project 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?

The project would involve the demolition of existing buildings and not the construction of new structures; it would not involve the use of septic tanks or other alternative waste water disposal systems. No impact would occur.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project would involve demolition of one existing building and the partial demolition of a second building. No additional soil disturbance would occur and the foundations of the demolished buildings would remain. Any potential material to be excavated would consist primarily of soils disturbed during original site preparation for and construction of the existing building. Therefore, the project would not destroy a unique paleontological resource or geologic feature. No impact would occur.

NO IMPACT

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8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	☐	☐	■	☐

Greenhouse Gas Emissions Setting

Project implementation would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs during demolition, thus potentially contributing to cumulative impacts related to climate change. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15 percent reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law, which requires the State to further reduce GHGs to 40 percent below 1990 levels by 2030. SB 32 extends AB 32, directing the California Air Resources Board (CARB) to ensure that GHGs are reduced to 40 percent below the 1990 level by 2030.

On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six metric tons (MT) CO_2e by 2030 and two MT CO_2e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub regional, or regional level), but not for specific individual projects because they include all emissions sectors in the State.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

For future projects, the significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan).

For the purposes of this analysis, the County of Alameda has determined the GHG emissions thresholds contained in the BAAQMD's May 2017 *CEQA Air Quality Guidelines* are the appropriate thresholds to use. The BAAQMD has determined that for land use development projects, the threshold is compliance with a qualified GHG Reduction Strategy; or annual emissions less than 1,100 metric tons per year of CO_2e.

Impact Analysis

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Since the project would not involve the construction of new structures or the establishment of new uses, there would be no operational emissions (stationary or mobile sources) associated with the project. However, there would be temporary emissions related to the operation of vehicles and equipment used in the demolition process.

Based on the CalEEMod results (Appendix A), the demolition of the existing buildings would generate an estimated 16 metric tons of CO_2E. Emissions would cease after demolition is completed. Since emissions would be below BAAQMD's threshold of 1,100 metric tons CO_2e, impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS THAN SIGNIFICANT IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material 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?	☐	☐	■	☐
e. For a project located in 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	■

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed project would involve the complete demolition of one building and the partial demolition of a second building. According to a Limited Asbestos and Lead Survey Report prepared for the project site by Terracon Consultants, Inc. in May 2018 (report included in Appendix C), these buildings contain asbestos and lead-containing paint. However, according to an abatement report prepared for the site, all asbestos-containing materials were abated from the existing buildings, including the Quarters Building and the Radar Storage Shed between July 26 and August 21, 2019 (Appendix D). The lead-containing paint is coating exterior and interior metal and concrete block components (i.e., walls, siding, door frames). According to sampling completed by EFI Global, soils at the project site, including those near the existing structures, do not contain asbestos or lead at concentrations that could pose a significant risk to human health. However, proposed project activities, including remediation and disposal of contaminated building materials, could expose and/or release these contaminants which could result in health hazard impacts to workers if not remediated prior to construction activities. The project would be required to adhere to California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-containing materials. The California Code of Regulations Section 1532.1 requires testing, monitoring, containment, and proper disposal of lead-based paint. With adherence to CalOSHA policies and regulations regarding lead-containing paint, impacts associated with the disturbance of hazardous materials would be less than significant.

Demolition activities associated with the proposed project may include the temporary transport, storage, and use of potentially hazardous materials including fuels, lubricating fluids, cleaners, or solvents. The proposed project involves the removal of lead-based paint components. Completing this work would result in the transport and disposal of these materials as they are abated and removed from the site. However, the transport, storage, use, or disposal of hazardous materials would be subject to federal, state, and local regulations pertaining to the transport, use, storage, and disposal of hazardous materials, which would assure that risks associated with hazardous materials are minimized. Hazardous materials would be required to be transported under U.S. Department of Transportation (DOT) regulations (U.S. DOT Hazardous Materials Transport Act, 49 Code of Federal Regulations), which stipulate the types of containers, labeling, and other restrictions to be used in the movement of such material on interstate highways. In addition, the use, storage, and disposal of hazardous materials are regulated through the Resources Conservation and Recovery Act (RCRA). The California Department of Toxic Substances Control (DTSC) is responsible for implementing the RCRA program, as well as California's own hazardous waste laws. DTSC regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California. It does this primarily under the authority of RCRA and in accordance with the California Hazardous Waste Control Law (California H&SC Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (Title 22, California Code of Regulations, Divisions 4 and 4.5). DTSC also oversees permitting, inspection, compliance, and corrective action programs to ensure that hazardous waste managers follow federal and State requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Compliance with existing regulations would reduce the risk of potential release of hazardous materials during

construction. Finally, construction activities that transport hazardous materials would be required to transport such materials along designated roadways in the city and county, thereby limiting risk of upset. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

