NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
for the
OAKLAND TECHNICAL HIGH SCHOOL
OAKLAND UNIFIED SCHOOL DISTRICT

The Oakland Unified School District Board of Education will hold a Public Hearing on May 11, 2005 on the project and will review and may approve a Mitigated Negative Declaration on it. The meeting will be held at 1025 2nd Avenue, Oakland, California, starting at 4:00 p.m. The public review period for the project begins on April 7, 2005. The public may review and submit written comments on the Mitigated Negative Declaration up until May 9, 2005.

Finding: The project will not have a significant effect on the environment based on the Initial Study prepared according to CEQA Guidelines. Mitigations have been incorporated into the project to reduce all potentially significant impacts to a less than significant level.

Project Title: Oakland Technical High School Modernization Project

Project Location: 4351 Broadway, Oakland, California

Project Sponsor's Name and Address: Oakland Unified School District
955 High Street
Oakland, California 94601

Project Description:

Background

Oakland Technical High School was constructed between 1914 and 1915. It is in the Beaux Arts architectural style. It was designated a City Landmark in 1985.

In 2004, Oakland Unified School District (OUSD) proposed exterior plans for the modernization of Oakland Technical High School including:

- replacement of existing wood windows with aluminum windows;
- installation of a ramp in compliance with the American with Disabilities Act (ADA) at the main entrance;
- replacement of existing doors with fiberglass reinforced plastic (FRP) doors at the main building wings;
- painting; and
- installation of cameras.

Interested citizens, parents of students enrolled at the high school and the City voiced their concerns about the proposed modernization plan. Of particular concern to the community was the replacement of the existing wood windows with new aluminum windows. The City of Oakland submitted a letter to OUSD identifying the City's concerns relating to the Project's impacts on the historic resource value of the main high school building (City of Oakland 2005). Upon investigation regarding the background facts, the District determined that the Project was subject to the California Environmental Quality Act (CEQA) because the proposed modernization plan could have a potentially significant adverse impact on this historic resource.

Site Characteristics

Oakland Technical High School comprises about 13.6 acres. The site is bounded by Broadway to the east, 42nd Street to the south residential development to the west and 45th Street to the north. The Project site contains the main building, which is sited along the Broadway frontage; and behind the main building is the

auditorium, shop building, portable classrooms, the girls and boys' gyms and the track and football field. Lawn and trees flank either side of the walkway and entrance to the main building.

Project Characteristics

The Project consists of the modernization of the exterior of the main high school building. The modernization plan includes the following components:

- restoration and repair of the original wood windows;
- painting the main building;
- installation of a handicapped access ramp at main building entrance;
- cleaning of front entry bronze;
- installation of FRP doors in the main building wings;
- replacement of railings at front entry step;
- installation of security cameras;
- installation of electrical equipment; and
- repair granite steps and paving.

The proposed exterior modernization plan would begin construction in June 2005 with completion by September 2006.

Submittal of Public Comments: Please direct written comments to Timothy White, Assistant Superintendent, Oakland Unified School District, 955 High Street, Oakland, California 94601. For additional information, please call 510.879.8385. Office hours are 8:00 a.m. through 5:00 p.m., weekdays. Written comments must be received by 5:00 p.m. on May 9, 2005.

Anyone concerned with the project may review the Mitigated Negative Declaration, Initial Study and other pertinent material at the Oakland Unified School District, Division of Facilities Planning and Management, 955 High Street, Oakland, California.

Note: If a citizen challenges any of the above actions in court, said citizen may be limited to raising only those issues that they or someone else raised at the public hearing described above, or in written correspondence delivered to the Oakland Unified School District at, or prior to, the conclusion of the 30-day review period.

MITIGATED NEGATIVE DECLARATION

OAKLAND TECHNICAL HIGH SCHOOL MODERNIZATION PROJECT OAKLAND UNIFIED SCHOOL DISTRICT

PROJECT DESCRIPTION

Background

Oakland Technical High School was constructed between 1914 and 1915. It is in the Beaux Arts architectural style. It was designated a City Landmark in 1985.

In 2004, Oakland Unified School District (OUSD) proposed exterior plans for the modernization of Oakland Technical High School including:

- replacement of existing wood windows with aluminum windows;
- installation of a ramp in compliance with the American with Disabilities Act (ADA) at the main entrance;
- replacement of existing doors with fiberglass reinforced plastic (FRP) doors at the main building wings;
- painting; and
- installation of cameras.

Interested citizens, parents of students enrolled at the high school and the City voiced their concerns about the proposed modernization plan. Of particular concern to the community was the replacement of the existing wood windows with new aluminum windows. The City of Oakland submitted a letter to OUSD identifying the City's concerns relating to the Project's impacts on the historic resource value of the main high school building (City of Oakland 2005) and determined the Project was subject to the California Environmental Quality Act (CEQA) because the proposed modernization plan could have a potentially significant adverse impact on this historic resource.

Site Characteristics

Oakland Technical High School comprises about 13.6 acres. The site is bounded by Broadway to the east, 42nd Street to the south residential development to the west and 45th Street to the north. The Project site contains the main building, which is sited along the Broadway frontage; and behind the main building is the auditorium, shop building, portable classrooms, the girls and boys' gyms and the track and football field. Lawn and trees flank either side of the walkway and entrance to the main building.

Project Characteristics

The Project consists of the modernization of the exterior of the main high school building. The modernization plan includes the following components:

- restoration and repair of the original wood windows;
- painting the main building;
- installation of a handicapped access ramp at main building entrance;

- cleaning of front entry bronze;
- installation of FRP doors in the main building wings;
- replacement of railings at front entry step;
- installation of security cameras;
- installation of electrical equipment; and
- repair granite steps and paving.

The proposed exterior modernization plan would begin construction in June 2005 with completion by September 2006.

PROJECT LOCATION

Oakland Technical High School, 4351 Broadway, Oakland, California.

PROJECT SPONSOR

Oakland Unified School District
955 High Street
Oakland, California 94601

FINDING

The Project will not have a significant effect on the environment based on the Initial Study prepared according to CEQA Guidelines. Mitigations have been incorporated into the Project to reduce all potentially significant impacts to a less than significant level.

POTENTIALLY SIGNIFICANT IMPACTS

The attached Initial Study indicates that the project could adversely affect the environment. The following potentially significant impacts were identified:

- Significant impacts to aesthetic quality
- Significant impacts to historic resources.

MITIGATION MEASURES

In the interest of reducing the potential impacts to the point where the net effect of the project is insignificant, mitigation measures are recommended. A discussion of the potential impacts of interest and the associated mitigation measures is provided below.

Impact: The Project could diminish the aesthetic quality and visual character of the main building.

Mitigation Measure:
Implementation of Mitigation Measures 5.1 – 5.12 identified in Section 5 Cultural Resources would reduce potentially significant aesthetics impacts to a less than significant level.

Residual Impact: Less than significant with mitigation measures.

Impact: The Project would have significant impacts on a historic resource.

Mitigation Measures:

5.1 A typical window opening, with three double hung windows, should be selected and used as a mockup for repair and restoration procedures before committing to the final scope of work for the restoration and repair of windows. The mockup results and execution will provide invaluable information to the design team and specification writers as to the work that will be necessary to achieve the desired and acceptable standard for approval. The completed mockup can be used as a model, which will be instructive to the bidders and also for acceptance of the final work.

5.2 Replacement sash shall match the original to the extent possible. Profiles of new sash, muntins and trim shall match the existing.

