INITIAL STUDY AND PROPOSED
MITIGATED NEGATIVE DECLARATION

PERALTA HACIENDA HISTORICAL PARK MASTER PLAN UPDATE

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MARCH 21, 2002

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MITIGATED NEGATIVE DECLARATION

Application

This Mitigated Negative Declaration is for:

- A Master Plan Update for Peralta Hacienda Historical Park

Applicant

The project applicant is the City of Oakland Public Works Agency.

Project Objective

The project objective is to implement the Peralta Hacienda Historical Park Master Plan Update.

Location

As shown in **Figure 1, Project Location** the project site is bounded by and is accessible from Coolidge Avenue, Hyde Street, 34th Avenue, Paxton and Davis Street in Oakland, California.

Project Description

The Peralta Hacienda Historical Park has evolved over the past 25 years through the efforts of the City of Oakland, the Fruitvale Community Development District Board and Friends of Peralta Hacienda Historical Park (PHHP). The Park Master Plan was revised and updated to provide greater emphasis on the significant history associated with the site. The proposed Park Master Plan Update retains many of the park's existing elements, modifies some and adds several new features.

The following provides a listing and brief description of each of the elements planned for different areas of the park:

Coolidge Avenue Entry and Lawn. The Master Plan currently requires demolition or relocation of all existing structures on the site except the Peralta House. The Plan Update modifies this Plan to demolish or relocate two of the three remaining residential properties on Coolidge to open up the park to the street. New features include a two car pull out at the curb, a 12,000 square foot multi-purpose lawn surrounded by a grove of live oak trees with an under story of native grasses and wild flowers, a 250 foot allee of trees which connects the historic core to Coolidge Avenue, and a 48 foot long bench facing Coolidge Avenue integrated with the adobe wall. The current plan for phase three included a parking lot for 18 cars plus buses. Trees would not be planted within the flat area to deter recreational use.

Community Center. The addition of the new community meeting place along with proposed renovations of 2496 Coolidge Avenue, will serve all age groups. Features would include the renovated 2,000 square foot 2496 Coolidge Avenue house and an addition of 1,200 to 1,500 square feet for community gatherings, an entry plaza located on Coolidge Avenue, a fenced outdoor patio accessible from the Community Center or garden, a bicycle storage and repair area, an orchard, tot lot and terrace.

Ethno-botanical and Community Gardens. One of the interpretive themes for the Master Plan Update includes food and plants introduced by successive residents of the Fruitvale District. The updated plan incorporates elements that feature food and other plants. Elements in this area of the pak include a 5,000 square foot garden area devoted to plants that are representative of the different peoples who occupied the site and neighborhood. This portion of the project also includes 2,000 square feet of community gardens, renovation of the Victorian garden surrounding the Peralta house and preservation of existing trees.

Historic Core. The area referred to as the historic core is where Antonio Peralta built the first non-indigenous adobe structure in the East Bay. As his family grew, he constructed a larger home, in 1840. Enclosing these two structures was an eight foot high, three foot thick adobe wall. The core of PHHP is formed by interpretations of these elements, as well as the barro pit. The Master Plan Update proposes a 100 foot long modern adobe wall with alcoves reminiscent of the original 22 lean-to's the Peraltas built for workshops and guest houses. The Plan also proposes a covering of ramada (trellis with vines) over the footprint of the 1840 adobe, with an "Urban Books" display (a series of vertical panels with pages that allow for a variety of juxtapositions of interpretive material); the Peralta barro pit with a brick making area, interpretation of the 1820

adobe, 200 linear feet of seat-height adobe walls defining the historic core area and a 25 foot long community table flanked by a citrus grove. Water would flow down the length of the community table in a tile-lined channel and spill into a basin and planted pond. **(As cited in Draft Master Plan Update Report, March 2001, p.6, 7)**

Site Grading. Only minor grading would occur throughout the park where necessary to correct drainage problems. The lawn area on Coolidge would be graded to lower the lawn 12 to 18 inches below sidewalk level. Soil removed from this area would be used to build low mounds surrounding the lawn. This would provide a protected bowl with good visual access. The multi-purpose lawn at 34th Avenue would be lowered about two feet to improve visual access. Some grading would occur on the slope between the upper and lower portions of the park to reduce erosion and help with the establishment of a vegetative cover. There would also be some minor grading on Hyde Street.

Site Utilities. Relocating an existing utility line outside the park is one of the major costs included in the Master Plan, estimated at $100,000 in September 2000. The Plan Update revises the existing Plan which calls for limiting outdoor lighting to security lamps. Other site utilities, to be detailed during the construction documents phase, include area drains, modifications to existing underground sewer, modification and additions to the existing irrigation system and enhancement of existing lighting. Other utility work would be associated with the community center project, including new electrical service for 2496 Coolidge Avenue, fire protection, plumbing, heating, ventilating and air conditioning. All utilities for the Peralta Victorian house were upgraded and brought up to code as part of the house renovation effort.

The project will require the City of Oakland's approval of the following entitlements:

- A Master Plan Update for Peralta Hacienda Historical Park

Potentially Significant Impacts Requiring Mitigation

The project has been determined to have the following potentially significant impacts which would require mitigation to ensure that significant impacts to the environment are avoided or reduced to a "less than significant" level:

1. The project would involve the augmentation of existing site lighting in the historic core to create a well-lighted area suitable for evening activities, possibly directing excessive amounts of light toward nearby residences.

2. Grading, earthmoving and construction activities at the project site would be expected to create dust and exhaust from construction equipment, which could have a potentially significant impact on local air quality and might result in exposure of sensitive receptors to air pollutants temporarily during the construction period.

3. Construction related activities undertaken during implementation of the proposed project could result in inadvertent damage to historical/archaeological resources such as the brick-lined well and artifact-filled barro pit as well as other unknown but potentially present cultural resources.

4. The project site is located in an area where previous occurrences of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements resulting from seismic activity. The Peralta House, its associated structures, and people that visit them could be negatively impacted by a seismic event.

5. The project site is located in an area where historic occurrences of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements resulting from seismic activity.

6. Construction at the project site could result in a temporary increase in existing noise levels, although these noise levels would not be regarded as severe.

7. Peralta Creek Improvements. Future creek improvements would require a Streambed Alteration Permit.

Planning Director's Decision

After due consideration, the Planning Director of the City of Oakland has found that with the implementation of mitigation measures identified in this Mitigated Negative Declaration (listed separately in **Appendix A** of this document), the proposed project will not have a significant effect on the environment. Therefore, the project will not require the preparation of an Environmental Impact Report, and the requirements of the California Environmental Quality Act (CEQA) will be met by the preparation of this Mitigated Negative Declaration. This decision is supported by the following findings:

a. The updated project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history because: there is no identified area at the project site which is habitat for rare or endangered species, or which represents unique examples of California history or prehistory; the project is within the scope of use contemplated in the General Plan; and the project does not have any significant, unavoidable adverse impacts. Implementation of specified mitigation measures will avoid or reduce the effects of the project on the environment and thereby avoid any significant impacts.

b. The updated project does not involve impacts which are individually limited but cumulatively considerable, because the described project will incorporate both project-specific mitigation measures and city-wide mitigation measures to avoid significant impacts of the project in the context of continued growth and development in Oakland.

c. The updated project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, because the proposed development will enhance the existing residential and commercial uses within the immediate area, provide the City with additional park area, and all adverse effects of the project will be mitigated to an insignificant level.

Public Review

The Initial Study and Proposed Mitigated Negative Declaration was circulated for a 30-day public review period. The City of Oakland Planning Commission held a public hearing in the Initial Study and Proposed Mitigated Negative Declaration on [redacted]

Adoption of the Mitigated Negative Declaration does not constitute approval of the project itself, which is a separate action to be taken by the Planning Commission. Approval or denial of the project can take place only after the Mitigated Negative Declaration has been adopted.

Lead Agency

The Lead Agency for this Mitigated Negative Declaration is the City of Oakland Planning Department.