While school facilities occur in the greater project vicinity, including Quest Academy (0.70 miles south), James Baldwin Academy (1.12 miles southeast), and the Alameda County Juvenile Justice Center (0.53 miles south), no existing or proposed schools are located within 0.25 mile of the project site. As outlined above under items (a) and (b), demolition of the existing structure would require removal and movement of materials contaminated by asbestos and lead-based paint. Hauling of such materials may occur within 0.25 mile of a school. However, given the site's distance from existing educational facilities and required compliance with the rules and regulations described above under items (a) and (b), impacts to schools would be less than significant,

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site included on a list of hazardous material 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?

The following databases were checked, pursuant to Government Code Section 95962.5, on August 6, 2019 for known hazardous materials contamination at the project site:

- **United States Environmental Protection Agency**
  - Comprehensive Environmental Response, Compensation, and Liability Information System/ Superfund Enterprise Management System / Envirofacts database search
- **State Water Resources Control Board (SWRCB)**
  - GeoTracker search for leaking underground storage tanks and other cleanup sites
- **California Department of Toxic Substances Control**
  - EnviroStor search for hazardous facilities or known contamination sites
  - Cortese List of Hazardous Waste and Substances Sites
  - Cleanup Site and Hazardous Waste Facilities Database

The project site is listed on the State Water Resource Control Board (SWRCB) GeoTracker and the California Department of Toxic Substances Control EnviroStor as a leaking underground storage tank (LUST) cleanup site as compiled pursuant to Section 65962.5 of the Government Code. However, the 1,000-gallon diesel underground storage tank and 60 feet of associated piping were removed on October 27, 1993. A letter issued by Alameda County Health Care Services on December 29, 1997 indicates that there is no longer detectible contaminants associated with the tank in the soil, that the investigation and cleanup at the site has been completed, and thus that the case has been closed (Appendix E). Moreover, the proposed project would not involve removal of the building foundations or disturbance of contaminated soil. Therefore, the project would not create a significant hazard to the public or the environment; impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. For a project 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, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located near a public or private airstrip or airport, and the site is not located in an airport hazard area. No impact would occur.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposal would involve demolition of an existing building and the partial demolition of a second building and not the construction of new structures that could block emergency response or evacuation routes or the introduction of new uses that would interfere with adopted emergency response and emergency evacuation plans. No impact would occur.

NO IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The project site is within a fire hazard zone (CalFire 2007). However, the project would involve the demolition of an existing building and the partial demolition of a second building and not the construction of new structures that would increase exposure of people or structures to risk involving wildland fires. No impact would occur.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	■
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	■
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	■
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	■
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	■
(iv) Impede or redirect flood flows?	☐	☐	☐	■
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	■

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The project would not involve the establishment of new uses that would generate new wastewater or discharge. As noted in Section 7, *Geology and Soils,* ground disturbing activities associated with the proposal would be required to meet the design and documentation provisions in Alameda County Code Chapter 15.36, *Grading Erosion and Sediment Control.* Compliance with these standards would reduce potential impacts to water quality and discharge. Thus, with adherence to existing regulations, no impacts to water quality would occur.

NO IMPACT

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Regional water demand is primarily a function of population growth. The project would not increase the region's population and, in turn, the regional demand for potable water. (Please refer to Section 19, *Utilities and Service Systems*, for further discussion of this topic.) The proposed project also would not interfere with groundwater recharge because it would not increase the amount of impermeable surface at the site or involve the establishment of new uses that would increase water demand. Therefore, the project would not 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. No impact would occur.

NO IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would impede or redirect flood flows?

The proposed project would not involve new construction or grading that would substantially alter drainage patterns. The proposed project would not involve the alteration of a stream or river or the addition of impervious surfaces that would result in runoff, flooding, erosion, or siltation on or off-site. The project would involve demolition of an existing building and the partial demolition of a second building. Foundations of the demolished buildings would remain, and thus soil would not be exposed to substantially more rainfall that could cause an increase in erosion. No impacts would occur.