5.3 Broken or missing sash cords and weights shall be repaired or replaced so that windows function properly. Sash locks and hardware shall be inventoried and adjusted, repaired or replaced in kind as needed.

5.4 Severely weathered or deteriorated wood sills sash and frames shall be restored and repaired in kind. The restoration shall use a high quality wood restoration product to consolidate spongy fibers and wood epoxies that will fill in deeply damaged areas to restore the windows to smooth normal function and operation.

5.5 The wood window restoration work shall follow current accepted preservation practice. Applicable techniques outlined in *Preservation Brief No. 9 – The Repair of Historic Wooden Windows* prepared by the National Park Service shall be incorporated into Project specifications.

5.6 All windows currently filled with plastic panels shall be re-glazed with laminated safety or tempered glass in compliance with building codes and school standards.

5.7 The handicapped access railing shall be redesigned in keeping with the original metal railing found at the top of the original entry land.

5.8 The bronze cleaning shall be done by workers qualified for and experienced with projects of similar scope. The Project specifications shall include language for pre-qualifying bidders for this section of work. The initial cleaning shall also be done in a small inconspicuous area of the doors or grilles to be certain the final result is approved and acceptable to the Project Architect and OUSD.

5.9 The new FRP doors shall have an upper lite panel and a lower recessed panel. Any aluminum trim shall be dark anodized or otherwise finished to avoid the visual appearance of a "modern" aluminum finish.

5.10 Cameras shall be well above eye-level and placed as discretely as possible. Mounting fasteners shall be non-corrosive and located to avoid damage or removal of historic materials.

5.11 The proposed chain link gates at the opening to the electrical yard shall be interlaced with redwood slats or other suitable materials to screen the electrical equipment from public views.

5.12 Replacement paving material shall match the original colors, textures and joint patterns to extent feasible.

Residual Impact: Less than significant with mitigation measures.

ENVIRONMENTAL REVIEW - INITIAL STUDY

1. **Project Title:** Oakland Technical High School Modernization Project

2. **Lead Agency Name and Address:**

   Oakland Unified School District
   955 High Street
   Oakland, California 94601

3. **Contact Person and Phone Number:**

   Timothy White, Assistant Superintendent
   510. 879.8385

4. **Project Location:**

   4351 Broadway
   Oakland, California
   APN: 013-110600100
   (See Figure 1 – Location Map)

5. **Project Sponsor's Name and Address:**

   Oakland Unified School District
   955 High Street
   Oakland, California 94601

6. **General Plan Designation:** Institutional

7. **Zoning Designation:** R-35/S-18

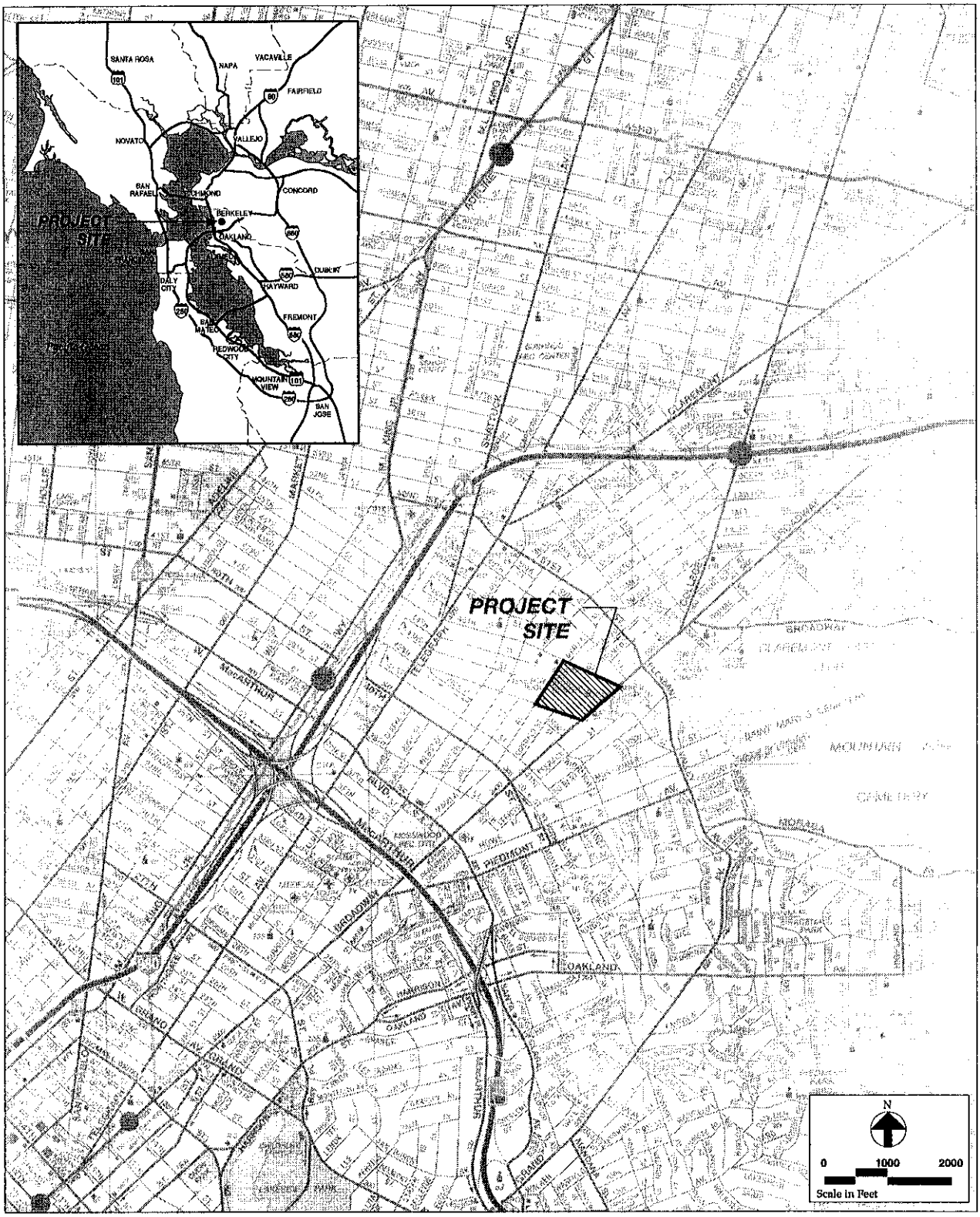
8. **Description of Project:**

Background

Oakland Technical High School was constructed between 1914 and 1915. It is in the Beaux Arts architectural style. It was designated a City Landmark in 1985.

In 2004, Oakland Unified School District (OUSD) proposed exterior plans for the modernization of Oakland Technical High School including:

- replacement of existing wood windows with aluminum windows;
- installation of a ramp in compliance with the American with Disabilities Act (ADA) at the main entrance;
- replacement of existing doors with fiberglass reinforced plastic (FRP) doors at the main building wings;
- painting; and



SOURCE: CSAA

Figure 1
Project Location Map

- installation of cameras.

Interested citizens, parents of students enrolled at the high school and the City voiced their concerns about the proposed modernization plan. Of particular concern to the community was the replacement of the existing wood windows with new aluminum windows. The City of Oakland submitted a letter to OUSD identifying the City's concerns relating to the Project's impacts on the historic resource value of the main high school building (City of Oakland 2005) and determined the Project was subject to the California Environmental Quality Act (CEQA) because the proposed modernization plan could have a potentially significant adverse impact on this historic resource.

