

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Ave Unit 200
Berkeley, CA 94710

Project Title: 2700 International Boulevard Removal Action Workplan

Project Location: 2700 International Boulevard, Oakland, CA 94601

County: Alameda

Project Applicant: The Unity Council

Approval Action Under Consideration by DTSC: Removal Action Workplan

Statutory Authority: California Health and Safety Code, Division 45

Project Description: The project consists of implementing the 2700 International Boulevard Removal Action Workplan (RAW) to address soils impacted with total petroleum hydrocarbons as diesel (TPHd), arsenic, lead, and mercury in soil and chloroform and tetrachloroethylene (PCE) in soil vapor located on a 0.64-acre property comprising five parcels in Oakland, CA (Site). The remedial activities identified in the RAW consist of excavation and off-Site disposal of approximately 4,000 cubic yards (CYs) of contaminated soils.

Background: The Site is located on the northern side of International Boulevard between 27th Avenue and Mitchell Street (2700, 2712-2716, and 2720 International Boulevard; 1409 and 1415 Mitchell Street) in a mixed residential and commercial area of the city of Oakland. The Site is currently developed with a medical/commercial office building; two-story mixed-use building with commercial space on the ground floor and residential above; and parking lots. The Site is bounded by residential development to the north and east, an office building to the west, and an international community school to the south.

The property owner plans to redevelop the entire Site into a six-story mixed use complex. Construction will be slab on grade with two non-hydraulic elevators, and the building will consist of low-income residential housing units above community-serving commercial space and parking on the first level. A Tentative Map and Regular Design Review supporting the redevelopment project was approved by the City of Oakland on January 28, 2021. As part of that approval, the City prepared and filed a Notice of Exemption (NOE) with findings to support the determination that the project was exempt from CEQA pursuant to Section 15332 (Class 32, in-fill development).

On December 16, 2021, the Unity Council entered into a Standard Voluntary agreement (Docket No. HSA-FY21/22-036) with the Department of Toxic Substances Control (DTSC) for the removal actions at the Site.

Previous Investigations: The Site historically developed with residential buildings, medical/commercial offices, and a utility service yard from the early 1900s through 1980s. The previous utility service yard (located at 1415 Mitchell Street) was converted into a parking lot around 2005.

Based on the previous site investigations including a Phase I environmental site assessment (ESA) conducted in 2019, a Phase II ESA conducted in 2020, and supplemental site investigations conducted from 2022 through 2025; the contaminants of potential concern (COPCs) include TPHd, arsenic, lead, and mercury in soil and chloroform and PCE in soil vapor because these exceed applicable regulatory screening criteria.

Project Activities: The remedial measures set forth in the RAW include excavation and off-Site disposal of soils. Excavation would be performed as necessary for building construction (e.g., grading for geotechnical purposes, trenching for utility installation). The volume of contaminated soil that would require excavation to depths ranging from 0.6 to 4.2 feet below ground surface (outside the elevator pit) is estimated to be approximately 4,000 cubic yards (including a 25% swell factor). This soil volume includes the soil to be excavated during construction (3,400 cubic yards) and assumes that an additional 600 cubic yards of over-excavation will be required. Excavation activities would involve the use of loaders, backhoes, and/or other appropriate construction equipment. Excavation operations will generate dust emissions. Suppressant, water spray, and other forms of dust control may be required during excavation, and workers may be required to use personal protective equipment to reduce exposure to COPCs. Excavation may also require soil stockpiling, prior to disposal, which will be covered if inactive or remain on Site overnight. Based on the amount of soil to be excavated, the RAW estimates that 280

trucks will be needed to transport the contaminated soil to an appropriate, permitted facility for disposal. Excavation and hauling activities are anticipated to take approximately 1 to 3 weeks.

Project-related air pollutant emissions from excavation and disposal activities are subject to compliance with all applicable or relevant and appropriate requirements including, but not limited to, Bay Area Air District (BAAD) rules and regulations concerning fugitive dust (such as Regulation 6 which limits the quantity of particulate matter in the atmosphere by controlling emission rates, concentration, visible emissions and opacity).

Although not anticipated, in the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist makes an assessment of the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: The Unity Council

Exempt Status: Categorical Exemption: Class 30, CCR Title 14, Sec. 15330

Reasons Why Project is Exempt:

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project is a removal action that will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the Air Pollution Control District or the Air Quality Management District.)
7. The exceptions pursuant to Cal. Code Regs., tit. 14, § 15300.2 have been addressed as follows:
 - a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term, final remedy that would not lead to a succession of projects of the same type in the same place over time.
 - b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
 - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within view of a highway officially designated as a state scenic highway.
 - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
 - e. Historical Resources. The project is not expected to cause a substantial adverse change in the significance of a historical resource because none are onsite.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
700 Heinz Ave Unit 200
Berkeley, CA 94710

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003187

Project Manager's Name
Kristina Femal

Title
Project Manager

Phone Number
510-540-3725

Branch Chief's Signature:

Dana Barton

Date:

Jan 30, 2026

Click or tap to enter a date.

Branch Chief's Name
Dana Barton

Title
Branch Chief

Phone Number
(510) 540-2955