Determination

On the basis of the evaluation in this Mitigated Negative Declaration and Initial Study:

___ 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 the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

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

Date	Leslie Gould Planning Director
	(510) 238-3941 Phone

INITIAL STUDY

CITY OF OAKLAND
Planning Department
250 Frank Ogawa Plaza #3330
Oakland, CA 94612

General Information

Applicant: City of Oakland

Project Name

Peralta Hacienda Historical Park Master Plan Update: Phase 3

PROJECT SITE AND DESCRIPTION

Location and Setting

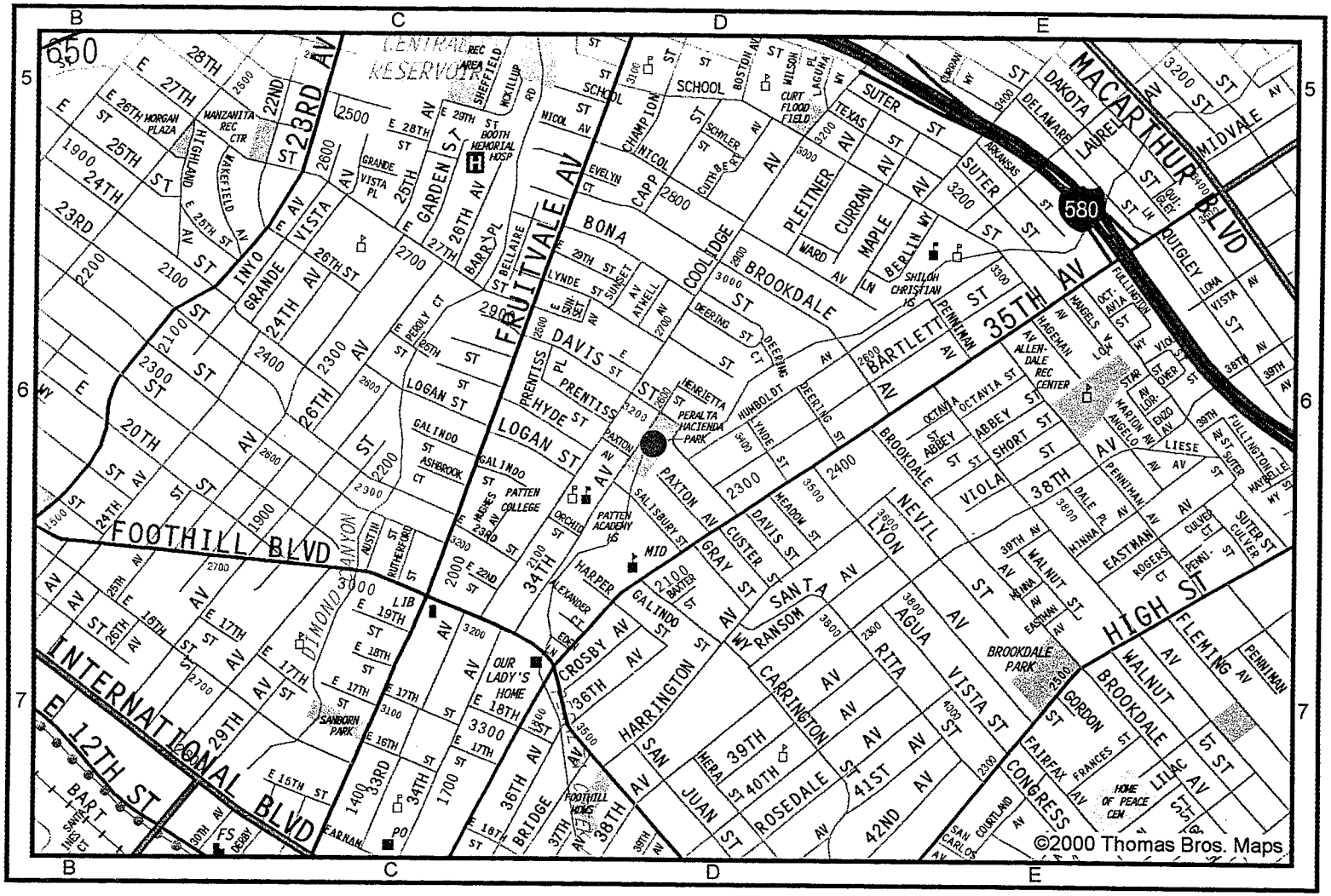
As shown in **Figure 1, Project Location,** the Peralta Hacienda Historical Park (PHHP) is bounded by and accessible from Coolidge Avenue, Hyde Street, 34th Avenue, Paxton and Davis Street. The neighborhood where it is located is largely residential, with Calvin Simmons Middle School and Patten College located nearby. Students from both schools as well as others in the surrounding neighborhood currently use the park.

Project Site

The primary elements of the park as it exists today are:

Figure 1

Project Location



● : Project Site

A Victorian House, the third residence built by the Peralta family, in 1870, that is Historic Site #925, listed by the State Parks Office of Historic Preservation;

- A small parking area west of the Victorian house;
- 2496 Coolidge, known as the VISTA House (Volunteers In Service To America), currently used as a community building;
- A lawn at the corner of Hyde and Coolidge Avenue;
- Raised pads or "footprints" with lawn surfaces identifying the approximate size and location of the 1821 and 1840 adobe buildings;
- Delineation of the approximate location of the hacienda wall shown by concrete block pavers;
- A stage;
- A multi-use lawn area;
- 460 feet of the reconstituted Peralta Creek. The actual creek runs under the site in a culvert approximately 12 to 15 feet underground. The creek is fed by water pumped from the underground portion of the creek to create a managed flow;
- A wooded slope 35 feet high, dividing the reconstituted Peralta Creek from the main, upper portion of the site;
- A restroom building with a community mural located near the creek;
- Picnic tables and benches.

Circulation Characteristics

Most visitors access the site by foot, walking from nearby homes. People who drive to the site park in the eight space parking area or in one of many street parking spaces surrounding the site. AC Transit operates buses along Coolidge Avenue, providing direct park access, while the nearest BART station is the Fruitvale station located one mile from the site.

Zoning

The project site is currently zoned "Park and Urban Open Space" and "Mixed Housing Type Residential".

Site Ownership

The PHHP is a City owned park in the City of Oakland's Fruitvale District.

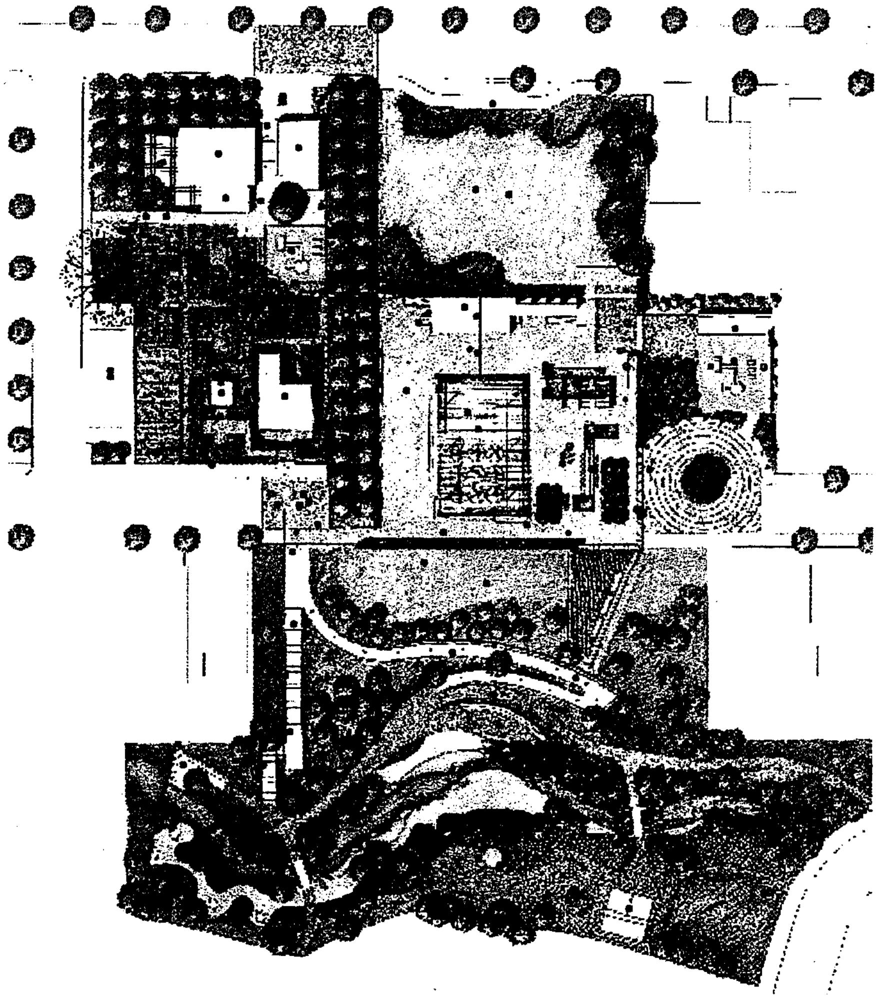
PROJECT CONTEXT AND DESCRIPTION

In 1820 the King of Spain granted 43,472 acres of land to Luis Maria Peralta, in recognition of his years of service in the Spanish Army. The terms of the grant required that a structure be built on the land within one year. In 1821 the Peralta family constructed an adobe building, the first non-indigenous structure in the region, in what is now the heart of Oakland's Fruitvale neighborhood. This land grant covered an area which today includes the cities of Oakland, Piedmont, Berkeley, Emeryville, Alameda and portions of San Leandro and Albany.

In the late 1970s, community activists led by resident Claudia Albano rediscovered the significance of this site. With assistance from the City, the community began an effort to acquire land once owned by the Peralta family to plan and build a neighborhood historic park, to restore the 1870 Victorian style home built by Antonio Peralta, son of Luis, and raise the community's and region's awareness of the site and its significance to California and the western United States. Friends of Peralta Hacienda Historical Park (Friends) was incorporated in 1985 as a non-profit organization. The City of Oakland has collaborated with the Fruitvale Community Development District Board and Friends to develop Peralta Hacienda Historical Park.

