Print Form

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
1106 Madison Street
Oakland, CA 94607

From: (Public Agency): Oakland Unified School District
955 High Street
Oakland, CA 94601
(Address)

Project Title: Paul Robeson Building Emergency Demolition Project

Project Applicant: Oakland Unified School District

Project Location - Specific:
1025 Second Avenue in Oakland, CA 94606

Project Location - City: Oakland Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of the demolition of the existing Paul Robeson Building located at 1025 Second Avenue in Oakland, California. The building has experienced longstanding structural deterioration and continuing hazardous conditions associated with repeated unauthorized entry, vandalism, fire activity, and other public safety concerns. Despite the District's ongoing efforts to secure and monitor the site, those conditions persist and continue to present threats to students, District personnel, emergency responders, neighboring properties, and members of the public. The Project is intended to eliminate those hazards and protect public health and safety.

Name of Public Agency Approving Project: Oakland Unified School District

Name of Person or Agency Carrying Out Project: Oakland Unified School District

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: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See Attachment A, incorporated herein by reference.

Lead Agency
Contact Person: Pranita Ranbhise Area Code/Telephone/Extension: (510) 879-2714

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: Pranita Ranbhise Date: 2026-08-31 Title: Executive Director, OUSD Facilities

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: _____

Attachment A

Paul Robeson Building Emergency Demolition Project ("Project")

I. Introduction

The Oakland Unified School District ("District") has determined that the demolition of the Paul Robeson Building (the "Property") is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080(b)(4) and section 15269(c) of the CEQA Guidelines because the Project constitutes a "[s]pecific action necessary to prevent or mitigate an emergency." (Pub. Res. Code § 21080 (b)(4); 14 CCR § 15269(c).)

These findings are based upon the District's review of the existing conditions at the site, including structural engineering evaluations, District and community observations, records of recurring public safety incidents, and other information contained in the administrative record. The information summarized below demonstrates that the Property's condition has progressively deteriorated over years and that continuing unauthorized entry, vandalism, fire activity, and other hazardous conditions have rendered interim security measures insufficient to protect public health and safety. Accordingly, the Property presents continuing hazards to students, District personnel, emergency responders, neighboring properties, and members of the public.

II. Applicable Statutory Exemption

Public Resources Code section 21080(b)(4) and section 15269(c) of the CEQA Guidelines exempt "[s]pecific actions necessary to prevent or mitigate an emergency" from CEQA. An "emergency" is defined as "a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services." (Cal. Code Regs. tit. 14, § 15359). After reviewing the information summarized below, the District finds that demolition of the Property is necessary to address emergency conditions that threaten public health and safety.

III. Supporting Analysis

a. The Property Presents Continuing Risks to Public Health and Safety

The Property is located immediately adjacent to District facilities that continue to be occupied and used by students and District personnel, including portable classroom facilities. As a result, the hazards posed by the building exist in close proximity to an active educational environment. The building has experienced a pattern of repeated unauthorized entry, vandalism, fire activity, and other unsafe conditions requiring ongoing intervention by the District and public safety personnel. District records reflect multiple responses by law enforcement and emergency personnel to incidents occurring at or involving the Property.

On August 13, 2025, Oakland Fire Department ("OFD") personnel conducted a formal inspection of the Property after previously identifying numerous hazardous conditions and safety concerns at the site. Following that inspection, OFD red tagged the Property based on conditions that included illegal occupancy, safety concerns, fire hazards, conditions presenting the potential for rapid fire

spread, open elevator shafts and other voids, exposed wood framing, and illegal electrical wiring. OFD further noted that approximately a dozen unauthorized occupants had been observed at the Property during a prior daytime inspection and that significantly more individuals were reportedly occupying the Property during evening and early morning hours. In light of these conditions, OFD characterized the situation as urgent and emphasized the need to relocate the occupants, secure the building, and prevent reentry pending demolition or renovation.

These conditions demonstrate that the risks posed by the Property are not merely theoretical or speculative. Rather, they are ongoing conditions requiring repeated emergency response and continued intervention to protect the public. The District therefore concludes that the Property's condition presents continuing threats to students, District personnel, emergency responders, neighboring properties, and members of the public.

b. <u>The Property Has Progressively Deteriorated Over Time and Requires Immediate Action to Prevent Injury to Persons and Property</u>

The District has determined that the Paul Robeson Building, in its present condition, poses continuing threats to public health and safety. The Property has remained vacant and unoccupied for an extended period while experiencing ongoing deterioration and repeated unauthorized entry, vandalism, fire activity, and other hazardous conditions. These conditions have required continuing intervention by the District and public safety agencies and have persisted despite the District's efforts to secure the site.

For approximately 18 months, the Property was also the site of an unauthorized encampment. During that period, occupants made significant unauthorized modifications to the building, including removing walls, equipment, metal components, and other building materials. These alterations further compromised the building's condition and contributed to unsafe conditions and infrastructure within the Property.

The Property's deteriorated condition, combined with its continued exposure to unauthorized access and recurring public safety incidents, substantially increases the risks presented to students, District personnel, emergency responders, neighboring properties, and members of the public. Those risks are further heightened by the Property's immediate proximity to occupied District facilities, where students and staff continue to access and use the campus regularly. Notably, the adjacent District facilities also experience regular family drop-off and pick-up activity, bringing students and families into close proximity to the Property on a recurring basis.

The District's observations independently confirm that the building exhibits structural deficiencies.

The Property's deteriorated condition, its history of recurring public safety incidents and continued exposure to unauthorized activity, and its location adjacent to occupied District facilities demonstrate that continued reliance on interim security measures is no longer sufficient to protect public health and safety. Prompt demolition is therefore necessary to eliminate the ongoing hazards presented by the building.

c. Interim Measures Have Not Eliminated the Existing Hazards

The District has undertaken substantial efforts to reduce the risks presented by the Property, including boarding and securing the windows, installing perimeter fencing, retaining security personnel, coordinating with law enforcement and fire personnel, and responding to repeated incidents of unauthorized entry and vandalism. The District did everything reasonably available, but those efforts could not solve the underlying problem. They have not eliminated the hazards associated with the deteriorated condition of the Property or prevented recurring public safety incidents. The District continues to devote significant resources to securing and monitoring the site while the hazardous conditions persist. Nevertheless, despite the District's reasonable efforts, in the face of an unrelenting desire by certain members of the public to access the property, it is only a matter of unknowable time before such access is achieved and someone is injured as a result of the unsafe condition of the Property.

IV. Conclusion

Based on the foregoing, the District has determined that the Project is exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c).

Audit trail

Details

FILE NAME	NOE Form - OUSD - Paul Robeson - 8/31/26, 10:16 AM.pdf
STATUS	Signed
STATUS TIMESTAMP	2026/09/01 03:42:20 UTC

Activity

SENT	sanchit.prabhakar@ousd.org **sent** a signature request to: • Pranita Ranbhise (pranita.ranbhise@ousd.org)	2026/08/31 17:16:50 UTC
SIGNED	**Signed** by Pranita Ranbhise (pranita.ranbhise@ousd.org)	2026/09/01 03:42:20 UTC
COMPLETED	This document has been signed by all signers and is **complete**	2026/09/01 03:42:20 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.