NO IMPACT

d. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not within a 100-year flood hazard area (1% chance annually) (FEMA 2009). The project is also outside of ABAG's mapped dam failure inundation area (ABAG 1995), and there is not a body of water near the site that is capable of seiche. The nearest body of water is Lake Chabot, which is approximately 1,500 feet northeast and downslope of the project site. There would be no impact.

NO IMPACT

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project would not involve the introduction of new structures or uses that would obstruct water quality controls or groundwater management plans. Moreover, as outlined above in item (a), any ground disturbance would be required to comply with applicable provisions of Alameda County Code Chapter 15.36, which ensures protection of watercourses and drainage. Thus, no impact would occur.

NO IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■

a. Would the project physically divide an established community?

The project would involve the demolition of an existing building and the partial demolition of a second building and not the construction of structures, linear features such as roads, or other elements that would physically divide an established community. No impact would occur.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is designated as Resource Management in the Castro Valley Area Plan (Alameda County 2012) and zoned Agriculture. The project would involve demolition of existing buildings and would not introduce new structures or uses that would conflict with the site's designation or applicable policies. Therefore, no impact would occur.

NO IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project 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?

b. Would the project 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?

The project site is not used for mining and is not zoned for mining uses. Further, the project would involve the demolition of two buildings and would not affect mineral resources. Thus, no impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	■	☐	☐
c. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Noise and Vibration Setting

Ambient Noise

Noise is defined as unwanted sound. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the ambient noise level to be judged as twice as loud. In general, a 3 dBA change in the ambient noise level is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while areas adjacent to arterial streets are typically in the 50-60+ dBA range. Normal conversational levels are usually in the 60-65 dBA range and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source can reduces noise levels by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 10 dBA (Federal Transit Administration [FTA] 2018). The manner in which homes in California are constructed generally provides a reduction of exterior-to-interior noise levels of approximately 20 to 25 dBA with closed windows (FTA 2018).

The duration of noise is important because sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

The time period in which noise occurs is also important since nighttime noise tends to disturb people more than daytime noise. Community noise is usually measured using the Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 PM to 7 AM) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 PM to 10 PM and a 10 dBA penalty for noise occurring from 10 PM to 7 AM. The Ldn and CNEL typically do not differ by more than 1 dBA. In practice, CNEL and Ldn are often used interchangeably.

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses. The closest noise-sensitive receptor to the project site is Quest Academy approximately 0.681 miles south of the project site.

Noise regulations and ordinances typically establish allowable noise levels for different land uses and define exempt noise activities. Chapter 6.60 of the Alameda County General Ordinance Code provides provision for restrictions and regulations for noise in the County of Alameda. Table 4 provides a summary of the exterior noise standards for different receiving land uses based on times of day. However, per Section 6.60.070, such restrictions do not apply to construction activities, provided that such activities occur between 7 AM and 7 PM on weekdays and between 8 AM and 5 PM on weekends.

Table 4 County of Alameda Noise and Land Use Compatibility Guidelines

Receiving Land Use Category	Time	Noise Level Standards (dBA) Cumulative Number of Minutes in Any One Hour				
		30	15	5	1	0
Residential uses, schools, hospitals, churches, and libraries	7AM – 10 PM	50	55	60	65	70
	10 PM – 7AM	45	50	55	60	65
Commercial uses	7AM – 10 PM	65	70	75	80	85
	10 PM – 7AM	60	65	70	75	80

Source: County of Alameda General Ordinance Code Section 6.60.040

Given the project's location in a relatively undeveloped area of Alameda County, existing noise levels are relatively low. To characterize noise levels on the project site, two fifteen-minute noise measurements were taken with an ANSI Type II sound level at the project site. The location, timing, and results of those measurements are shown in Table 5.

Table 5 Project Site Noise Measurement Information

No.	Location	Primary Noise Source	Time	Result (Leq)
1	On access road, approximately 70 feet north of Quarters Building	Wind	8/13/2019, 11:15 to 11:45 am	42.0 dBA
2	On access road, approximately 70 feet north of Quarters Building	Wind	8/13/2019, 11:50 to 11:55 am	44.3 dBA

See Appendix F for noise measurement data.

Vibration

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise (e.g., the rattling of windows from passing trucks). This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources inside buildings such as the operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads.

The County of Alameda does not have adopted thresholds for levels at which vibration would cause significant effects. Therefore, thresholds provided by the Federal Transit Administration were used

for this analysis. Vibration impacts would be significant if they would exceed the thresholds shown in Table 6.