The Park Master Plan was updated to provide greater emphasis on the significant history associated with the site. The Park Master Plan Update retains many of the park's existing elements, modifies some and adds several new features.

The Project Site Plan is shown in **Figure 2, Project Site Plan**. The following provides a listing and brief description of each of the elements planned for different areas of the park.



LEGEND

- Entry Plaza
- Service Entrance
- Entry 1
- Entry 2
- Existing Peralta Victorian House
- Restored Victorian Gardens
- Famiily Community Gardens / Turf
- Perpendicular Parking on Hyde Street
- Ethnobotanical & Historical Gardens (4)
- Fruitvale Orchard
- Enclosed Community Courtyard
- New Community Room
- Services and Public Bathrooms
- Existing House - Community Center
- New Drop-Off
- Multipurpose Lawn
- "Natural" Californian Gardens
- Tot Lot (1-10 Years Old)
- Playground
- Garden Buffer
- Historical Precint
- Adobe Wall / Stage
- Covered 1821 Adobe Footprint, Archeological "Ruin" (approximated reconstruction of adobe portal under pergola)
- Adobe Making Area and Storage
- Covered 1840 Adobe Footprint (Pergola) Historical Narrative Exhibit (Urban Book)
- Vehicular *Cul-de-Sac* with Plaza treatment
- Look-out Deck (Picnic chairs & tables)
- Interpretive Nature Ramp
- Visual & Physical Connection Stairs
- Water-Meditation Rest Area
- Ecological Interpretation of Creek Area
- Open Classroom / Amphitheatre
- Existing Restrooms, Storage, and Teacher's Room
- Access to Storage (Under Stage)
- Picnic Area
- Native American Display
- Shade Garden
- Water Garden (acuatic vegetation)
- Natural Infiltration Pond
- Built-in adobe & stucco Benches
- Water Table
- Peralta Family Barro Pit Archeological Site *
- Covered Brick Well (Archeological Feature)
- Oven / Grill
- Art Wall
- Picket Fence
- Canvas & Wire Structure (shading device for stage)
- Dumpster (72" x 42")
- Community Notice Boards at park entries

* Approach to the interpretation of this archeological feature to be determined in the future.

CITY OF OAKLAND

PERALTA HACIENDA HISTORICAL PARK
2465 34th Avenue Oakland, California
June 2001

Mario Schjetnan G.

Project Site Plan

Figure 2

scale: 1" = 40'

Site Features

Coolidge Avenue Entry and Lawn. Two of the three remaining residential properties on Coolidge would be demolished and the park, which is hidden behind them, will be opened up to the street. New features include a two car pull out at the curb, a 12,000 square foot multi-purpose lawn surrounded by a grove of live oak trees with an under story of native grasses and wildflowers, a 250 foot allee of trees which connects the historic core to Coolidge Avenue, and a 48 foot long bench facing Coolidge Avenue integrated with the adobe wall. The current plan for phase three included a parking lot for 18 cars plus buses. Trees would not be planted within the flat area to deter recreational use.

Community Center. The addition of the new community center along with completed renovations of the Peralta's Victorian house, will serve all age groups. Features include the renovated 2,000 square foot 2496 Coolidge Avenue house and an addition of 1,200 to 1,500 square feet, an entry plaza located on Coolidge Avenue, a fenced outdoor patio accessible from the Community Center or garden, a bicycle storage and repair area, an orchard, tot lot and terrace.

Ethno-botanical and Community Gardens. One of the interpretive themes for PHHP is food and other plants introduced by successive residents of Fruitvale. The new park incorporates elements that feature food and other plants. Elements in this area of the park include a 5,000 square foot garden area devoted to plants that are representative of the different peoples who occupied the site and neighborhood. This portion of the project also includes 2,000 square feet of community gardens, renovation of the Victorian garden surrounding the Peralta house and preservation of existing trees.

Historic Core. The area referred to as the historic core is where Antonio Peralta built the first non-indigenous structure in the East Bay. As his family grew he constructed a larger home, also of adobe, in 1840. Enclosing these two structures was an eight foot high, three foot thick adobe wall. Interpretations of these elements plus the barro pit form the core of PHHP. The Master Plan proposes a 100 foot long modern adobe wall with alcoves reminiscent of the original 22 lean-tos the Peraltas built as workshops and guest houses that would feature interpretive material and a stage. The Plan also proposes a covering of ramada (trellis with vines) over the footprint of the 1840 adobe, "Urban Books" (a series of vertical display boards with pages that allow for a variety of juxtapositions of interpretive material), the Peralta barro pit with interpretation, interpretation of the 1820 adobe, 200 linear feet of seat-height adobe walls defining the historic core area and a 25 foot long community table surrounded by a citrus grove. Water would flow down the length of the community table in a tile-lined channel and spill into a basin and planted pond.

Site Grading

Only minor grading would occur throughout the park where necessary to correct drainage problems. The lawn area on Coolidge would be graded to lower the lawn 12 to 18 inches below sidewalk level. Soil removed from this area would be used to build low mounds surrounding the lawn. This would provide a protected bowl with good visual access. The multi-purpose lawn at 34th Avenue would be lowered about two feet to improve visual access. Some grading would occur on the slope between the upper and lower portions of the park to reduce erosion and help with the establishment of a vegetative cover.

Site Utilities

Relocating an existing utility line outside the park is one of the major costs included in the Master Plan, estimated at $100,000 in September 2000. Other site utilities, to be detailed during the construction documents phase, include area drains, modifications to existing underground sewer, modification and additions to the existing irrigation system and enhancement of existing lighting. Other utility work would be associated with the community center project, including new electrical service for 2496 Coolidge Avenue, fire protection, plumbing, heating, ventilating and air conditioning. All utilities for the Peralta Victorian house were upgraded and brought up to code as part of the house renovation effort.

REQUIRED DISCRETIONARY APPROVALS

The project would require the City of Oakland's approval of the following entitlement:

- A Master Plan for Peralta Hacienda Historical Park

INITIAL STUDY CHECKLIST

The following section of this report consists of the City of Oakland Initial Study Checklist. Explanations of answers on the Initial Study Checklist follow.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – 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) Substantially degrade the existing visual character or quality of the site and its surroundings?	[ ]	[ ]	[ ]	[✔]
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	[ ]	[✔]	[ ]	[ ]

Comments to Questions 1a, b, c, and d:

a, b and c) The project would not have an adverse effect on a scenic vista, would not damage scenic resources, nor would it degrade the existing visual character or quality of the site and its surroundings. The project would have a ***beneficial and enhancing impact*** on the existing visual character of the site and its surroundings, in that an important purpose of the project is to restore and beautify the site. Beautification of the site would involve establishment of considerable landscaping, ranging from lawn areas to native grasses, garden areas and wild flowers, fruit trees and Live Oaks.

d) New sources of nighttime lighting which could introduce significant amounts of glare are proposed for the project.

- **IMPACT 1: Nighttime Lighting Impact on Sensitive Receptors**

  The project would involve the augmentation of existing site lighting in the historic core to create a well-lighted area suitable for evening activities, possibly directing excessive amounts of light toward nearby residences. This would be a ***potentially significant impact*** of the project.

  MITIGATION MEASURE 1: Careful Placement of Lighting Sources

  All new lighting shall be shielded or hooded to avoid glare and be directed onto the project site and away from sensitive receptors such as nearby residences. Implementation of this mitigation measure would reduce the impact of nighttime lighting to a level of ***less than significant.***

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	[ ]	[ ]	[ ]	[✔]
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	[ ]	[ ]	[ ]	[✔]
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 2a, b and c:

a) Although located on land with a rich agricultural history, the project site is in the midst of an urban area which has already been developed in a mix of residential and commercial uses. No Prime Farmlands, Unique Farmlands or Farmlands of Statewide Importance have been identified at, or in the vicinity of, the project site. Project development would not result in the conversion of any Prime Farmlands, Unique Farmlands or Farmlands of Statewide Importance to non-agricultural uses.

b) There are no areas in the vicinity of the project site which have been zoned for agricultural uses, and no parcels near the project site are currently under Williamson Act contracts. Project development would not result in the conversion of any land currently zoned for agricultural use or in Williamson Act contracts to non-agricultural uses.

c) Although there are gardens at the project site and in the surrounding neighborhood, no commercial-scale agricultural activities are currently in operation in the vicinity of the project site. The project features community gardens, orchards and ethno-botanical areas which are intended to help strengthen resident's ties with their local agricultural heritage. The proposed project involves no activities which would result in the conversion of farmland or other land in agricultural to non-agricultural uses.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
3. AIR QUALITY - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	[ ]	[ ]	[ ]	[✔]
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[ ]	[ ]	[ ]	[✔]
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	[ ]	[ ]	[ ]	[✔]
d) Expose sensitive receptors to substantial pollutant concentrations?	[ ]	[✔]	[ ]	[ ]
e) Create objectionable odors affecting a substantial number of people?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 3a, b, c, d and e:

a, b, c and e) The project as proposed would not violate any air quality standard and would not contribute to any existing or projected air quality violation. It would not significantly alter air movement, air moisture or air temperature, would not alter the climate and would not create any objectionable odors. However, construction activity undertaken during project implementation could have a temporary impact on air quality.

d) The project could temporarily expose sensitive receptors to pollutants released into the air by construction related activities.