Site Characteristics

Oakland Technical High School comprises about 13.6 acres. The site is bounded by Broadway to the east, 42nd Street to the south residential development to the west and 45th Street to the north. The Project site contains the main building, which is sited along the Broadway frontage; and behind the main building is the auditorium, shop building, portable classrooms, the girls and boys' gyms and the track and football field. Lawn and trees flank either side of the walkway and entrance to the main building.

Project Characteristics

The Project consists of the modernization of the exterior of the main high school building. The modernization plan includes the following components:

- Restoration and repair of the original wood windows – previously OUSD proposed to replace the original wood windows with new aluminum windows. In response to community concerns, OUSD now proposes to restore the original wood windows.

- Painting the main building.

- Installation of a handicapped access ramp at main building entrance – the ramp would be located to the right side of the curved granite steps and would run parallel to the main wing, and then turn roughly 30 degrees to run another 30 feet in a generally north-east direction. The upper landing would join the existing stone landing between two of the monumental columns. The existing classically detailed ornamental metal railing would be removed.

- Cleaning of front entry bronze – the bronze entry doors and clathrate grilles would be cleaned.

- Installation of FRP doors in the main building wings – these doors would replace flat slab doors, some with upper lite panels, which are not original. These doors would be better able to sustain the hard use and high impact that occurs at these locations.

- Replacement of railings at front entry steps – three (non-historic) hand railings at the front stone entry steps would be replaced. The handrails are a safety feature and are required by code. Simple steel railings are proposed.

- Installation of security cameras – it is understood that security and surveillance cameras may be installed as part of the project. The location of the cameras was not shown on the Project's architectural drawings.

- Installation of electrical equipment -- a new yard for electrical equipment would be constructed at the rear of the main building, between the main building parking lot and the girls' gym. The three walls of the new yard would be concrete masonry units and covered with cement plaster to match the typical building walls. The wall height would align with a change of plane at the base of the building, making a logical break between old and new construction. Chain link gates would be installed at the yard opening.

- Repair granite steps and paving – the granite pieces on the main entry steps would be removed and cleaned and the concrete steps beneath the granite would be repaired. Large areas around the main steps and the main walkways would be replaced. The existing material is cracked and broken and presents a safety hazard to pedestrians.

The proposed exterior modernization plan would begin construction in June 2005 with completion by September 2006.

9. **Surrounding Land Uses and Setting:** Commercial and retail development is located across Broadway. Residential development is located to the south, west and north.

10. **Other public agencies whose approval is required:**
    - Division of State Architect – approval of architectural drawings
    - State Fire Marshall – approval of fire safety measures

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☒ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

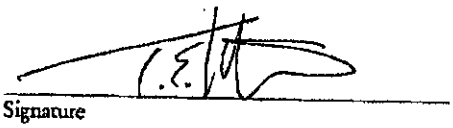
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

4/5/05

Date

Timothy White
Printed Name

Oakland Unified School District
For

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources identified in the parentheses following each question and listed in the References section of this document.

ENVIRONMENTAL ISSUES

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?	☐	☐	☐	☒

Discussion:

a) The Project would not affect any scenic vistas or views. The exterior modernization would not involve any building changes that would affect current views of the main building or the obstruction of views from nearby residences.

b) The Project site is located on Broadway; it is not within a state scenic highway.

c) The Project would involve the repair and restoration of the old wood windows, installation of a handicapped access ramp, cleaning of the front entry bronze, repair of main entrance steps and pavement area, installation of new doors, installation of new railings, painting the building, installation of cameras and the construction of an electrical yard. The main building is a designated City landmark and is recognized in part for its architectural quality. The proposed modernization plan for the exterior of the building, if not appropriately undertaken, could diminish the aesthetic quality and visual character of the main building. The mitigation measures recommended in Section 5 Cultural Resources would establish appropriate methods and use of materials to restore historic architectural features to reduce potential adverse impacts to the architectural integrity of the main building to a less than significant level.

Mitigation Measures:

Implementation of Mitigation Measures 5.1 – 5.12 identified in Section 5 Cultural Resources would reduce potentially significant aesthetics impacts to a less than significant level.

Finding:

With the implementation of Mitigation Measures 5.1 – 5.12 potentially significant impacts to the aesthetic quality and visual character of the main high school building would be reduced to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, 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?	☐	☐	☐	☒

Discussion:

a) The Project is located on the Oakland Technical High School campus in Oakland. This is an urban area. There is no agricultural land within the area and the site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance.

b) The Project site is zoned R-35/S-18. Surrounding land uses are zoned for residential and commercial use.

c) The proposed Project would not affect any agricultural activities and would not result in the conversion of any farmland to a non-agricultural use.

Mitigation Measures:

None required.

Finding:

Project development would not result in a significant impact to agricultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. 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 nonattainment 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?	☐	☐	☐	☒

Discussion:

a) The Project is the modernization of the exterior of the main building at Oakland Technical High School. This would not conflict with any local air quality plans.

b) The Project would not violate any air quality standards nor would it substantially contribute to existing or projected air quality violations in air basin.

c) The Project would not contribute to cumulative increases in any criteria pollutants in the air basin.

d) Modernization work would not expose students and staff to substantial pollutant concentrations. For a discussion of the removal of lead-based paint refer to Section 7 Hazards and Hazardous Materials.

e) The Project would not create any objectionable odors.

Mitigation Measures:
None required.

Finding:
The Project would not adversely affect air quality.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 regulations 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, regulations or by the California Department of Fish and Game or US 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?	☐	☐	☐	☒

Discussion:

a) The Project is located on the Oakland Technical High School campus which is developed with buildings paved areas (parking areas and walkways) a turf football field and lawn areas at the Broadway frontage. Limited landscaping including several shrubs and trees are located near the main building entrance. The proposed Project would remove one tree located at the back of the building where the electrical equipment yard would be constructed. The Project would not affect candidate, sensitive or special status species.

b) No riparian or natural community habitat is present on the school campus.

c) The Project site contains no wetlands. See Item 4a above.

d) The Project site is urbanized and would not interfere with the movement of any native resident or migratory fish or wildlife species.

e) The Project would not conflict with any local policies or ordinances protecting biological resources.

f) The Project would not affect any habitat conservation plans or natural community conservation plans.

Mitigation Measures:
None required.

Finding:
The Project would not affect biological resources.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?	☐	☐	☐	☒

Discussion:

a) The proposed Project would result in changes to the physical appearance of the main high school building which is a designated City landmark. Presented below is a summary of the proposed modernization components and their potential affects on the historic and architectural resource value of the building. The summary is based on *Evaluation of Historic Issues, Improvements and Repairs Oakland Technical High School* (Hardy 2005). This report is included as Appendix A.

Window Restoration and Repair

The retention of the old wood windows and their restoration and repair is a preferred approach to maintain the historic and architectural integrity of the main building. Most of the original windows appear to be present although some original sash is missing and some muntin bars have been removed or replaced with single panes of glass. The paint has deteriorated on the windows which accelerates weathering of the wood and permits water intrusion.

The small horizontally oriented wood windows at the base of the main building wings would also be retained and repaired. Due to security issues, these windows are currently protected with expanded metal screens. These screens are of a bright metal finish and detract from the historic character of these windows.

The original glass at some of the windows has been replaced with Plexiglas or acrylic materials. The plastic glazing panels present a different reflectivity than the typical glass windows and this detracts from the character of the building.

If appropriate restoration and repair of the windows to maintain the historic character of the building is not undertaken, this could adversely affect the historic and architectural integrity of the main building. This is considered a potentially significant impact. With implementation of Mitigation Measures 5.1 – 5.6, potentially significant impacts would be reduced to a less than significant level.

