

***ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

Alameda County
General Services Agency
1401 Lakeside Drive, 10th Fl
Oakland, CA 94612

FOR COUNTY CLERK USE ONLY

**ENDORSED
FILED
ALAMEDA COUNTY**

JUL 07 2026

FILE NO:

20-217

MELISSA WILK, County Clerk
By ee Deputy

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

☒ A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

☐ A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 3,043.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

☐ B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 4,227.50 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2026

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Alameda County

1106 Madison Street

Oakland, CA 94607

From: (Public Agency): Alameda County, General Services Agency
1401 Lakeside Drive, 10th floor
Oakland, CA 94612

(Address)

**ENDORSED
FILED
ALAMEDA COUNTY**

Project Title: Whitecotton Cottage Rehabilitation Project

JUL 07 2026

Project Applicant: Alameda County, General Services Agency

MELISSA WILK, County Clerk
By *de* Deputy

Project Location - Specific:

15400 Foothill Boulevard, San Leandro, CA 94578

Project Location - City: San Leandro

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes the complete rehabilitation of the Whitecotton Cottage building into office space for use by County staff in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project will include structural stabilization, interior and exterior adjustments and retrofitting, roof repair, site improvements, and installation of building systems. The project would also remove 290 cubic yards of soil, including contaminated soils around the perimeter of the building. Ten trees would be removed and 15 new 24-inch box trees would be planted.

Name of Public Agency Approving Project: Alameda County, General Services Agency

Name of Person or Agency Carrying Out Project: Alameda County, General Services Agency

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Classes 1, 4, 30, and 31
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project would not expand the building's use as an office space compared to its former office use prior to becoming vacant in 2000. Tree removals are proposed due to declining health and proximity to the contaminated soil removal area and building foundation work, and bioretention basin. The trees are not considered healthy, mature, and scenic trees. The amount of soils to be disposed of is considered minor and the cost for the cleanup actions would conservatively be up to \$300,000, which would not exceed one million dollars. The project would comply with the Secretary of the Interior's Standards for Rehabilitation with the implementation of project measures. Per section 15300.2 of the California Environmental Quality Act (CEQA) Guidelines, it has been determined that the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (i.e., Cortese List), the project would not result in a significant impact due to unusual circumstances, damage scenic resources, affect a historic resource, or result in a cumulative impact. For these reasons and those stated above, the project is categorically exempt from the provisions of CEQA under CEQA Guidelines Class 1 Section 15301 Existing Facilities, Class 4 Section 15304 Minor Alterations to Land, Class 30 Section 15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release of Hazardous Waste or Hazardous Substances, and Class 31 Section 15331 Historical Resource Restoration/Rehabilitation.

Lead Agency

Contact Person: Nivedita Gupta

Area Code/Telephone/Extension: 510-384-0017

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: *Nivedita Gupta*

Date: 6/9/26

Title: Deputy Director - GSA

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

RESOLUTION NO. 2026- 326

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF ALAMEDA, MAKING FINDINGS UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT REGARDING THE
WHITECOTTON COTTAGE PROJECT**

WHEREAS, the County of Alameda ("County") intends to make physical improvements to the **Whitecotton Cottage building** located at **15400 Foothill Blvd, San Leandro, CA 94578**, including interior and exterior rehabilitation, accessibility upgrades, utility improvements and associated site work including removal of approximately 290 cubic yards of soil that may have been impacted with lead and pesticides and may contain naturally occurring asbestos .

WHEREAS, the proposed Project is a "project" within the meaning of that term as defined in the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, hereinafter "**CEQA**"), and Section 15378 of the accompanying CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, hereinafter "**CEQA Guidelines**") and is therefore subject to the provisions of CEQA; and

WHEREAS, pursuant to CEQA Guidelines Section 15367, the County is the Lead Agency for purposes of implementation of CEQA; and

WHEREAS, the County has reviewed the proposed Project and has determined that it is exempt from provisions of CEQA pursuant to Class 1 categorical exemption for existing facilities involving negligible or no expansion of existing or former use including the repair, restoration or rehabilitation of deteriorated or damaged structures and utilities to meet current standards of public health and safety (CEQA Guidelines §15301); and

WHEREAS, the County has reviewed the proposed Project and has determined that it is exemption from the provisions of CEQA pursuant to Class 4 minor alterations in the condition of land including new gardening or landscaping, filling of earth of excavated land with material compatible with natural features of the site, and minor trenching and backfilling where the surface is restored (CEQA Guidelines §15304); and

WHEREAS, the County has reviewed the proposed Project and has determined that it is exempt from the provisions of CEQA pursuant to Class 30 categorical exemption for Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release of Hazardous Waste or Hazardous Substances that involve minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing one million dollars or less (CEQA Guidelines §15330) in that the removal of impacted soil is expected to cost up to \$300,000 dollars; and,

