

CENTRAL KITCHEN, INSTRUCTIONAL FARM & EDUCATION CENTER PROJECT



OAKLAND UNIFIED SCHOOL DISTRICT

Environmental Issues Heard at Jan. 31st Meeting

- Traffic and parking.
- Toxic air emissions from trucks and their affects on the community.
- Noise from trucks and from building operations.
- Demolition of existing buildings and impacts associated with this.
- Adequate capacity in water and sewer lines to serve Central Kitchen.

Transportation and Circulation

No Potentially Significant Impacts

- **No Mitigation Required**
- **Recommendations:**
 - A Construction Management Plan shall be prepared that includes: scheduling and notification of major truck trips and deliveries to avoid peak hour traffic hours, detour signs as required, lane closure procedures, signs, cones for drivers, designated construction access routes and identifies contact information for the coordinator who is responsible for complaints.
 - The District shall make the truck loading area available for additional visitor parking in the evening on weekdays and during weekend special events. The truck loading area will provide approximately 50 additional parking spaces.

Air Quality

Potentially Significant Impact

PM_{2.5} Emitted From Project Construction Equipment May Exceed BAAQMD Thresholds at Closest Residences

- **Mitigation:**
 - The District shall assure that all diesel-powered equipment used for Project construction are fitted with USEPA/CARB Tier 3 engines or CARB Level 2 Verified Diesel Emissions Control Strategy (VDEC) devices (i.e., diesel particulate filters).
- **Less than significant impact after mitigation measure.**

Noise and Vibration

Potentially Significant Impact

Noise and Vibration From Project Construction Equipment and Trucks

- **Mitigations:**
 - The District shall assure that Project construction heavy debris removal and supply delivery trucks enter/exit the Project site via the West Street gate and avoid travel/idling on 29th Street to the maximum feasible extent.
 - The District shall assure that noise reduction Best Management Practices (BMPs) and construction hour restrictions shall be implemented by the Project contractor to reduce noise/vibration impacts to the maximum feasible extent.
- **Less than significant impact after mitigation measures.**

Noise and Vibration

Potentially Significant Impact

Noise From Trucks and Loading Activity Associated with Project Food Delivery and Distribution

- **Mitigations:**

- The District shall assure that early morning food loading/unloading activities in the outdoor areas in front of the Project loading dock shall be prohibited and that loading/unloading activity shall be limited to indoor areas after the trucks have backed in thereby blocking noise emissions from the loading dock gate.
- The District shall assure that truck drivers be instructed to maneuver as rapidly as is safe to the loading dock gate and turn off their engines as soon as possible (but no later than five minutes after arrival).

- **Less than significant impact after mitigation measures.**

Noise and Vibration

Potentially Significant Impact

Noise From Rooftop HVAC Equipment and Emergency Stand-by Diesel-powered Generator

- **Mitigation:**

- The District shall assure that Project mechanical equipment be selected to minimize the noise emissions and, if necessary, be situated inside a noise attenuating enclosure and/or be fitted with an effective muffler to assure that the resultant sound levels beyond the site property line are substantially below ambient levels (i.e., by at least 10 dBA) at all times when it is operating. Attainment of the noise reduction target shall be verified by post-installation noise measurements.

- **Less than significant impact after mitigation measures.**

Hazards and Hazardous Materials

Potentially Significant Impact

Asbestos and Lead Containing Materials in Current Buildings

- **Mitigations:**
 - The District shall remove Asbestos Containing Materials and shall transport using qualified vendors in compliance with state and federal requirements prior to demolition of buildings.
 - The District shall comply with Cal-OSHA *Lead in Construction Standard* which requires special work practices during demolition
- **Less than significant impact after mitigation measure.**

Hazards and Hazardous Materials
Potentially Significant Impact
Lead-Impacted Soil Currently Onsite

- **Mitigation:**
 - The District shall excavate and off-haul approximately 1,200 cubic yards of soil impacted above the California Human Health Screening Level of 80 parts per million of lead (residential exposure criterion)
- **Less than significant impact after mitigation measure.**

Hydrology and Water Quality

Potentially Significant Impact

Storm Water Runoff

- **Mitigations:**
 - During Construction, the District shall develop and implement a Construction Storm Water Pollution Prevention Plan (SWPPP) to mitigate potential runoff issues as required by the National Pollutant Discharge Elimination System permit program.
 - The District shall incorporate measures into the design of the facility to minimize runoff of storm water pollutants, such as increasing infiltration onsite.
 - The District shall incorporate “low impact development” measures into the design of the facility, including: rain barrels, infiltration swales, rain gardens, and detention ponds.
- **Less than significant impact after mitigation measure.**

Cultural Resources

Potentially Significant Impact

Construction Activities May Disturb Unknown Prehistoric, Historic or Paleontological Resources

- **Mitigation:**
 - If prehistoric, historic or paleontological materials are discovered during ground disturbance activities, work shall stop within 50 feet of resource and a qualified archaeologist or paleontologist consulted to assess significance of find.
- **Less than significant impact after mitigation measure.**

Land Use
Potentially Significant Impact
Increase in Intensity of Use at Project Site

- **Mitigation:**
 - The Facility Manager, or their designated representative, shall be identified as the contact person for neighbors wishing to make a complaint. The contact person's name, phone number and email address shall be posted at the building entrance plaza and the administration office lobby.
- **Less than significant impact after mitigation measure.**

Conclusion of Environmental Analysis

Mitigated Negative Declaration is Appropriate Document to Prepare for Project

- Initial Study identified potentially significant impacts pertaining to air quality, cultural resources, seismic hazards, hazardous materials, water quality and noise.
- Initial Study identified mitigation measures to reduce all potentially significant impacts to less than significant.
- District will agree to incorporate mitigation measures into Project and there will not be a significant effect on the environment.