Handicapped Access Ramp

A handicapped access ramp would be located to the right side of the front entry steps. The ramp would run parallel to the main wing and then turn approximately 30 degrees to run another 30 feet in a generally northeast direction. The upper landing would join the existing stone landing between two of the monumental columns. The existing classically detailed ornamental metal railing would be removed.

The location of the ramp is appropriate for the site and would not have an adverse affect on the historic resource. The ramp's railing detail shows dense grillwork of vertical and horizontal elements. This design is not in keeping with the original metal railing found at the top of the original entry landing and its installation is considered a potentially significant impact. Implementation of Mitigation Measure 5.7 would reduce potentially significant impacts to a less than significant level.

Front Entry Bronze

The bronze entry doors and clathrate grills would be cleaned. This would improve the appearance of this primary historic feature. However, with improper cleaning, the result could be too "brassy" or damage the bronze and this is considered a potentially significant impact. With implementation of Mitigation Measures 5.8, the cleaning results would be acceptable and potentially significant impacts would be reduced to a less than significant level.

New FRP Doors

The existing exterior doors in the main building wings are not original and are flat slab doors, some with upper lite panels. These doors would be replaced with FRP doors, which would be better able to sustain the hard use and high impacts that occur at these locations. The FRP doors would detract from the architectural integrity of the building. This is considered a potentially significant impact. With implementation of Mitigation Measure 5.9, potentially significant impacts would be reduced to a less than significant level.

New Railings at Front Steps

The three existing handrails at the front stone entry steps are non-historic and would be replaced with new handrails required by code. The proposed design for the handrails is simple steel pipe railings. While their design is not considered detraction to this historic resource, this presents an opportunity for a design more in keeping with the classical and monumental features of the building at this primary significant entrance. A possible design for the handrails is included as Appendix B.

Cameras

Security and surveillance cameras are to be installed as part of the Project although their location is not shown on the architectural drawings. Security and surveillance cameras are currently installed on the building. The location of any new cameras should be selected to minimize the potential visual impact on the historic building. Mitigation Measure 5.10 would reduce potential impacts resulting from the installation of these cameras to a less than significant level.

Electrical Equipment Yard

A new yard for electrical equipment would be constructed at the rear of the building, between the main building parking lot and the girls' gym. The three walls of this new yard would be concrete masonry units that are covered with cement plaster to match the existing building walls. The height of the new walls would align with a change of plane at the base of the building which would make a logical break between old and new structures. Chain link gates would be located at the wall opening.

The electrical yard is located next to a secondary elevation (the back of the building) and would not have an adverse affect on the historic resource. However, Mitigation Measure 5. 11 is recommended to screen the electrical equipment from view.

Paving

Large areas of paving materials around the main steps and walkways would be replaced. The existing material in these areas is cracked and broken and presents a safety hazard to pedestrians. While the replacement of paving would not adversely affect the historic resource, Mitigation Measure 5.12 is recommended to maintain continuity with the existing, undamaged paving.

b) The Project would not affect unknown archaeological resources. The Project would not result in grading or excavation activities.

c) The Project site does not contain paleontological resources or geologic features. It is developed with buildings and paved areas.

d) The Project would not disturb any human remains.

Mitigation Measures:

5.1 A typical window opening, with three double hung windows, should be selected and used as a mockup for repair and restoration procedures before committing to the final scope of work for the restoration and repair of windows. The mockup results and execution will provide invaluable information to the design team and specification writers as to the work that will be necessary to achieve the desired and acceptable standard for approval. The completed mockup can be used as a model, which will be instructive to the bidders and also for acceptance of the final work.

5.2 Replacement sash shall match the original to the extent possible. Profiles of new sash, muntins and trim shall match the existing.

5.3 Broken or missing sash cords and weights shall be repaired or replaced so that windows function properly. Sash locks and hardware shall be inventoried and adjusted, repaired or replaced in kind as needed.

5.4 Severely weathered or deteriorated wood sills sash and frames shall be restored and repaired in kind. The restoration shall use a high quality wood restoration product to consolidate spongy fibers and wood epoxies that will fill in deeply damaged areas to restore the windows to smooth normal function and operation.

5.5 The wood window restoration work shall follow current accepted preservation practice. Applicable techniques outlined in *Preservation Brief No. 9 – The Repair of Historic Wooden Windows* prepared by the National Park Service shall be incorporated into Project specifications.

5.6 All windows currently filled with plastic panels shall be re-glazed with laminated safety or tempered glass in compliance with building codes and school standards.

5.7 The handicapped access railing shall be redesigned in keeping with the original metal railing found at the top of the original entry land.

5.8 The bronze cleaning shall be done by workers qualified for and experienced with projects of similar scope. The Project specifications shall include language for pre-qualifying bidders for this section of work. The initial cleaning shall also be done in a small inconspicuous area of the doors or grilles to be certain the final result is approved and acceptable to the Project Architect and OUSD.

5.9 The new FRP doors shall have an upper lite panel and a lower recessed panel. Any aluminum trim shall be dark anodized or otherwise finished to avoid the visual appearance of a "modern" aluminum finish.

5.10 Cameras shall be well above eye-level and placed as discretely as possible. Mounting fasteners shall be non-corrosive and located to avoid damage or removal of historic materials.

5.11 The proposed chain link gates at the opening to the electrical yard shall be interlaced with redwood slats or other suitable materials to screen the electrical equipment from public views.

5.12 Replacement paving material shall match the original colors, textures and joint patterns to extent feasible.

Finding:

With implementation of Mitigation Measures 5.1 – 5.12 potentially significant impacts to the historic and architectural resource value of the main building would be reduced to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
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 of 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, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion:

a) The Project site is not within an Alquist-Priolo fault zone. The nearest fault is the Hayward fault which is located about 0.5 mile southeast of the Project site. The main building was seismically upgraded in 1979. The campus is located on a relatively flat site and would not be subject to landsliding. The proposed Project would not introduce any new construction that would require additional review of seismic hazards or potential seismic upgrades.

b) The modernization plan does not propose any grading activity. There would be no loss of topsoil or potential for erosion.

c) The Project would not result in new construction that would affect the structural stability or seismic safety of the main building. The building has been seismically upgraded. The existing conditions would remain.

d) The main building was seismically upgraded in 1979 and this upgrade took into consideration soils conditions at the high school campus. The Project would not create new substantial risks to life or property.

e) The school is connected to the existing sewer system.

Mitigation Measures:

None required.

Finding:

The Project would not increase seismic safety conditions at the Project site.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project involve:				
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?	☐	☐	☐	☒

Discussion:

a) Lead-based asbestos paint is present on the main school building. The Project includes Technical Specifications for the Removal and/or Disturbance of Lead Containing Paints and Control of Lead-Containing Dusts. These specifications include lead paint removal procedures in compliance with state and federal requirements. Measures to protect personnel, provide worker training and properly handle and dispose of lead-containing wastes are incorporated in the Project specifications (ACC Environmental Consultants, Inc. 2005). No additional mitigation measures are necessary.

b) The Project would not result in the release of hazardous materials into the environment. See Item 7a above.

c) Removal of lead-based paint would be encapsulated so as not to expose construction workers to fugitive dust generated by abatement activities. The lead abatement and painting would occur during summer months when students and staff are not present.

d) The high school campus is not included on the Department of Toxic Substance Control's site clean up list (DTSC 2005 as per Government Code Section 65962.5.

e) The high school campus is located about 6.5 miles from Oakland International Airport. The Project site is not within the airport land use plan for Alameda County .

f) The high school campus is not within the vicinity of any private airstrips.

g) The proposed Project would not affect any emergency response plans for the high school campus or for the City of Oakland.

h) The Project site is an urban area and is surrounded by extensive development. There is no potential risk of wildland fires.