WHEREAS, the County has reviewed the proposed Project and has determined that it is exempt from the provisions of CEQA pursuant to Class 31 categorical exemption for Historical Resources Restoration/Rehabilitation that involve maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (CEQA Guidelines §15331); and,

WHEREAS, based on the information and analysis presented in the CEQA Exemption document attached hereto as Exhibit A and incorporated herein by reference, the Board has determined that none of the exceptions to the categorical exemptions outlined in CEQA Guidelines section 15300.2 applies to the Project; and

WHEREAS, the Class 1, 30 and 31 CEQA Exemptions are sufficient to independently exempt the whole of the action from CEQA.

NOW, THEREFORE, the Board of Supervisors of the County of Alameda does hereby resolve, determine and order as follows:

Section 1. Recitals. The Board hereby finds and determines that all of the recitals set forth above are true and correct.

Section 2. CEQA Findings. The Board hereby finds that the proposed **WHITECOTTON COTTAGE REHABILITATION** Project is exempt from further review under CEQA based on the analysis and substantial evidence set forth in the attached CEQA Exemption document and on the determination that the proposed Project is exempt from CEQA pursuant to a Class 1 categorical exemption (CEQA Guidelines §15301), a Class 4 categorical exemption (CEQA Guidelines §15304), Class 30 categorical exemption (CEQA Guidelines §15330) and a Class 31 categorical exemption (CEQA Guidelines §15331).

The 'Project' is eligible for the CEQA Class 1 Exemption because the Project consists of rehabilitation or repair of existing facilities involving negligible or no expansion of existing or former use including the repair, restoration or rehabilitation of deteriorated or damaged structures and utilities to meet current standards of public health and safety.

The 'Project' is eligible for the CEQA Class 4 Exemption because the Project consists of minor alterations in the condition of land including new gardening or landscaping, filling of earth of excavated land with material compatible with natural features of the site, and minor trenching and backfilling where the surface is restored.

The 'Project' is eligible for the CEQA Class 30 Exemption because the Project consists of the removal of contaminated soils, where the disposal of contaminated waste would not exceed one million dollars.

The 'Project' is eligible for the CEQA Class 31 Exemption because the Project would comply with the Secretary of the Interior's Standards for rehabilitation with implementation of project measures identified in the CEQA Exemption document, attached hereto as Exhibit A. Therefore, the proposed Project would be exempt pursuant to a Class 1, 4, 30 and 31 categorical exemptions. (CEQA Guidelines §15301, §15304, §15330 and §15331).

Section 3. Additional CEQA Findings. The Board further finds that none of the exceptions to the categorical exemption applies. (CEQA Guidelines §15300.2) Specifically, the Board finds that the proposed project would not result in cumulative impacts, there are no unusual circumstances associated with the Project that would result in a significant effect on the environment, the Project would not damage scenic resources within a highway officially designated as a state scenic highway, the project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code, and the Project would not cause a substantial adverse change in the significance of a historical resource. As documented in greater detail in the CEQA Exemption document, attached hereto as Exhibit A and made a part hereof, none of the circumstances that would present an exception to the identified CEQA exemptions outlined in CEQA Guidelines §15300.2 are present. The categorical exemptions outlined above are applicable to the proposed Project.

Section 4. Notice of Exemption. Within five (5) working days after the passage and adoption of this Resolution, the Board hereby authorizes and directs staff to prepare, execute and file with the County Clerk a Notice of Exemption for the proposed project.

Section 5. Custodian of Records. The administrative record for the Project is maintained at the office of the General Services Agency of Alameda County, located at 1401 Lakeside Drive, Oakland, California 94612. The custodian of records is GSA Director Kimberly Gasaway.

Section 6. Government Code Findings. This Resolution is adopted following a meeting at which a public hearing was held at a regularly scheduled meeting of the Board of Supervisors for which a minimum of 72 hours' public notice was duly given..

BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, 30th DAY OF June, 2026.

The **FOREGOING** was **PASSED** and **ADOPTED** by the following vote of the Alameda County Board of Supervisors this 30th day of June, 2026, to wit:

AYES: Supervisors Fortunato Bas, Márquez, Miley, Tam & President Haubert – 5

NOES: None

EXCUSED: None

ABSTAINED: None



DAVID HAUBERT

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

BRITNEY DAVIS

CLERK OF THE BOARD OF SUPERVISORS

By: 

Deputy

APPROVED AS TO FORM:
ANDREA L. WEDDLE
INTERIM COUNTY COUNSEL

Signed by:
By: Kathleen Hall
Kathleen Hall
Deputy County Counsel