- **IMPACT 2: Construction-Related Air Pollution**

  Grading, earthmoving and construction activities at the project site would be expected to create dust and exhaust from construction equipment, which could have a potentially significant impact on local air quality and might result in exposure of sensitive receptors to air pollutants temporarily during the construction period. This would represent a ***potentially significant environmental impact*** associated with project development.

MITIGATION MEASURE 2: Dust Suppression Measures

Spillage resulting from hauling operations along or across any public or private property shall be removed immediately and paid for by the contractor. Dust nuisances originating from the contractor's operations shall be controlled at the contractor's expense. The implementation of conventional dust suppression measures such as watering exposed soil surfaces as necessary, covering stockpiles of debris, the routine sweeping of the construction area and adjacent streets, and the suspension of grading and other earthmoving activities during high winds would reduce the potential impact to a level of ***less than significant.***

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES – 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 by the California Department of Fish and Game 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 Game or U.S. Fish and Wildlife Service?	[ ]	[ ]	[ ]	[✔]
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act? (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	[ ]	[ ]	[ ]	[✔]
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?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 4a, c, d, e and f:

a, c - f) The project would not result in any impacts to any endangered, threatened or rare species or their habitats, or to any federally protected wetlands or wildlife corridors. The project would not conflict with any adopted habitat conservation plan or tree preservation policy.

b) The Updated Master Plan addresses the creek on the lower portion of the plan area. It recommends that the creek be reconfigured to enhance existing ponds and waterfalls. At this time there are no detailed plans for these improvements. When plans are developed, a Streambed Alteration Permit would be required from the California Department of Fish and Game. At that time the environmental review will address the specific impacts of the creek.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	[ ]	[✔]	[ ]	[ ]
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	[ ]	[✔]	[ ]	[ ]
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	[ ]	[ ]	[ ]	[✔]
d) Disturb any human remains, including those interred outside of formal cemeteries?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 5a, b, c and d:

a and b) The Peralta Rancho Headquarters site (P-01-002244; CA-ALA-585H) appears to be eligible for the California Register of Historical Resources.[1] It contains the archaeological and architectural remains of the Peralta family Rancho and home site (1823-1897), which represents the first permanent settlement, after Mission San Jose, on the east side of San Francisco Bay. The site is associated with Antonio Maria Peralta and Maria Antonio Galindo, founders of the first non-Native American family household to occupy East Bay lands. The site boundaries were determined by the presence of intact, 19th Century ground surfaces and features related to the Peralta occupation of the land. The 1870 Peralta Hacienda, the centerpiece of the historical park, is listed on the California and National Register, and is California Historic Landmark No. 925.

Two archaeological features are extant: an artifact-filled barro pit (Feature 1) and a brick-lined filled well (Feature 2). The location of these Features is shown in **Figure 3**. Both are evaluated as being potentially important historical resources.

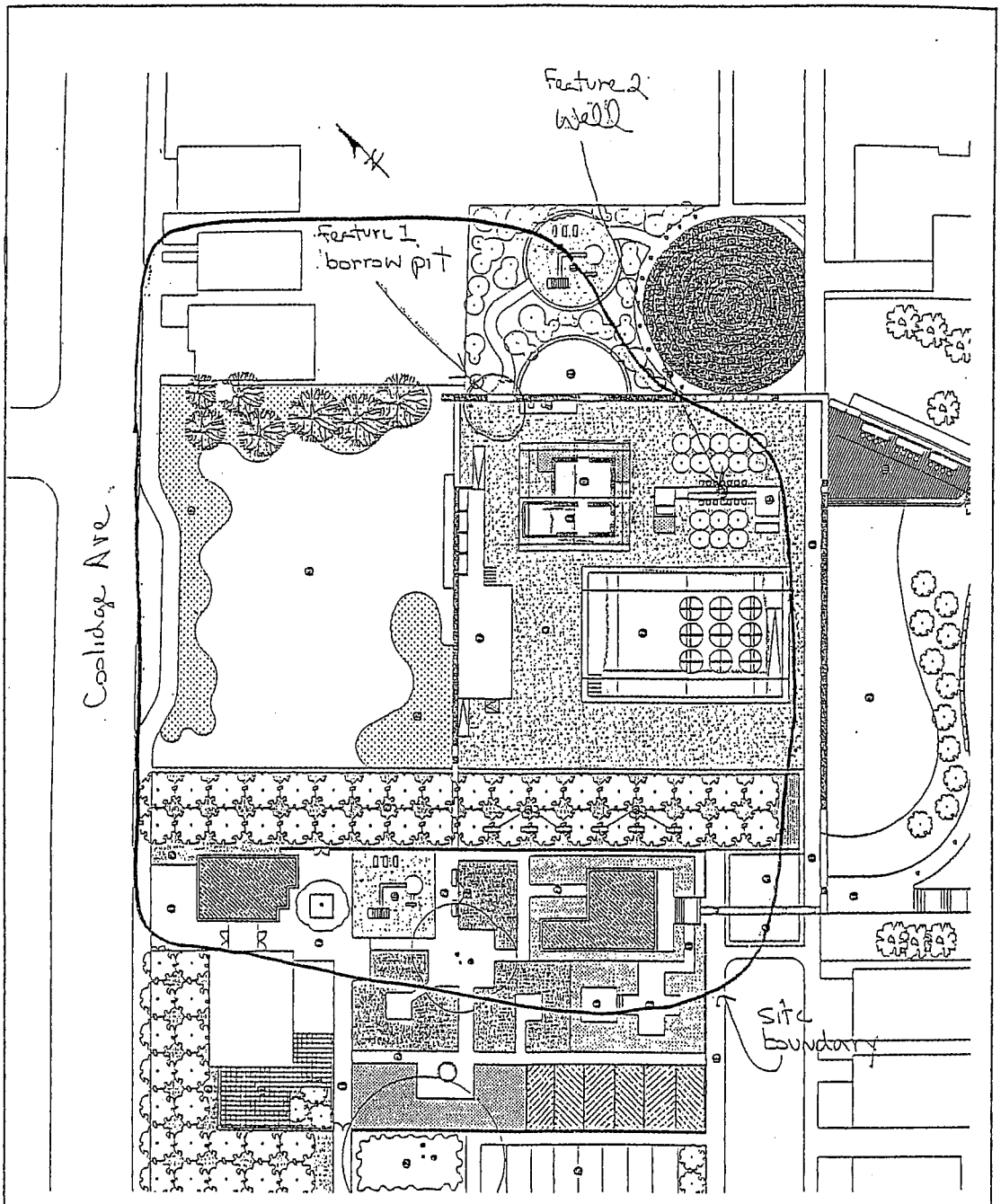
The brick-lined well meets two of four CEQA criteria for identification of historical resources, in that it is associated with events that have made a significant contribution to the broad patterns of local and regional history, and to the cultural heritage of California. It is also associated with the lives of persons important to local and California history. The barro pit meets one of the four criteria for identification as a historical resource.

[1] Foothill Resources, Ltd, *Historical Archaeology at the Peralta Hacienda Historical Park (P-01-002244): Phase 3 Plan Update, Oakland, California*, January 2001, p. 35.

Brick-Lined Well. The brick-lined well was constructed by the Peralta family to provide water for household use. Its date of construction is not known. It may have been built in the 1820s, concurrently with the earliest structures, and

Figure 3

Project Site Cultural Resources



Master Plan Design with locations of Feature 1 borrow pit and Feature 2 well.
Source: Foothill Resources, Ltd.

was most likely serviceable by 1828 when Antonio Peralta and Maria Galindo took up residence. At some point the well was apparently re-lined with American style bricks, perhaps in 1870 at the same time the Hacienda was constructed. The well may have continued in service until the installation of City water in the last quarter of the 19th Century. The archaeological study revealed that the well does not hold any caches of artifacts that could provide important historic information.

The integrity of the well is good in terms of its location, design, materials and workmanship. However, its integrity of setting and feeling is poor. The well's association with the Peralta family is well established, and therefore excellent. Although the well would not likely qualify individually for the California Register, as a contributing element of the Peralta's Mexican-period Rancho headquarters, it satisfies criteria for importance.

Artifact-Filled Barro Pit. This feature consists of the barro pit, where mud was mixed for adobe bricks as well as the quantities of household refuse which later filled it. The pit measures 26 feet long by 18 feet wide and was originally about 3.5 to 4 feet deep. Presently only about 1.3 feet of its lowest portion remains. The artifacts filling the pit were deposited by the adjacent Peralta household, which consisted of family, friends and resident workers.