Table 6 Indoor Groundborne Vibration Impact Criteria

Land Use Category	VdB Impact Levels		
	Frequent Events (more than 70 events per day)	Occasional Events (30-70 events per day)	Infrequent Events (fewer than 30 events per day)
Category 1: Buildings where vibration would interfere with interior operations	65 Vdb	65 Vdb	65 Vdb
Category 2: Residences and places were people normally sleep	72 Vdb	75 Vdb	80 Vdb
Category 3: Institutional land uses with primarily daytime use	75 Vdb	78 Vdb	83 VdB

Source: Table 6-3, FTA 2018

Impact Analysis

a. Would the project result generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Demolition activities associated with the proposed project could result in the temporary elevation of noise levels at the project site and surrounding areas. Demolition-related noise impacts typically occur when demolition activities take place during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), when demolition activities occur in proximity to noise sensitive land uses, or when demolition durations last over extended periods of time. The closest noise-sensitive receptors to the project site are the Alameda County Children's Memorial approximately 230 feet southeast of the project site, Bay-O-Vista residential neighborhood approximately 1,400 feet northwest of the project site, and the Alameda County Juvenile Justice Center approximately 2,000 feet to the south of the project site.

Noise levels associated with demolition for the proposed project were estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Because a specific construction equipment list is not yet available for the project, the construction equipment list used in RCNM was generated using the CalEEMod output for the air quality and GHG analysis (see Appendix A). Noise was modeled based on the project's construction equipment list for each phase and distance to nearby receptors. Table 7 identifies the maximum expected noise levels at the nearest sensitive receptors based on the combined use of equipment anticipated to be used concurrently during demolition.

Table 7 Construction Noise Levels by Phase

		Approximate Noise Level at Nearest Sensitive Receptors (dBA Leq)		
Construction Phase	**Equipment**	**230 feet**	**1,400 feet**	**2,000 feet**
Demolition	Dozer, Backhoe, Saw, Tractor	75	60	57

Source: Roadway Construction Noise Model (RCNM) version 1.1, Appendix G

As Table 7 indicates, the proposed demolition activities would temporarily elevate ambient noise levels at the nearby sensitive receptors. The Alameda County Code exempts construction noise between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. through 5:00 p.m. Saturday and Sunday. Although demolition noise would be perceptible at adjacent sensitive receptors, the additional noise would occur intermittently and over the course of a short period (approximately one week); all noise associated with the project would cease after that period. Mitigation Measure N-1 would ensure that construction noise occurs within the hours specified in the County Code. Impacts would therefore be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measure is required to reduce demolition noise impacts to a less than significant level.

N-1 Demolition Hours

Demolition activity shall not occur between 7:00 p.m. and 7:00 a.m. Monday through Friday and 5:00 p.m. through 8:00 a.m. Saturday and Sunday.

Significance After Mitigation

With implementation of Mitigation Measure N-1, temporary noise associated with demolition would be limited to the daytime hours during which construction noise is exempt from the Alameda County Code. Impacts would be less than significant with mitigation incorporated.

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b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Table 8 identifies various vibration velocity levels for the types of equipment that would operate at the project site during demolition.

Table 8 Vibration Levels During Demolition

Equipment	Approximate VdB at 25 feet (reference distance)	Approximate VdB at 130 feet	Approximate VdB at 1,400 feet	Approximate VdB at 2,000 feet
Bulldozer	87	62	0	0
Jackhammer	79	54	0	0
Loaded Trucks	86	61	0	0

Source: Table 7-4, FTA 2018, assuming vibration attenuation of 6 VdB per doubling of distance

The closest noise-sensitive receptors to the project site are the Alameda County Children's Memorial approximately 230 feet southwest of the project site, the Bay-O-Vista residential neighborhood approximately 1,400 feet west of the project site, and the Alameda County Juvenile Justice Center approximately 2,000 feet south of the project site. These uses meet the criteria for Category 1, Category 2, and Category 3 land uses as shown on Table 6 because they involve buildings where vibration would interfere with interior operations such as educational activities and daytime uses and residences where people sleep.

As shown in Table 8, vibration levels could temporarily and intermittently reach up to approximately 62 VdB at areas 130 feet from the project site. It is assumed that demolition activities would cause occasional vibration events, or no more than 70 vibration events during the day. Because the proposed project would not involve construction during evening or nighttime hours, per compliance with Alameda General Ordinance requirements and the provisions of Mitigation Measure N-1, the project would not exceed the FTA criteria of 75 VdB for occasional events where people sleep during normal sleep hours.