Mitigation Measures:
No required.

Finding:
The Project specifications would adequately abate the removal of lead-containing paints and reduce the exposure to hazardous materials to a less than significant level. No additional mitigation is required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 (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 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- or off-site?	☐	☐	☐	☒
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water 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)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

a) The Project would not result in the violation of any water quality standards.

b) The high school campus is connected to the existing water supply system; and it would not generate an increase in demand for water. The high school campus is built-out and would not result in an increase in impervious surfaces.

c) The Project would not alter the current drainage at the high school campus, which is connected to the city's storm water system. The project would not cause substantial erosion or siltation on or off site.

d) There are no streams or drainages on the high school campus. Storm water runoff is captured and conveyed in pipe to the City's storm water system. Site runoff would remain the same.

e) There would be no change in site runoff. See Items 8b – 8d.

f) The Project would not degrade water quality.

g) The Project is the modernization of the exterior to the existing main building on the Oakland Technical High School campus which is not within a 100-year flood zone. There is no housing proposed.

h) See Item 8g above.

i) The high school campus is not within the vicinity of any levees or dams.

j) The high school campus is located about two miles inland of San Francisco Bay. The potential for inundation by seiche or tsunami or mudflows is considered remote.

Mitigation Measures:
None required.

Finding:
The Project would not result in significant adverse impacts to water quality and drainage systems.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. LAND USE PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any 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?	☐	☐	☐	☒

Discussion:

a) The Project is the exterior modernization of an existing building on the high school campus. It would not physically divide the surrounding neighborhood.

b) The Project would result in physical improvements that are necessary and consistent with OUSD facilities plans. It would not conflict with local land use plans of the City of Oakland or other public agencies.

c) The Project would not conflict with any habitat conservation or natural community conservation plans. See Section 4 Biological Resources.

Mitigation Measures:
None required.

Finding:
The Project would not result in significant land use impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?	☐	☐	☐	☒

Discussion:

a) The Project would not affect any known mineral resources.

b) The Project is located at the Oakland Technical High School campus and would not affect the availability of locally-important resources. The City of Oakland General Plan designates the campus as an Institutional use.

Mitigation Measures:

None required.

Finding:

The Project would not result in significant adverse impacts to mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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, specific plan, 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?	☐	☐	☐	☒

Discussion:

a) Construction activities associated with the proposed Project would result in temporary increases in noise at the high school campus. These increases are considered insignificant. Construction activities would include the use of hand held tools and mechanically operated lifts to remove windows for restoration. The Project would not require any heavy equipment that would generate loud noise.

b) Construction equipment would not include any machinery that would result in groundbourne vibration or noise.

c) The Project would not result in a permanent increase in the ambient noise level at the Project site.

d) Temporary noise levels would be minor and would not result in a substantial increase in noise levels at the Project site.

e) The Project is located about 6.5 miles from Oakland International Airport and is not within the Alameda County airport land use plan.

f) The Project is not within the vicinity of any private airstrips.

Mitigation Measures:

None required.

Finding:

The Project would not result in significant temporary or permanent noise impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 business) 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?	☐	☐	☐	☒

Discussion:

a) The Project would not result in increased student enrollments at Oakland Technical High School and therefore would not induce population growth in the area.

b) The Project is the exterior modernization of the existing main building of Oakland Technical High School. The Project would not displace any housing units.

c) The Project would not displace any residents in the neighborhood. See Item 12b above.

Mitigation Measures:

None required.

Finding:

The Project would not result in any adverse impacts to population or housing.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	a) Fire protection?	☐	☐	☐	☒
	b) Police protection?	☐	☐	☐	☒
	c) Schools?	☐	☐	☐	☒
	d) Parks?	☐	☐	☐	☒
	e) Other public facilities?	☐	☐	☐	☒

Discussion:

a) The Project would not require additional fire protection services beyond what is currently provided to Oakland Technical High School.

b) The Project would not require additional police protection services beyond what is currently provided to Oakland Technical High School.

c) The Project would modernize the exterior of the main building and would improve public access and the physical condition of this historic building.

d) The Project would not affect any parks.

e) The Project would not adversely affect other public facilities.

Mitigation Measures:
None required.

Finding:
The Project would not result in significant adverse impacts to any public services.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. **RECREATION.** Would the project:				
a) Would the project 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) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a) The Project would not generate any increase in use of parks or other recreational facilities.

b) The Project is the exterior modernization of the main building on the high school campus, it does not include provision of new or improved recreational facilities on the campus.

Mitigation Measures:
None required.

Finding:
The Project would not result in significant adverse impacts to any parks or other recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. **TRANSPORTATION/CIRCULATION.** Would the proposal result in:				
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 traps, 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?	☐	☐	☐	☒

Discussion:

a) During the modernization work, there would be various construction workers at the school campus. It is anticipated that up to 45 construction workers would be at the Project site during the summer months. During the school year the anticipated number of construction workers would be about 20. A temporary increase of up to 45 daily vehicular trips during the summer months when students and staff are not present on the high school campus is considered a less than significant impact. The temporary increase of 20 vehicular trips during the school year also is considered a less than significant impact.

b) The Project would not cause an increase in the level of service standard for the Alameda County Congestion Management Agency. See Item 15a above.

c) The Project would not affect air traffic patterns.

d) The Project would not include changes in on-campus circulation or driveways. Circulation conditions would remain the same.

e) The Project would not affect the current emergency access at the high school campus.

f) During the summer months, construction workers would park on the high school campus. During the school year the estimated 20 construction workers would park on surrounding streets and nearby public parking lots. This temporary increase in demand for 20 parking spaces is considered a less than significant impact.

Mitigation Measures:
None required.

Finding: The Project would not result in significant adverse traffic and circulation impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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'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?	☐	☐	☐	☒

Discussion:

a) The Project would not affect any wastewater treatment requirements.

b) The Project would not affect water and wastewater treatment facilities. The Project would not increase demand for these facilities.

c) The Project would not affect storm water drainage facilities on the high school campus or offsite.

d) The Project would not result in an increase in water consumption at the high school.

e) The Project would not affect current wastewater service at the high school.

f) Construction debris resulting from the modernization would be hauled to nearby landfills. There is sufficient capacity to accommodate the construction debris. Lead-containing waste will be disposed of according to federal and state standards.

g) The Project would comply with federal, state and local solid waste regulations.

Mitigation Measures:
None required.

Finding: The Project would not result in significant

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?	☐	☐	☐	☒

Discussion:
The Project would result in potentially significant impacts to historic resources. However, with implementation of Mitigation Measures 5.1 – 5.12, potential impacts to historic resources would be reduced to a less than significant level.

Finding: With the recommended mitigation measures, potential impacts to historic resources would be reduced to a less than significant level.

REFERENCES

ACC Environmental Consultants, Inc. 2005. *Technical Specifications for Asbestos Abatement and Lead Control Procedures.* Prepared for Oakland Unified School District. March 10, 2005.

