

**Appendix A:**

**Initial Study**

**(Including the Prior MND)**



Franklin Leong  
1780 Manor Circle  
El Cerrito, CA 94530

January 5, 2016

By Hand Delivery

Sean Moss, AICP  
Senior Planner  
El Cerrito Community  
Development Department  
10890 San Pablo Avenue  
El Cerrito, CA 94530-2392

Dear Sean:

Attached is a chart of the survey I made by tallying the traffic pattern from the corner of Manor Circle and Elm Street. The surveys were tallied on March 10, 11, 12, 13 and 17, 2014. Southbound cars are from three arteries – Cutting Boulevard, Key Boulevard and Hill Street going to Blake Street. The northbound cars are from Richmond Street and Blake Street going toward Cutting Boulevard.

For your information, in my observations, only 75% of the cars observe the “Keep Clear” sign on the pavement on Elm Street outside of Manor Circle. Often residents of Manor Circle have a difficult time exiting/entering the Circle.

I hope that this real-time tally will be of help and I thank you for your interest. Please feel free to call me at 510-236-8157 should you have any questions.

Sincerely,

  
Franklin Leong

Attachment

Elm Street Traffic

Elm Street Traffic Pattern  
 Prepared by Franklin Leong  
 1780 Manor Circle, El Cerrito, CA 94530

<u>DAY</u>	<u>2014 DATES</u>	<u>TIMES</u>	<u>MINUTES OBSERVED</u>	<u>SOUTH-BOUND CARS</u>	<u>NORTH-BOUND CARS</u>	<u>TOTAL CARS</u>	<u>AVERAGE CARS PASSING CHECKPOINT* PER MINUTE</u>
Mon	3/10	4:55 – 5:20 AM	25	136	177	313	12.5
Tues	3/11	9:20 – 9:50 AM	30	140	75	215	7.2
Wed	3/12	5:35 – 5:40 PM	5	30	45	75	15.0
Wed	3/12	5:35 – 6:35 PM	60	302	405	707	11.8
Thurs	3/13	8:30 – 8:35 AM	5	103	25	128	25.6
Thurs	3/13	8:30 – 9:30 AM	60	510	156	666	11.1
Mon	3/17	8:00 – 8:05 AM	5	71	35	106	21.2
Mon	3/17	8:00 – 9:30 AM	90	873	316	1,189	13.2
Mon	3/17	4:30 – 6:00 PM	90	501	618	1,119	12.4

Checkpoint: observed at corner of Manor Cir. and Elm St.  
 Southbound cars are from three arteries: Cutting Blvd., Key Blvd. and Hill St. going to Blake St.  
 Northbound cars are from Richmond St. and Blake St. going toward Cutting Blvd.

# INITIAL STUDY

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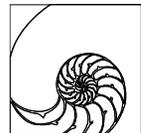
## SUMMIT K2 CHARTER SCHOOL OPERATIONAL EXPANSION PROJECT

**CITY OF EL CERRITO**  
COMMUNITY DEVELOPMENT DEPARTMENT  
10890 SAN PABLO AVENUE  
EL CERRITO, CA 94530



PREPARED BY:

LAMPHIER – GREGORY  
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**NOVEMBER 2015**



# TABLE OF CONTENTS

*page*

Introduction to this Document .....	1
Summary of Conclusions .....	1
Public Review .....	1
Project Information .....	2
Initial Study Checklist.....	7
Environmental Factors Potentially Affected.....	7
Lead Agency Determination.....	8
Evaluation of Environmental Effects.....	9
Aesthetics.....	11
Agricultural and Forest Resources.....	12
Air Quality and Greenhouse Gas Emissions.....	13
Biological Resources .....	16
Cultural Resources.....	18
Geology and Soils.....	20
Hazards and Hazardous Materials .....	22
Hydrology and Water Quality.....	24
Land Use and Planning.....	27
Mineral Resources .....	28
Noise .....	29
Population and Housing.....	31
Public Services.....	32
Recreation .....	33
Transportation.....	34
Utilities and Service Systems .....	38
Mandatory Findings of Significance.....	39
Document Preparers.....	41
Sources.....	41

## FIGURES

Figure 1: Project Location .....	5
Figure 2: Existing Site Plan.....	6

## ATTACHMENTS

Attachments are included on CD affixed to the back cover of printed copies of the document.