The proposed project would not exceed the FTA criteria of 78 VdB for occasional events during daytime hours for the noise-sensitive receptors 100 or more feet away. The demolition phase is estimated to occur over approximately one week. The project does not involve major excavation or non-standard construction methods such as pile driving. Therefore, project construction would be within the range of typical construction noise for an urban area and vibration effects would be temporary.

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c. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not within two miles of a public or private airstrip or airport, and thus no impacts would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	■
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

While the project would involve the demolition of the Quarters Building, which was originally constructed for military personnel to use for sleeping, the building has been vacant since 1974. The building is also in an advanced state of disrepair and is thus no longer suitable for residential uses. Therefore, the project would not involve displacement of existing residents or of substantial numbers of housing units. Moreover, because the proposed project would not involve the construction of residential units or job-creating uses, no increase in the City's population would occur. The project would therefore have no impact related to inducing substantial population growth or require the construction of housing**.**

NO IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	1 Fire protection?	☐	☐	☐	■
	2 Police protection?	☐	☐	☐	■
	3 Schools?	☐	☐	☐	■
	4 Parks?	☐	☐	☐	■
	5 Other public facilities?	☐	☐	☐	■

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

As described in Section 14, *Population and Housing,* the project would not lead to an increase in population or jobs and therefore would not create new demand for or increase the use of fire facilities, police facilities, schools, parks, or other public facilities. Therefore, no impact would occur.

NO IMPACT

16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

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

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Since the project would involve the demolition of one existing vacant building and the partial demolition of a second vacant building and not the construction of new structures or the introduction of new uses, it would not increase the use of nearby recreational facilities. In addition, the project would not involve construction or alteration of recreational facilities. There would be no impact.

NO IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	■	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	■	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

The project would involve the demolition of one vacant building and the partial demolition of a second building and not the construction of new buildings or the establishment of new uses that would generate new traffic. Therefore, the proposed project would not affect traffic patterns or conflict with an applicable transportation plan.

During demolition, traffic near the project site would temporarily increase compared to existing conditions because construction workers and haul trucks would travel to and from the project site. Construction-related worker trips were calculated using CalEEMod and are shown below in Table 9.

Table 9 Construction-Related Trips

Trip Type	Number of One-Way Trips
Hauling Trips[1]	
Demolition	6 total
Worker Trips[2]	
Demolition	13 daily

[1]Assumes 222 cubic yards of export and 16 cubic yards of earth material per truck trip

[2]Assumes 1.25 worker trips per equipment

Source: CalEEMod v.2016.3.2 (see Appendix A)

As described in the Project Description, demolition activities would last approximately one week. Hauling would involve removal of building materials from the existing building during the demolition phase. Assuming approximately 16 cubic yards of material per truck trip, the proposed project would result in approximately six total one-way hauling trips to remove demolition materials. Assuming trips would be generally spread across the one-week (five working days) demolition schedule, the average number of trips per day would be fewer than two trips per day. Conservatively assuming a more consolidated demolition period of two days, the project would generate approximately three trips per day during the hauling. Given the low volume of trips that would occur throughout the day, hauling activities during any hourly period would not cause significant traffic impacts.

The proposed project would also generate an estimated 13 one-way worker trips per day during each phase. Unlike hauling trips which are spread across the day, worker trips are expected to occur primarily at the beginning of the construction day (7:00 AM) and at the end of the construction day (5:00 PM). This low number of additional trips would not cause significant congestion on surrounding roadways and would be temporary.

Given the expected number of hauling and worker trips and that demolition activities would only occur during a limited period, impacts to roadways and traffic would be less than significant.

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c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

d. Would the project result in inadequate emergency access?

The project site is not directly accessible from existing roadways due to a padlocked gate blocking direct access. However, the project would not involve construction of new structures or roadways or the introduction of new uses. Therefore, it would not increase hazards due to a geometric design feature or incompatible use. Moreover, the layout of the existing buildings, which would be generally maintained, currently allows for adequate emergency access. No impact would occur.

NO IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a 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:				
a. 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	☐	■	☐	☐
b. 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 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

Tribal Cultural Resources Setting

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. 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
2. 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 these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

A contact list was requested from the Native American Heritage Commission (NAHC) for the purposes of initiating AB 52 consultation. The County of Alameda General Services Agency mailed notification letters to the six tribes listed by the NAHC on September 24, 2019. Under AB 52, tribes have 30 days to respond and request consultation. Over 30 days have elapsed since the notification letters were sent and no tribes requested AB 52 consultation with the County. Thus, the County assumes that no known tribal cultural resources are present on the project site.