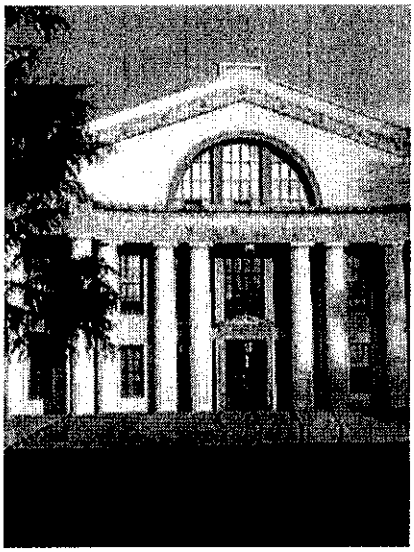
Hardy, Thomas Rex, AIA. March 2005. *Evaluation of Historic Issues, Improvements and Repairs Oakland Technical High School.* Prepared for PLACEMAKERS. March 25, 2005.

City of Oakland. 2005. Oakland Technical High School Modernization and CEQA. Letter dated February 9, 2005.

Appendix A
Evaluation of Historic Issues

Evaluation of Historic Issues

Improvements and Repairs
Oakland Technical High School



Prepared for

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1.0 Methodology

Thomas Rex Hardy, historic architect, was asked by Placemakers Land Use and Environmental Planning to review the proposed repairs and improvements to Oakland Technical High School, represented in the drawings prepared by Deems Lewis McKinley dated 9/28/04, and to evaluate certain historical issues arising from the specific scope of work.

We visited the project site on 16 March 2005 with Stephen Fernandes of McCarthy Company and Patricia Jeffery of Placemakers, and toured the site to review and discuss the project scope.

1.1 Summary

The scope of construction work shown on the drawings reviewed and as modified per verbal discussions, if done in accordance with the standards, specifications and guidelines furnished to the design team, and as modified in conjunction with the suggestions and recommendations below, would not constitute an adverse impact on the historic resource.

1.2 Historic Issues

According to California Environmental Quality Act (CEQA) guidelines §15064.5(b) any project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment. Thus for CEQA compliance purposes the proposed alteration project must be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties[1] ("The Standards") in order to mitigate any potential impacts to a less than significant level. For this specific project, the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards) were used as a review tool for CEQA purposes.

Generally, a project that follows the Secretary's Standards shall be considered as mitigated to a level of less-than-significant impact n a historical resource.

The Standards are intended to promote responsible and consistent historic preservation practices that help protect historic cultural resources. The Standards are neither technical nor prescriptive, however use of the Standards provides philosophical and objective consistency to a rehabilitation

[1] The Secretary of the Interior's Standards for the Treatment of Historic Properties
http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm

project. The Rehabilitation Standards and Rehabilitation Guidelines[2] provide some latitude in recognizing that some existing historic fabric may be damaged or deteriorated over time and that repair or replacement may be required.

2.0 Proposed Project

Oakland Technical High School is an Oakland City Landmark. All the work in this project relating to the historic portions of the school should comply with the Secretary's Standards and follow current general preservation practice.

2.1 Window Restoration and Repairs

The original scope of work shown in the drawings was to replace the original wood windows with new aluminum windows. The scope was subsequently changed to retain and restore the wood windows. This represents a much more favorable preservation treatment.

A more detailed window repair schedule should be prepared, but in general, the wood windows should be restored to smooth normal function and operation. The chief apparent deficiency is deteriorated paint on the windows, which accelerates weathering of the wood and permits water intrusion.

Most of the original windows appear to be present and can be repaired or restored but there are some window openings in which original sash is missing or muntin bars have been removed or replaced with single panes of glass. Any replacement sash should match the original to the extent possible. Profiles of new sash, muntins and trim should match the existing.

Broken or missing sash cords and weights should be repaired or replaced so that windows function properly. Sash locks and other hardware should also be inventoried and adjusted, repaired or replaced in kind as needed.

Severely weathered or deteriorated wood sills, sash or frames, should be restored and repaired in kind. There are numerous high quality products for wood restoration that will act to consolidate spongy fibers, and wood epoxies that will fill in deeply damaged areas. Wood epoxy specifications and other

[2] The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Buildings, by Kay D. Weeks and Anne E. Grimmer.

wood window specification sections have been referenced at the end of this report, and furnished to the design team.

It is strongly recommended that a typical window opening, with three double hung windows, be selected and used as a mockup for repair and restoration procedures before committing to the final scope of work. The mockup results and execution will provide invaluable feedback to the design team and specification writers as to the work that will be necessary to achieve the desired and acceptable standard for approval. The completed mockup can be used as a model, which will be instructive to the bidders, and also for acceptance of the final work.

The wood window restoration work should follow current accepted preservation practice. A great deal of useful information is included in documents such as the National Park Service's "Preservation Brief No. 9--The Repair of Historic Wooden Windows"[3].

The small horizontally oriented wood windows in the plinth band along the main building wings will be retained and repaired in kind. Repairs should be made following the same general guidelines for the upper windows. It is understood that there may be a few windows deteriorated to such an extent that repair is not feasible, and replacement in kind may be made. In those cases, the new wood windows should match the profile and detailing of the originals. Due to security issues, these windows are currently protected with expanded metal screens. These screens are of a bright 'metal' finish and detract from the historic character of these windows, and in fact give them appearance more of a vent than a window. It would be a great improvement to replace these mesh screens with a metal wire grille with square openings which would lend a more appropriate 'classical' character to the openings. Additionally, new screens should have a dark finish which would not contrast as much against the glass behind, therefore improving the expression of these openings. The grille or mesh should have a wood frame or wood trim to improve the appearance of each opening.

Glazing: The original glass at some of the windows has been replaced with plexiglass or acrylic material which has proved to be a failure due to adhesion problems with the glazing putty and interaction between the wood and the plastic panels. The plastic glazing panels present a different reflectivity than the typical glass windows and this detracts from the character of the building. All windows currently filled with plastic panels should be re-glazed with laminated safety or tempered glass in compliance with building codes and school standards.

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[3] Preservation Brief No. 9--The Repair of Historic Wooden Windows. National Park Service. http://www.cr.nps.gov/hps/tps/briefs/brief09.htm

2.2 Handicapped Access Ramp

The dignified classical front entry to the school is currently gained by ascending ten monumental curved granite steps. This project introduces a handicapped ramp to the right side of these steps, and will run parallel to the main wing, and then turn roughly 30 degrees to run another 30 feet in a generally north east direction. The upper landing will join the existing stone landing between two of the monumental columns. The existing classically detailed ornamental metal railing will be removed. This historic element should be retained and protected in secure storage, and not discarded.

The location of the ramp is appropriate for the site and will not have an adverse affect on the historic resource. The railing detail shown in the drawings presents a rather dense grillwork or vertical and horizontal elements. It is recommended that this required railing be re-designed to be more in keeping with the original metal railings found at the top of the original entry landing. This would reduce the number of horizontal elements to the top and bottom, and then have vertical pickets with our without the classical embellishment found in the original railing.

2.3 Cleaning Front Entry Bronze

The drawings indicate that the bronze entry doors and clathrate grilles will be cleaned. This will improve the appearance of this primary historic feature. This work should follow standard preservation practice and avoid harsh chemicals and abrasives. There are many resources[4] that furnish technical information on historic architectural metals.

The bronze cleaning work should be done by workers qualified for and experienced with projects of similar scope. The project specifications should include language for pre-qualifying bidders for this section of the work. The initial cleaning should also be done in a small inconspicuous area of the doors or grilles to be sure the final result is approved and acceptable to the Client and Architect.

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[4] Metals in America's Historic Buildings: Uses and Preservation Treatments. Margot Gayle, David W. Look, AIA, and John G. Waite, AIA. US Printing Office.