The artifact deposit is a rare record of life in Mexican California. It contains unique data on the residents of this Rancho that cannot be found in documentary sources. The large quantities of bone contain information on ranching practices, slaughtering and butchering, household diet, hunting activities and other food related topics. Ceramics and other kitchen related artifacts can provide information the family's economic status, purchasing patterns and dining practices. Imported items also provide insight into Alta California's role in the development of world trading networks, and Alta California's growing ties to England and the United States. Locally made items provide a measure of the rancheros' sel-sufficiency, while Native American artifacts attest to the presence of an indigenous work force and perseverance of their traditional practices. Macrofloral (seed) and pollen remains from the pit will supply data on the East Bay environment during the Mexican Period.

Although an unknown portion of Feature 1 was destroyed by construction grading and another disturbed segment salvaged during construction, the deposit appears to retain sufficient integrity to qualify for the California Register.

Other Potential Resources. Other archaeological resources may be present in the ungraded portions of the site located adjacent to Coolidge Avenue. Although Spanish Rancho sites rarely contain privies (outhouses), it is possible that privy features may be present in this area. Other features common to Rancho sites are adjacent structures such as wells, garden walls, cook houses and ovens and butchering sites. All of these types of features from Mexican Ranchos are rare in California and could contribute important information to local and state history.

Resources dating to the post-1897 development of the Galindo Tract may also be present in this vicinity, although the early introduction of city water and sewer to this development reduces the likelihood of finding substantial deposits of artifacts.

- **IMPACT 3: Potential Adverse Change to Historical/Archaeological Resources**

Construction related activities undertaken during implementation of the proposed project could result in inadvertent damage to historical/archaeological resources such as the brick-lined well and artifact-filled barro pit as well as other unknown but potentially present cultural resources. This would be a ***significant impact*** of the project.

MITIGATION MEASURE 3: Monitoring, Testing and Protection of Sensitive Areas

The proposed Park Master Plan has incorporated measures to ensure that it will have no negative impacts on the properties eligible for the California Register. These are:

Archaeological Testing of Sensitive Areas. Areas of the Peralta Hacienda Park where historic ground levels still remain intact will be mechanically scraped to reveal any important features, particularly those related to the Peralta Rancho. Additional artifact deposits, similar to Feature 1, as well as undocumented structures or activity areas may be located in the proximity of the Rancho headquarters (a neighbor reported what appear to be bones from Rancho period cattle butchering in his lot about 1.5 blocks away from the project site). Although Rancho sites rarely contain privies - a common source of artifact deposits - the Peralta adobe was occupied well into the American period when these facilities became universal. It is possible that privy features may be present in this area.

Foothill Resources Ltd.'s Test Area TA-1 describes two currently vacant lots, northern-most of the Coolidge Avenue frontage; TA-2 denotes Lots 2520 and 2528, where dwellings and outbuildings currently stand; TA-3 includes the backyard of 2496 Coolidge, presently covered by a garage and wooden deck, and the rear of the 1870 Peralta home. Prior to scraping, all lots will be prepared by removing buildings, structures and substantial vegetation. This clearing will be done carefully, without disturbing sub-surface soils. Building footings will remain in place, along with concrete slabs, basements, utility lines and other buried features. Trees and large shrubs will be cut off one to two feet above ground level, with their root systems left intact. During demolition and clearing, only rubber-tired vehicles will be allowed on the ground surface.

Scraping with a backhoe bucket blade, archaeologists will systematically remove soils to a depth of two to three feet. All located features will be mapped and described. Soils removed through scraping will be spread back over the site when testing is completed. The results of this phase of testing will be summarized in a report following standards put forth by the Office of Historic Preservation.

Given the likelihood that prehistoric cultural resources, as well as pre-1945 historic archaeological deposits, could exist on the project site, it is recommended that an archaeologist be retained during site grading. Once construction commences, intermittent monitoring or examination of the area should occur as frequently as necessary and at the discretion of the Principal Archaeologist, to ensure that intact cultural deposits are addressed if encountered. If the archaeologist can coordinate with construction to have input into scheduling, it is possible to keep the archaeological work to a minimum and yet retain some confidence that cultural resource

impacts would be mitigated.

It is also standard practice as part of the environmental review process, especially in light of the possible proximity of prehistoric resources, to make contact with the Native American Heritage Commission in Sacramento to 1) have them check their "Sacred Lands File" for any resources in or near the area, and 2) to provide a list of interested local Native American entities should the City of Oakland decide to obtain their comments or observations on the proposed project.

Should any previously undiscovered historic or prehistoric resources be found during construction, work shall stop, in accordance with CEQA regulations, until such time that the resource can be evaluated and appropriate mitigative action taken as determined necessary by the City of Oakland.

Project Construction Monitoring. During park design construction, any earthmoving activities in the vicinity of Features 1 and 2 shall be done with the utmost care. Prior to the beginning of construction activity, both features shall be fenced off to protect them from impacts from heavy machinery. Construction of design elements within the features' protective zones should occur within the presence of an archaeological monitor. This monitor should be on-site during activities that disturb soils to a depth greater than two feet within the boundaries of Site P-01-002244. Although every effort has been made to identify archaeological resources, there is always the possibility that deeply buried, intact features (such as Feature 1) have survived.

Protection of Archaeological Remains. The two legally important archaeological features identified at the site are the barro pit (Feature 1) and the well (Feature 2). These will be preserved through Protective Zones and through controlled landscape planting.

Protective Zones. Protective Zones describe a "no impact" area of about two feet above and on all sides around sensitive features that will be filled with sterile soils. The Park Master Plan Update ensures that graded surfaces, wall and structure footings, utilities and all other park construction will not extend into these protective zones. The ideal preservation of buried archaeological features is under a paved surface.

Feature 1, with an elevation of 123.3 feet, has a Protective Zone elevation of 125.3 feet. This zone extends immediately over the remains and within a Protective Zone of five feet on all sides. Feature 2, closer to the surface with an elevation of 123.7 feet, will require sterile fill to be added to the top of this feature to bring it to 125.7 feet. Horizontally, the Zone describes a two foot radius from the feature edges.

Landscape Planting. Plantings have been eliminated from all Protective Zones. Plantings have also been eliminated from areas surrounding Protective Zones where roots might reach archaeological remains. Large plants, such as trees, are excluded from a greater distance around features than small plants, such as shrubs. Watering has also been eliminated from areas around Protective Zones as preservation of archaeological remains, particularly the bones of Feature 1, is enhanced by maintenance of a dry environment.

Preservation of Barro Pit. A protective zone shall be established around the barro pit, in order to prevent it from being disturbed. The pit shall be covered with a layer of sterile soil and protective paving, or other material to be approved. In order to avoid impact to the pit, the adobe making area proposed for the site as well as irrigation-dependent landscaping shall be located at least 15 feet away from it to preclude moisture seepage.

Three Houses Facing Coolidge Avenue. Three houses extant on Coolidge Avenue will be evaluated for their eligibility for the California Register following procedures established by the State Office of Historic Preservation. The house at 2528 Coolidge and the four-plex at 3300 Paxton are planned to be demolished. The house at 2496 Coolidge will be renovated for use as part of a Community Center. Any ground disturbing construction or landscaping around the building should be accompanied by a testing plan or archaeological monitoring.

When taken together, these mitigation measures would reduce the project's potential impacts to cultural resources to a level of *less than significant.*

c and d) It does not appear that any unique paleontological resources, unique geologic features or human remains exist at the project site.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map for the area or based on substantial evidence of a known fault?	[ ]	[ ]	[ ]	[✔]
ii) Strong seismic ground shaking?	[ ]	[ ]	[✔]	[ ]
iii) Seismic-related ground failure, including liquefaction?	[ ]	[✔]	[ ]	[ ]
iv) Landslides?	[ ]	[✔]	[ ]	[ ]
b) Result in substantial soil erosion or the loss of topsoil?	[ ]	[ ]	[✔]	[ ]
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	[ ]	[✔]	[ ]	[ ]
d) Be located on expansive soil creating substantial risks to life or property?	[ ]	[ ]	[✔]	[ ]
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 6a, b, c, d and e:

a -i) The project site is located approximately 1.80 miles west of the Hayward Fault, and is not within any Alquist-Priolo Geologic Hazards Special Studies Zone. People and structures at the project site would not be subject to potential adverse effects associated with a rupture of any known earthquake fault.

a-ii) During a major seismic event, the project site would be subject to strong seismic ground shaking. Consistent with City practices, an engineering analysis along with detailed engineering drawings will be submitted to the Building Services division prior to any excavation, grading or construction activities to ensure that all structures at the site conformance with the City of Oakland's seismic safety requirements. Compliance with the provisions of the seismic safety code would reduce potential impacts associated with strong seismic ground shaking to a level of *less than significant.*

a-iii) Seismically induced ground failures, which are secondary seismic effects related to soil, bedrock and groundwater conditions, could occur near buildings or other facilities, resulting in injury to persons and economic loss due to structural damage as a result of differential settlement and liquefaction. Common measures for mitigating these hazards include over excavation and recompaction of foundation soils, densification of site soils or providing a mat or other type of reinforced foundation.

iv) According to the California Department of Conservation, the project site is located in an area susceptible to earthquake induced landslides.