AB 52 consultation correspondence between the County and tribes is included in Appendix H.

Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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 2024.1?

Although no tribal cultural resources are expected to be present on-site, there is the possibility of encountering undisturbed subsurface tribal cultural resources. The proposed demolitions at the project site could potentially result in significant impacts on unanticipated tribal cultural resources. Mitigation Measure TCR-1 identified below would reduce impacts on unidentified tribal cultural resources to a less than significant level.

Mitigation Measure

TCR-1 Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during demolition, all earth-disturbing work in the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the County, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist, if applicable, and the appropriate Native American tribal representative.

Significance After Mitigation

Mitigation Measure TCR-1 would ensure that tribal cultural resources are identified properly and preserved in the event they are uncovered during construction and would reduce impacts regarding disrupting tribal cultural resources to a less than significant level.

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	■
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	■
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed project would involve demolition of one vacant building and the partial demolition of a second vacant building and would not generate wastewater. No impact associated with additional wastewater generation and need for treatment would occur.

NO IMPACT

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The project would not involve the construction of new buildings or the establishment of new uses that would increase the region's population and, in turn, the regional demand for potable water. Therefore, no impact would occur.

NO IMPACT

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Once demolished, demolition waste from the project would be segregated into the following waste streams: hazardous waste, non-hazardous construction waste, and recyclable waste (i.e., metal, wood, and concrete). Non-recyclable waste would be transported to a landfill and properly disposed of. Thus, there would be a temporary increase in solid waste at area landfills. However, based on the size of the structures, the project would not generate a substantial increase in solid waste. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
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 uncontrolled 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 downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	■

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

As noted in Section 9, *Hazards and Hazardous Materials,* the project site is located within a very high fire hazard zone (CalFire 2007). However, the project would involve the demolition of existing buildings and not the construction of new structures that could impair an adopted emergency response or evacuation plan. Moreover, demolition activities would be temporary and there would be no project occupants after demolition. No impact would occur.

NO IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

The project would involve the demolition of two existing buildings and not the construction of new buildings or the establishment of new uses that would require new infrastructure. No impact would occur.

NO IMPACT

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

As noted in Section 10, *Hydrology and Water Quality,* the proposed project would not involve new construction that would substantially alter drainage patterns. The project would involve demolition of existing buildings, which would be required to comply with Alameda County Code Chapter 15.36 *Grading, Erosion, and Sediment Control*, which include requirements to prevent future erosion and runoff. No impacts would occur.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. 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. 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. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

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?

As discussed in Section 4, *Biological Resources*, the project would not substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife species population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of a rare or endangered plants or animals with compliance with mitigation measures BIO-1 and BIO-2. As discussed in Section 5, *Cultural Resources*, while the project would involve demolition of portions of an eligible historic district, it would not eliminate contributing elements to that historic district. Impacts to historic, archaeological resources, and disturbance of

human remains would be less than significant with mitigation incorporated. The project would therefore not eliminate important examples of the major periods of California history or prehistory.

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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)?

The proposed project would involve demolition of two existing buildings and would not include construction of new buildings or establishment of new uses, which could contribute to cumulatively considerable impacts at or near the project site. Demolition activities would be temporary and would cease after approximately one week. Moreover, as discussed throughout this Initial Study, impacts from these temporary activities, including impacts to air quality, noise, and greenhouse gases, would be less than significant or nonexistent. Therefore, impacts would not be cumulatively considerable.

NO IMPACT

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed in Section 3, *Air Quality*, the project would not conflict with an air quality plan, result in cumulatively considerable net increase in pollutants, expose sensitive receptors to substantial concentrations of pollutants or odors. According to Section 9, *Hazards and Hazardous Materials,* the project would not create a significant hazard to the public, interfere with applicable emergency response and evacuation plans, or expose people or structures to risk of loss, injury, or death. Per Section 13, *Noise,* the project would not generate significant impacts to ambient noise or groundborne vibration with incorporation of mitigation measure N-1. Therefore, the project would not cause substantial adverse effects on human beings with mitigation.

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Rincon Consultants, Inc. prepared this Initial Study under contract to the County of Alameda. Persons involved in data gathering analysis, project management, and quality control are listed below.

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