2.4 New FRP Doors

The existing exterior doors into the main building wings are not original and are flat slab doors, some with upper lite panels. The drawings show these doors to be replaced with FRP doors which will be better able to sustain the hard use and high impacts that occur at these locations. Rather than replace with similar flat slab doors, it is recommended that the new doors have an upper light, and a lower recessed panel. Any aluminum trim should be dark anodized or otherwise finished to avoid the visual appearance of a "modern" aluminum finish.

2.5 Railings at Front Steps

The three existing (non-historic) handrailings at the front stone entry steps will be replaced in this project. The handrails are a safety feature and required by code. The drawings indicate simple steel pipe railings, but this project represents an opportunity for a design that would be more in keeping with the classical and monumental features of the original building at this primary significant entrance. Figure 2 shows a sketch for a suitable railing detail that has a more elegant character than the simple pipe railings shown in the drawings.

2.6 Cameras

It is understood that security and surveillance cameras may be installed as part of this project, but the scope of work was not shown on the drawings available for review. The location of any new cameras should be selected with a view to minimizing the potential visual impact on the historic building. Cameras should be well above eye level and placed as discretely as possible. Mounting fasteners should be non-corrosive and located to avoid damage or removal of historic materials.

2.7 Electrical Yard

A new yard for electrical equipment will be created at the rear of the main buildings, between the main building parking lot and the girls' gym. The three walls of this new yard will be of concrete masonry units, and covered with cement plaster to match the typical building walls. The height of the new walls aligns with a change of plane at the base of the buildings, making a logical break between old and new. The proposed chain link gates at the opening into this yard should be interlaced with redwood slats or other

suitable materials in order to screen the electrical equipment to the extent possible.

The location of this yard is in a location next to a secondary elevation and will not have an adverse affect on the historic resource.

2.8 Paving

The project includes the replacement of large areas of paving materials around the main steps, and the main walkways. The existing material is cracked and broken and presents a safety hazard to pedestrians.

The replacement paving material should match the original colors, textures, and joint patterns to the extent possible.

3.0 Photographs

Figure 1. The existing railing at the front landing will be removed to connect the upper landing for the new handicapped access ramp to the front entry. This original historic fabric should be retained and protected in a secure location, and could be used as a model for the new railings for the handicapped ramp. The spacing of individual elements must be changed to meet code.

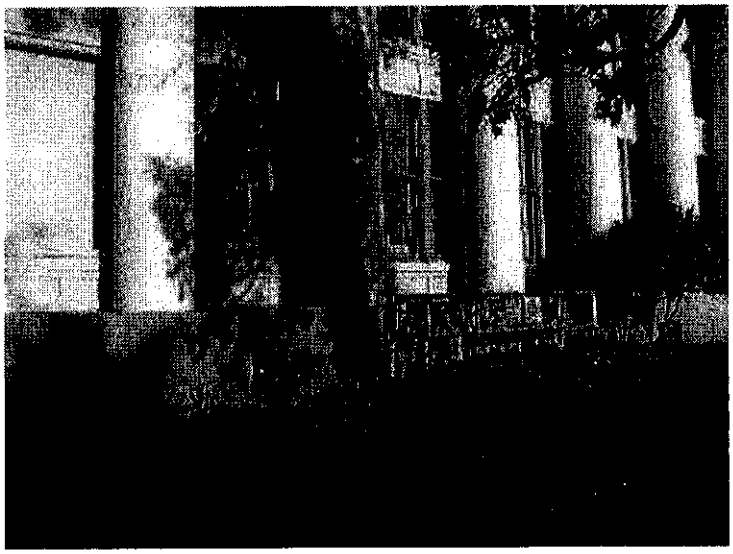

Figure 1a. The new handicapped ramp will run across the face of this wing of the main building, but is held away from the base of the building and can be partially screened by planting.

The small horizontally oriented windows in the plinth band will be replaced with metal windows due to the proximity to irrigation and impact in this location.

4.0 References & Resources

DPR form

The Secretary of the Interior's Standards for the Treatment of Historic Properties

http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm

Preservation Briefs, National Park Service

No. 9--The Repair of Historic Wooden Windows
http://www.cr.nps.gov/hps/tps/briefs/brief09.htm

No. 10--Exterior Paint Problems on Historic Woodwork
http://www.cr.nps.gov/hps/tps/briefs/brief10.htm

No. 32--Making Historic Properties Accessible
http://www.cr.nps.gov/hps/tps/briefs/brief32.htm

Bronze Cleaning Specifications

0501001P-Cleaning Bronze.txt
0501003S-Bronze issues.txt

Wood Window Restoration Specifications [for reference]

0630001R Wood Epoxy Repair.txt
0861004R-Wood sill replacement.txt
0861101R-Sealing leaky wood windows.txt
0876001R-Wind Sash cords-weights.txt

Qualifications of Preparer:

Thomas Rex Hardy, AIA, has worked in architecture since graduating with honors from U.C. Berkeley in 1977. He has been licensed by the state of California to practice architecture since 1983. He has worked on dozens of properties listed on the National Register and on several National Historic Landmarks and countless state and local landmarks.

He worked in the office of Page & Turnbull in San Francisco from 1985 through 2001, specializing in the restoration and preservation of historic buildings. As an associate of Page & Turnbull, San Francisco's oldest preservation firm, Mr. Hardy worked on the oldest houses in Mountain View, Palo Alto, and Atherton as well as on many other significant and historic buildings in the West. He was the project historic architect for the restoration of the Garden Court at the Palace Hotel, and for the rehabilitation of the National Historic Landmark United States Court of Appeals in San Francisco.

He is the author of and contributor to numerous Historic Structures Reports and Historic Resource Studies and is the designer of a new building in the Jackson Square National Historic District in San Francisco. He is currently in private practice in San Francisco.

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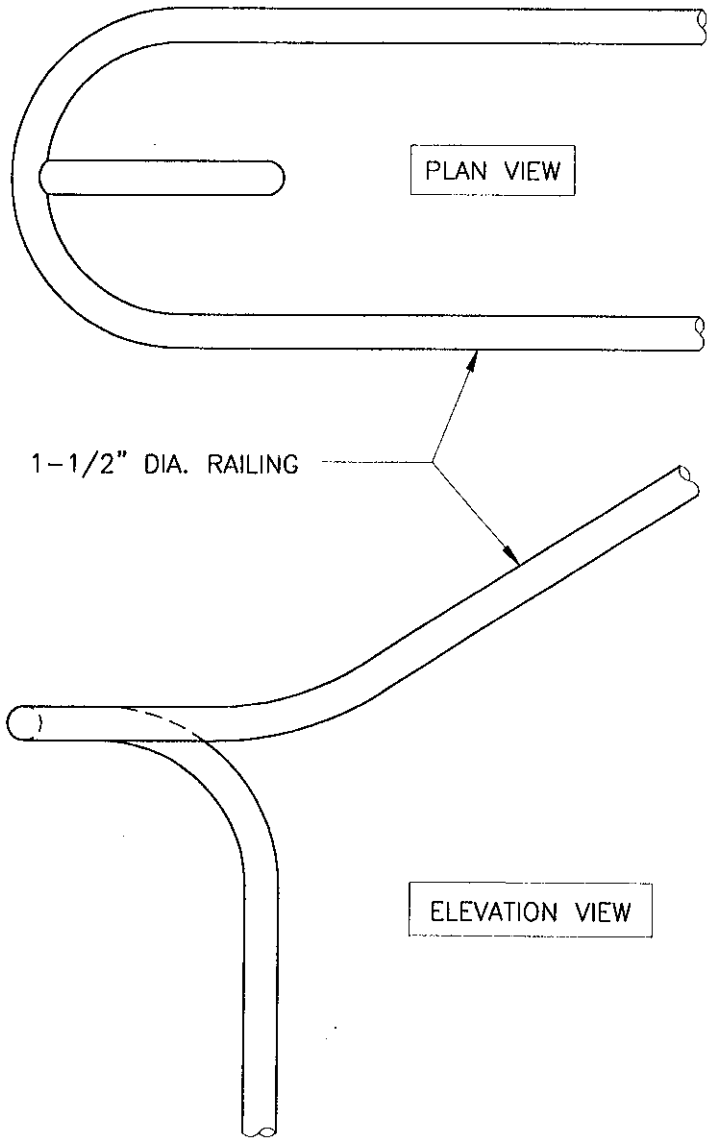
Appendix B
Railing Detail