- **IMPACT 4: Susceptibility to Earthquake Induced Landslides**

  The project site is located in an area where previous occurrences of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements resulting from seismic activity.

  This represents a *potentially significant impact* to people and physical structures at the project site.

  MITIGATION MEASURE 4: Employment of Established Engineering Practices

  The California Department of Conservation recommends adherence to California Public Resources Code Section 2693(c) in order to mitigate the potential impact of earthquake induced landslides. The Code defines mitigation as those measures that are consistent with established engineering practices and that will reduce risks associated with seismic activity to acceptable levels.

  Implementation of this mitigation measure would reduce the impact of earthquake induced landslides to a *less than significant* level.

b) In order to minimize wind or water erosion on the site during construction, a construction period erosion control plan shall be submitted to the Building Services division for approval prior to the issuance of grading and building permits, consistent with standard City practices. The plan shall be in effect for a period of time sufficient to stabilize the construction site throughout all phases of the project. Furthermore, storm drainage facilities shall be designed to meet applicable regulations. Thus, the proposed project would not result in significant impacts regarding erosion.

c) According to the California Department of Conservation, the project site is located in an area susceptible to liquefaction.

- **IMPACT 5: Susceptibility to Liquefaction**

  The project site is located in an area where historic occurrences of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements resulting from seismic activity.

  This represents a ***potentially significant impact*** to people and physical structures at the project site.

  MITIGATION MEASURE 5: Employment of Established Engineering Practices

  The California Department of Conservation recommends adherence to California Public Resources Code Section 2693(c) in order to mitigate the potential impact of liquefaction. The Code defines mitigation as those measures that are consistent with established engineering practices and that will reduce risks associated with seismic activity to acceptable levels.

  Implementation of this mitigation measure would reduce the impact of liquefaction to a ***less than significant*** level.

d) The project site is located in an area composed of expansive soils. The Urban Land-Tierra complex has a slow permeability rate, restricting water penetration. The shrink-swell potential of the sub-soil is high, requiring the use of a sand base under slab-like structures in order to reduce cracking hazards.

e) Because the project site is located in a built-out, urban area, and has been previously developed, the proposed project would be able to connect to the existing sewer system, which provides wastewater collection service for the City of Oakland. Therefore, the project would not result in any significant impacts on soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems, since neither septic tanks or alternative wastewater disposal systems are proposed to serve the project.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS – 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 one-quarter mile of an existing or proposed school?	[ ]	[ ]	[ ]	[✔]
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?	[ ]	[ ]	[ ]	[✔]
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?	[ ]	[ ]	[ ]	[✔]
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	[ ]	[ ]	[ ]	[✔]
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	[ ]	[ ]	[ ]	[✔]
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 7a, b, c, d, e, f, g and h:

a - d) The project is not located on a site that is included on a hazardous materials site list nor would it create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials or through reasonably forseeable upset and accident conditions involving the release of hazardous materials into the environment. the project would not involve production of hazardous emissions of handling of acutely hazardous materials, substances or waste.

e) The project site is not located within two miles of a public airport or public use airport, and development of the site as proposed would not result in an aviation-related safety hazard for those using the site.

f) The project site is not located in the vicinity of any private airstrip, and development of the site as proposed would not result in an aviation-related safety hazard for those using the site.

g) In evaluating the project as it relates to the City of Oakland's Multi-Hazard Functional Plan ("City Emergency Plan"), the proposed project would not significantly interfere with emergency response plans or evacuation plans. Development of the project site as proposed would not adversely affect the City's response and operational procedures in the event of a large scale disaster or emergency situation.

h) The project site is located in a built-out, urban area, and is not intermixed with, or located adjacent to, any wildland areas or open land. Any new structures built on the site will be required to comply with all applicable Fire Code provisions. For these reasons, the proposed project would not expose people or structures to significant risks associated with wildland fires.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	[ ]	[ ]	[✔]	[ ]
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	[ ]	[ ]	[✔]	[ ]
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[ ]	[ ]	[ ]	[✔]
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- of off-site?	[ ]	[ ]	[ ]	[✔]
e) 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?	[ ]	[ ]	[ ]	[✔]
f) Otherwise substantially degrade water quality?	[ ]	[ ]	[ ]	[✔]
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	[ ]	[ ]	[ ]	[✔]
h) Place within a 100-year flood hazard area structures which would impede or redirect flood				

flows?	[ ]	[ ]	[ ]	[✔]
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	[ ]	[ ]	[ ]	[✔]
j) Result in inundation by seiche, tsunami, or mudflow?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 8a, b, c, d, e, f, g, h, i and j:

a) All development proposed at the project site will be required to comply with all applicable regulatory standards pertaining to remediation and to project-related grading and excavation prior to issuance of grading and building permits, consistent with standard City practices. This would reduce potential project-related effects on water quality to a level of *less than significant.*

b) Although some watering may be required on-site as part of remediation for project-related construction activities (i.e., dust control), this watering is not anticipated to substantially affect the groundwater level. The local groundwater is not considered potable, and is not utilized in the public drinking water supply.

c) The proposed project would not substantially alter the existing drainage pattern of the site or area, resulting in substantial erosion or siltation on or off site.

d) The project would not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff.

e) The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, nor would it provide substantial additional sources of polluted runoff.

f) In order to minimize any construction-related or long-term impacts on surface water quality, the project shall be required to comply with applicable standards and regulations, which typically include the following:

b) Grading unpaved areas to control surface drainage and redirect surface water away from areas of activity during excavation and construction; and

c) Compliance with applicable provisions of the Clean Water Act with regard to the preparation of a storm water discharge plan.

In addition, consistent with current regulations, on-site grading and drainage plans shall be submitted to the Building Services division for review prior to commencement of construction or grading activities on site, to ensure that surface runoff during construction and during day-to-day use of the park is adequately controlled. The proposed project ***would not result in significant adverse impacts*** with respect to erosion and water quality.

g, h, i) According to the Flood Insurance Rate Map (FIRM) Floodplain Map, the project site is located within Area C, which indicates that the site is neither in a 100-year or 500-year floodplain. The project site is not located near a levee or dam.

j) The project site is not located in an area that would be subject to inundation by seiche or tsunami.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	[ ]	[ ]	[ ]	[✔]
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	[ ]	[ ]	[ ]	[✔]
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 9a, b and c:

a) The project would acquire two occupied properties. However, since the park is surrounded by residences and through streets on all sides, the project would not physically divide the community.

b) The General Plan currently designates the project site as "Park and Urban Open Space" and "Mixed Housing Type Residential". The project would not be in conflict with this General Plan designation. The project as proposed would be consistent with City of Oakland environmental policies, as indicated below:

General Plan Land Use and Transportation Element Policies

Policy N 9.4 - Facilitating Public Events: *Public events, such as street fairs and parades, contribute to vibrant neighborhood life. The City should facilitate and support these events and work with area residents and businesses to manage their impacts.*

The project's interpretive park program (see "Recreation" section) as well as other programs held at the facility would be available to the public and would contribute to vibrant neighborhood life in Oakland's Fruitvale District.

Policy N 9.5 - Marking Significant Sites *Identify locations of interest and historic significance by markers, signs, public art, landscape, installations or by other means.*

A principal goal of the proposed project is to preserve and enhance what remains of the Peralta Hacienda Historical site (see "Cultural Resources" section).

Policy N 9.6 - Respecting Diversity — *The City's diversity in cultures and populations should be respected and built upon.*

The proposed project intends to capitalize on the rich history of the project site in a manner that incorporates the site's historical features and informs park users about the site's role in California history during its time under Mexican control as well as during U.S. statehood.

Policy N 9.7 - Creating Compatible, Diverse Development — *Diversity in Oakland's built environment should be as valued as the diversity in population. Regulations and permit processes should be geared toward creating compatible and attractive development, rather than "cookie cutter" development.*

The Peralta Hacienda Historical Park is a unique City of Oakland facility that reflects the history of the Peralta family and their role in California history. Implementation of the proposed project would allow for creation of attractive elements at the site that would conform to the style and scale of existing structures and uses at the park.

Policy N 9.9 - Respecting Architectural Integrity — *The City encourages rehabilitation efforts which respect the architectural integrity of a building's original style.*

See comment for Policy N 9.9.

c) The project site is not located in an area which is governed by any habitat conservation plan or natural community conservation plan. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan affecting the area.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES – 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?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 10a and b:

a) The project site is located in an area which has been previously developed, and that has no known existing mineral resources.

b) Development of the project site as proposed would not require quarrying, mining, dredging, or extraction of locally important mineral resources on-site, nor would it deplete any mineral resource.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
11. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	[ ]	[ ]	[ ]	[✔]
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	[ ]	[ ]	[ ]	[✔]
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	[ ]	[ ]	[ ]	[✔]
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	[ ]	[✔]	[ ]	[ ]
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 expose people residing or working in the project area to excessive noise levels?	[ ]	[ ]	[ ]	[✔]
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 11a, b, c, d, e and f:

a) The proposed project would presumably attract a larger amount of visitors, including school-aged children on field trips, and would host a more varied schedule of events that could increase noise above current levels. However, this occasional increase would not exceed established City of Oakland standards.

b, c) The proposed project would not be a significant source of ground borne vibration or ground borne noise, nor would it lead to a substantial permanent increase in ambient noise levels.

d) Construction at the project site could result in a temporary increase in existing noise levels.

- **IMPACT 6: Construction Related Noise**

  Construction at the project site could result in a temporary increase in existing noise levels, although these noise levels would not be regarded as severe. This would represent a ***potentially significant impact*** associated with project development.

  MITIGATION MEASURE 6: Limitation of Construction Hours/Noise Abatement

  Hours of construction activity shall be 8:00 AM to 6:00 PM Monday through Friday. There shall be no start-up of machines or equipment, no delivery of materials or equipment and no cleaning of machines or equipment before or after the hours of operation. There shall be no construction, grading or deliveries of materials or equipment on weekends, except for the work necessary for emergency work which must be performed immediately to preserve the public safety, health and welfare. With reasonable construction practices (muffling and properly maintaining construction equipment used at the project site, etc.), this impact would be reduced to a level of ***less than significant.***

e) The project site is not located within two miles of a public airport or public use airport, and the development of the project site as proposed would not result in significant noise impacts with respect to this airport proximity perspective.

f) The project site is not located within two miles of a private airstrip, and the development of the project site as proposed would not result in significant noise impacts with respect to this airstrip proximity perspective.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING – Would the project:				
a) Induce substantial 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) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	[ ]	[ ]	[ ]	[✔]
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 12a, b and c:

a) The project does not propose new houses or businesses, nor would it any extend roads. The project would involve utility work associated with the community center to provide new electrical service to 2496 Coolidge Avenue, as well as fire protection, plumbing, heating, ventilating and air conditioning. Other site utilities, to be detailed during the construction documents phase, include area drains and modification to the existing underground sewer. None of these infrastructure activities would induce population growth in the area.

b and c) Two occupied houses currently exist at 2520 and 2528 Coolidge Avenue that would be acquired and torn down as part of the project. The City of Oakland is currently negotiating acquisition and relocation costs with the property owners. Though the project would displace two housing units and their occupants, this is not viewed as placing a substantial burden on the City's housing market.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES				
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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	[ ]	[ ]	[ ]	[✔]
b) Police protection?	[ ]	[ ]	[ ]	[✔]
c) Schools?	[ ]	[ ]	[ ]	[✔]
d) Parks?	[ ]	[ ]	[ ]	[✔]
e) Other public facilities?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 13a, b, c, d and e:

a) The project site is located in an urban area which is already served by the Oakland Fire Department. The Community Services Analysis prepared for the Land Use & Transportation Element of the General Plan stated that future in-fill development through the General Plan horizon year of 2015 would not be likely to impose a burden on existing public services. In accordance with standard City practices, the Fire Services division will review the project plans at the time of building permit issuance to ensure that adequate fire and life safety measures are designed into the project.

b) The project site is located in an urban area which is already served by the Oakland Police Department. The Community Services Analysis prepared for the Land Use & Transportation Element of the General Plan stated that future in-fill development through the General Plan horizon year of 2015 would not be likely to impose a burden on existing public services.

c) The project would not induce population growth and therefore would not increase demand for local school services, nor would it require the construction of new school facilities. Project implementation would be a *beneficial impact* for the local school system, in that the park's programs would be useful to school children during field trips as well as extra-curricular visits.

d) The project site is located in the Fruitvale area of Oakland, which has the highest amount of school children and the lowest amount of park and open space acreage in the City. The project would have a ***beneficial impact*** on recreational facilities.

e) The project would not have an impact on any other public facilities.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
14. RECREATION – Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	[ ]	[ ]	[ ]	[✔]
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 14a and b:

a and b) An important goal of the proposed project is to preserve and enhance features of the existing Peralta Hacienda Historical Park in order to provide a better recreational setting for residents of Oakland and its surrounding communities. A park interpretive plan and other park programs would be implemented as part of the project. A regular interpretive schedule would include guided tours for neighbors and outside visitors of the entire site or focused areas such as the Peralta House or Peralta Creek. There would also be regular school field trips and special activities including gardening, cooking, adobe-making, arts, rancho crafts, document research, archaeological classifying, genealogy, bike trips and walking.

The project site is located in the Fruitvale area of Oakland, which has the highest amount of school children and the lowest amount of park and open space acreage in the City. The project would have a ***beneficial impact*** on recreational facilities.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	[ ]	[ ]	[✔]	[ ]
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	[ ]	[ ]	[✔]	[ ]
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	[ ]	[ ]	[ ]	[✔]
d) Substantially increase hazards due to a design feature)e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	[ ]	[ ]	[ ]	[✔]
e) Result in inadequate emergency access?	[ ]	[ ]	[ ]	[✔]
f) Result in inadequate parking capacity?	[ ]	[ ]	[ ]	[✔]
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 15a, b, c, d, e, f and g:

a and b) It is expected that the project would make Peralta Park a more attractive place to visit, resulting in more trips to the site. However, most people who currently visit the park usually travel on foot. Any increase in automobile traffic around the park resulting from project implementation would not exceed any level of service standards and is expected to be less than significant.

c and d) The project would have no impact on air traffic patterns, nor would it increase hazards due to design

features such as sharp curves, dangerous intersections or incompatible uses.

e) Adequate emergency access is provided at the site.

f) The project would not lead to inadequate parking capacity on or off-site, since most visitors to the park access the site on foot. Furthermore, there is sufficient parking in the area around the park to accommodate visitors arriving in automobiles.

g) The project would not conflict with any adopted policies, plans or programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
16: UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	[ ]	[ ]	[ ]	[✔]
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[ ]	[ ]	[ ]	[✔]
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[ ]	[ ]	[✔]	[ ]
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	[ ]	[ ]	[✔]	[ ]
e) 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?	[ ]	[ ]	[✔]	[ ]
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	[ ]	[ ]	[✔]	[ ]
g) Comply with federal, state, and local statutes and regulations related to solid waste?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 16a, b, c, d, e, f and g:

a) The project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board.

b) The project would not result in the construction of new water or wastewater treatment facilities nor would it require expansion of existing facilities.

c) The project would require relocation of an existing utility line outside the park, estimated at $100,000 in September 2000. Other site utilities, to be detailed during the construction documents phase, include area drains, modifications to existing underground sewer and modification and additions to the existing irrigation system. These activities would represent a ***less than significant impact.***
d) It is not expected that water demand at the project site would require new or expanded entitlements. Existing entitlements and resources are sufficient to meet the project's needs.

e) The waste water treatment provider for the project site would be the East Bay Municipal Utility District. There is sufficient waste water treatment facility capacity to serve the project site.

f) There is sufficient landfill capacity to serve the project site.

g) The project would comply with federal, state and local statutes and regulations related to solid waste.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact

17. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	[ ]	[ ]	[ ]	[✔]
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	[ ]	[ ]	[ ]	[✔]
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	[ ]	[ ]	[ ]	[✔]

Comments to Questions 17a, b and c:

a) The project as proposed does not have the potential to significantly degrade the quality of the environment, nor would it reduce the habitat of any fish or wildlife species, causing it to drop below sustaining levels. It would not threaten to eliminate any plant or animal community and would not reduce the number or restrict the range of any rare or endangered plant or animal.

The project would have a ***beneficial impact*** on important examples of California history, in that it would preserve and enhance remnants of material culture left by Native Americans and the Peralta family, who previously occupied the site.

b) The proposed project would not significantly add to the existing level of development in what is already a highly urbanized area. It does not involve impact which are individually limited but cumulatively considerable, because the project will incorporate project specific mitigation measures to avoid potentially significant impacts which may be associated with the proposed project.

c) The proposed project would not cause any substantial adverse environmental effects on human beings either directly or indirectly. All potentially adverse environmental impacts that may be associated with the proposed project will be mitigated to a level that is less than significant through implementation of the mitigation measures identified in this Mitigated Negative Declaration.

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APPENDIX A
LIST OF MITIGATION MEASURES

- **IMPACT 1: Nighttime Lighting Impact on Sensitive Receptors**

The project would involve the augmentation of existing site lighting in the historic core to create a well-lighted area suitable for evening activities, possibly directing excessive amounts of light toward nearby residences. This would be a ***potentially significant impact*** of the project.