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CALIFORNIA 94108
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RAILING DETAIL-SUGGESTED

PROJ. NO.	0505
DATE	03/21/05
SCALE	1-1/2"=1'-0"

Oakland Technical H.S.
4351 Broadway
Oakland, CA

SHEET NUMBER

Fig. 2

auditorium, shop building, portable classrooms, the girls and boys' gyms and the track and football field. Lawn and trees flank either side of the walkway and entrance to the main building.

Project Characteristics

The Project consists of the modernization of the exterior of the main high school building. The modernization plan includes the following components:

- restoration and repair of the original wood windows;
- painting the main building;
- installation of a handicapped access ramp at main building entrance;
- cleaning of front entry bronze;
- installation of FRP doors in the main building wings;
- replacement of railings at front entry step;
- installation of security cameras;
- installation of electrical equipment; and
- repair granite steps and paving.

The proposed exterior modernization plan would begin construction in June 2005 with completion by September 2006.

Submittal of Public Comments: Please direct written comments to Timothy White, Assistant Superintendent, Oakland Unified School District, 955 High Street, Oakland, California 94601. For additional information, please call 510.879.8385. Office hours are 8:00 a.m. through 5:00 p.m., weekdays. Written comments must be received by 5:00 p.m. on May 9, 2005.

Anyone concerned with the project may review the Mitigated Negative Declaration, Initial Study and other pertinent material at the Oakland Unified School District, Division of Facilities Planning and Management, 955 High Street, Oakland, California.

Note: If a citizen challenges any of the above actions in court, said citizen may be limited to raising only those issues that they or someone else raised at the public hearing described above, or in written correspondence delivered to the Oakland Unified School District at, or prior to, the conclusion of the 30-day review period.

OAKLAND TECHNICAL HIGH SCHOOL MODERNIZATION PROJECT
MITIGATION MONITORING PROGRAM CHECKLIST

Prepared for
Oakland Unified School District

Prepared by

PLACEMAKERS
1500 Park Avenue – Loft # 310
Emeryville, California 94608

April 21, 2005

OAKLAND TECHNICAL HIGH SCHOOL MODERNIZATION PROJECT
MITIGATION MONITORING PROGRAM CHECKLIST

MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Final Design/Preparation of Construction Drawings							
5.1 A typical window opening, with three double hung windows, should be selected and used as a mockup for repair and restoration procedures before committing to the final scope of work for the restoration and repair of windows. The mockup results and execution will provide invaluable information to the design team and specification writers as to the work that will be necessary to achieve the desired and acceptable standard for approval. The completed mockup can be used as a model, which will be instructive to the bidders and also for acceptance of the final work.	One-time	Project Architect Window Contractor	Project Architect OUSD	Inspection of mock-up.	Mock-up process should be written up and provided to contractors bidding on job.		
5.2 Replacement sash shall match the original to the extent possible. Profiles of new sash, muntins and trim shall match the existing.	One-time	Project Architect Window Contractor	Project Architect OUSD	Architectural drawings and inspection of sash, muntins and trim.			
5.7 The handicapped access railing shall be redesigned in keeping with the original metal railing found at the top of the original entry land.	One-time	Project Architect	OUSD	Architectural drawings			
5.9 The new FRP doors shall have an upper lite panel and a lower recessed panel. Any aluminum trim shall be dark anodized or otherwise finished to avoid the visual appearance of a "modern" aluminum finish.	One-time	Project Architect	General Contractor OUSD	Building specifications.	Over time, as FRP doors need repair or replacement., the doors shall be as specified in the original building specifications.		

MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Final Design/Preparation of Construction Drawings - continued							
5.10 Cameras shall be well above eye-level and placed as discretely as possible. Mounting fasteners shall be non-corrosive and located to avoid damage or removal of historic materials.	One-time	General Contractor	Project Architect	Architectural drawings and site inspection upon camera installation.			
5.11 The proposed chain link gates at the opening to the electrical yard shall be interlaced with redwood slats or other suitable materials to screen the electrical equipment from public views.	One-time	General Contractor	Project Architect OUSD	Architectural drawings and site inspection upon installation of chain link gates	Replacement of damaged or missing redwood slats shall be undertaken as part of an on-going building maintenance program.		
During Restoration							
5.3 Broken or missing sash cords and weights shall be repaired or replaced so that windows function properly. Sash locks and hardware shall be inventoried and adjusted, repaired or replaced in kind as needed.	On-going	Window Contractor OUSD	Project Architect OUSD	Building specifications. Inventory of sash locks and hardware.	Replacement of broken sash cords, sash locks and hardware shall be undertaken as part of an on-going building maintenance program.		
5.4 Severely weathered or deteriorated wood sills sash and frames shall be restored and repaired in kind. The restoration shall use a high quality wood restoration product to consolidate spongy fibers and wood epoxies that will fill in deeply damaged areas to restore the windows to smooth normal function and operation.	On-going	Window Contractor	Project Architect General Contractor OUSD	Building specifications. Site inspection to observe specified materials are being used.	As part of an on-going building maintenance program, maintenance of windows shall be as specified in the original building specifications.		

MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
During Restoration -continued							
5.5 The wood window restoration work shall follow current accepted preservation practice. Applicable techniques outlined in *Preservation Brief No. 9 – The Repair of Historic Wooden Windows* prepared by the National Park Service shall be incorporated into Project specifications.	On-going throughout window restoration work.	Window Contractor	Project Architect OUSD	Building specifications. Weekly site inspections.	Repair of windows, as part of an on-going building maintenance program, shall follow the applicable techniques outlined in Preservation Brief No. 9 as updated.		
5.6 All windows currently filled with plastic panels shall be re-glazed with laminated safety or tempered glass in compliance with building codes and school standards.	On-going	Window Contractor OUSD	Project Architect OUSD	Building specifications Site inspection	Over time as window glass breaks, replacement panels shall be as specified in the original building specifications.		
5.8 The bronze cleaning shall be done by workers qualified for and experienced with projects of similar scope. The Project specifications shall include language for pre-qualifying bidders for this section of work. The initial cleaning shall also be done in a small inconspicuous area of the doors or grilles to be certain the final result is approved and acceptable to the Project Architect and OUSD.	On-going	General Contractor OUSD	Project Architect OUSD	Building specifications. Site inspection.	Appropriate cleaning supplies shall be used for the regular cleaning of the bronze as part of an on-going building maintenance program.		
5.12 Replacement paving material shall match the original colors, textures and joint patterns to extent feasible.	One-time	Project Architect	Project Architect OUSD	Building specifications. Site inspection			