MITIGATION MEASURE 1: Careful Placement of Lighting Sources

All new lighting shall be shielded or hooded to avoid glare and be directed onto the project site and away from sensitive receptors such as nearby residences. Implementation of this mitigation measure would reduce the impact of nighttime lighting to a level of ***less than significant.***

- **IMPACT 2: Construction-Related Air Pollution**

Grading, earthmoving and construction activities at the project site would be expected to create dust and exhaust from construction equipment, which could have a potentially significant impact on local air quality and might result in exposure of sensitive receptors to air pollutants temporarily during the construction period. This would represent a ***potentially significant environmental impact*** associated with project development.

MITIGATION MEASURE 2: Dust Suppression Measures

Spillage resulting from hauling operations along or across any public or private property shall be removed immediately and paid for by the contractor. Dust nuisances originating from the contractor's operations shall be controlled at the contractor's expense. The implementation of conventional dust suppression measures such as watering exposed soil surfaces as necessary, covering stockpiles of debris, the routine sweeping of the

construction area and adjacent streets, and the suspension of grading and other earthmoving activities during high winds would reduce the potential impact to a level of *less than significant.*

- **IMPACT 3: Potential Adverse Change to Historical/Archaeological Resources**

Construction related activities undertaken during implementation of the proposed project could result in inadvertent damage to historical/archaeological resources such as the brick-lined well and artifact-filled barro pit as well as other unknown but potentially present cultural resources. This would be a ***significant impact*** of the project.

MITIGATION MEASURE 3: Monitoring, Testing and Protection of Sensitive Areas

The proposed Park Master Plan has incorporated measures to ensure that it will have no negative impacts on the properties eligible for the California Register. These are:

> Archaeological Testing of Sensitive Areas. Areas of the Peralta Hacienda Park where historic ground levels still remain intact will be mechanically scraped to reveal any important features, particularly those related to the Peralta Rancho. Additional artifact deposits, similar to Feature 1, as well as undocumented structures or activity areas may be located in the proximity of the Rancho headquarters (a neighbor reported what appear to be bones from Rancho period cattle butchering in his lot about 1.5 blocks away from the project site). Although Rancho sites rarely contain privies - a common source of artifact deposits - the Peralta adobe was occupied well into the American period when these facilities became universal. It is possible that privy features may be present in this area.
>
> Foothill Resources Ltd.'s Test Area TA-1 describes two currently vacant lots, northern-most of the Coolidge Avenue frontage; TA-2 denotes Lots 2520 and 2528, where dwellings and outbuildings currently stand; TA-3 includes the backyard of 2496 Coolidge, presently covered by a garage and wooden deck, and the rear of the 1870 Peralta home. Prior to scraping, all lots will be prepared by removing buildings, structures and substantial vegetation. This clearing will be done carefully, without disturbing sub-surface soils. Building footings will remain in place, along with concrete slabs, basements, utility lines and other buried features. Trees and large shrubs will be cut off one to two feet above ground level, with their root systems left intact. During demolition and clearing, only rubber-tired vehicles will be allowed on the ground surface.

Scraping with a backhoe bucket blade, archaeologists will systematically remove soils to a depth of two to three feet. All located features will be mapped and described. Soils removed through scraping will be spread back over the site when testing is completed. The results of this phase of testing will be summarized in a report following standards put forth by the Office of Historic Preservation.

Given the likelihood that prehistoric cultural resources, as well as pre-1945 historic archaeological deposits, could exist on the project site, it is recommended that an archaeologist be retained during site grading. Once construction commences, intermittent monitoring or examination of the area should occur as frequently as necessary and at the discretion of the Principal Archaeologist, to ensure that intact cultural deposits are addressed if encountered. If the archaeologist can coordinate with construction to have input into scheduling, it is possible to keep the archaeological work to a minimum and yet retain some confidence that cultural resource impacts would be mitigated.

It is also standard practice as part of the environmental review process, especially in light of the possible proximity of prehistoric resources, to make contact with the Native American Heritage Commission in Sacramento to 1) have them check their "Sacred Lands File" for any resources in or near the area, and 2) to provide a list of interested local Native American entities should the City of Oakland decide to obtain their comments or observations on the proposed project.

Should any previously undiscovered historic or prehistoric resources be found during construction, work shall stop, in accordance with CEQA regulations, until such time that the resource can be evaluated and appropriate mitigative action taken as determined necessary by the City of Oakland.

Project Construction Monitoring. During park design construction, any earthmoving activities in the vicinity of Features 1 and 2 shall be done with the utmost care. Prior to the beginning of construction activity, both features shall be fenced off to protect them from impacts from heavy machinery. Construction of design elements within the features' protective zones should occur within the presence of an archaeological monitor. This monitor should be on-site during activities that disturb soils to a depth greater than two feet within the boundaries of Site P-01-002244. Although every effort has been made to identify archaeological resources, there is always the possibility that deeply buried, intact features (such as Feature 1) have survived.

Protection of Archaeological Remains. The two legally important archaeological features identified at the site are the barro pit (Feature 1) and the well (Feature 2). These will be preserved through Protective Zones and through controlled landscape planting.

Protective Zones. Protective Zones describe a "no impact" area of about two feet above and on all sides around sensitive features that will be filled with sterile soils. The Park Master Plan Update ensures that graded surfaces, wall and structure footings, utilities and all other park construction will not extend into these protective zones. The ideal preservation of buried archaeological features is under a paved surface.

Feature 1, with an elevation of 123.3 feet, has a Protective Zone elevation of 125.3 feet. This zone extends immediately over the remains and within a Protective Zone of five feet on all sides. Feature 2, closer to the surface with an elevation of 123.7 feet, will require sterile fill to be added to the top of this feature to bring it to 125.7 feet. Horizontally, the Zone describes a two foot radius from the feature edges.

Landscape Planting. Plantings have been eliminated from all Protective Zones. Plantings have also been eliminated from areas surrounding Protective Zones where roots might reach archaeological remains. Large plants, such as trees, are excluded from a greater distance around features than small plants, such as shrubs. Watering has also been eliminated from areas around Protective Zones as preservation of archaeological remains, particularly the bones of Feature 1, is enhanced by maintenance of a dry environment.

Preservation of Barro Pit. A protective zone shall be established around the barro pit, in order to prevent it from being disturbed. The pit shall be covered with a layer of sterile soil and protective paving, or other material to be approved. In order to avoid impact to the pit, the adobe making area proposed for the site as well as irrigation-dependent landscaping shall be located at least 15 feet away from it to preclude moisture seepage.

Three Houses Facing Coolidge Avenue. Three houses extant on Coolidge Avenue will be evaluated for their eligibility for the California Register following procedures established by the State Office of Historic Preservation. The house at

2528 Coolidge and the four-plex at 3300 Paxton are planned to be demolished. The house at 2496 Coolidge will be renovated for use as part of a Community Center. Any ground disturbing construction or landscaping around the building should be accompanied by a testing plan or archaeological monitoring.

When taken together, these mitigation measures would reduce the project's potential impacts to cultural resources to a level of ***less than significant.***

- **IMPACT 4: Susceptibility to Earthquake Induced Landslides**

The project site is located in an area where previous occurrences of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements resulting from seismic activity.

This represents a ***potentially significant impact*** to people and physical structures at the project site.

MITIGATION MEASURE 4: Employment of Established Engineering Practices

The California Department of Conservation recommends adherence to California Public Resources Code Section 2693(c) in order to mitigate the potential impact of earthquake induced landslides. The Code defines mitigation as those measures that are consistent with established engineering practices and that will reduce risks associated with seismic activity to acceptable levels.

Implementation of this mitigation measure would reduce the impact of earthquake induced landslides to a ***less than significant*** level.

- **IMPACT 5: Susceptibility to Liquefaction**

The project site is located in an area where historic occurrences of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements resulting from seismic activity.

This represents a ***potentially significant impact*** to people and physical structures at the project site.

MITIGATION MEASURE 5: Employment of Established Engineering Practices

The California Department of Conservation recommends adherence to California Public Resources Code Section 2693(c) in order to mitigate the potential impact of liquefaction. The Code defines mitigation as those measures that are consistent with established engineering practices and that will reduce risks associated with seismic activity to acceptable levels.

Implementation of this mitigation measure would reduce the impact of liquefaction to a *less than significant* level.

- **IMPACT 6: Construction Related Noise**

Construction at the project site could result in a temporary increase in existing noise levels, although these noise levels would not be regarded as severe. This would represent a *potentially significant impact* associated with project development.

MITIGATION MEASURE 6: Limitation of Construction Hours/Noise Abatement

Hours of construction activity shall be 8:00 AM to 6:00 PM Monday through Friday. There shall be no start-up of machines or equipment, no delivery of materials or equipment and no cleaning of machines or equipment before or after the hours of operation. There shall be no construction, grading or deliveries of materials or equipment on weekends, except for the work necessary for emergency work which must be performed immediately to preserve the public safety, health and welfare. With reasonable construction practices (muffling and properly maintaining construction equipment used at the project site, etc.), this impact would be reduced to a level of *less than significant.*