Attachment A: Windrush School Master Plan Initial Study/ Mitigated Negative Declaration (Prior MND)

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# **INTRODUCTION TO THIS DOCUMENT**

This document serves as the Initial Study for the Summit K2 Charter School Operational Expansion Project (“Project”).

The Windrush School Master Plan Initial Study/Mitigated Negative Declaration (“Prior MND”) was adopted in 2007 for physical and programmatic changes at the school operated at 1800 Elm Street (State Clearinghouse Number 2007042071).

The Windrush School has since ceased operations at the site and the Summit K2 Charter School received approval to operate a school at the site from the City of El Cerrito on January 28, 2014 with reliance on the environmental analysis contained in the Prior MND. The current Project includes programmatic changes different from those specified in the prior approval and Prior MND.

This Initial Study has been prepared in accordance with the CEQA Guidelines Section 15162 to determine whether the Project is within the scope of the Prior MND, or whether further environmental review is needed to examine the significant environmental impacts of the Project.

## **SUMMARY OF CONCLUSIONS**

This Initial Study document concludes that the Project is within the analysis contained in the Prior MND for all topic areas except Noise and Transportation and Circulation. Pursuant to CEQA Guidelines section 15162, a Subsequent Environmental Impact Report (EIR) will be prepared to further study these two topic areas.

## **PUBLIC REVIEW**

This Initial Study will be circulated for a 30-day public review and scoping period. Written comments may be submitted to the following address:

Sean Moss  
City of El Cerrito, Community Development Department  
10890 San Pablo Avenue  
El Cerrito, CA 94530  
Phone: 510-215-4359

Comments received during this scoping period will be assessed when determining the scope of the environmental analysis in the EIR and the alternatives to the Project that are assessed in the EIR. Comments focused to these areas are most useful during the environmental review process.

# PROJECT INFORMATION

## PROJECT ENTITLEMENTS

An amendment to the existing Conditional Use Permit from City of El Cerrito.

## LEAD AGENCY

City of El Cerrito  
Community Development Department  
10890 San Pablo Avenue  
El Cerrito, CA 94530

## CONTACT PERSON

Sean Moss  
City of El Cerrito, Community Development Department  
10890 San Pablo Avenue  
El Cerrito, CA 94530  
Phone: 510-215-4359

## PROJECT SPONSOR

Doug Giffin  
Education Ventures LLC  
5860 W Las Positas Blvd, Suite 21  
Pleasanton, CA 94588  
(925) 224-8278

## PROJECT LOCATION

The approximately 4-acre Project site is located at 1800 Elm Street, in the City of El Cerrito, in Contra Costa County. The assessor's parcel number (APN) is 502-122-041. **Figure 1** shows the project location.

## GENERAL PLAN DESIGNATION

Institutional and Utilities

## ZONING

Public/Semi-Public (PS)

## EXISTING USES

The site is currently used for 7<sup>th</sup> and 8<sup>th</sup> grade students by the Summit K2 Charter School, which began operation in 2014. The campus was operated as the Windrush School (private), and served K-8 students until 2012.

## SURROUNDING LAND USES

Surrounding land uses are primarily single-family residential.

## **PROJECT DESCRIPTION**

### **Project Summary**

The existing Conditional Use Permit (CUP) limits student enrollment to 347 students during the normal school year and to 175 students during the summer session and limits normal school days to the hours of 8:00 a.m. to 3:00 p.m.

The Project involves proposed amendments to an existing CUP that would allow increased usage of the Summit K2 Charter School operating at the 4-acre site of the former Windrush School located at 1800 Elm Street to include high school in addition to middle school students, increased enrollment to 630 students during the normal school year and 315 students during the summer session, and extend the normal operating hours by a half hour to 3:30 p.m. during normal school days.

The proposed expansion of the school program and student enrollment can be accommodated at the site as it exists today and no changes are proposed to the buildings or site. The school does not plan to change the existing schedule or school activities as a part of this project though retains some flexibility to do so within the allowances under their use permit.

### **Project Site and Site History**

Summit K2 Charter School is located at 1800 Elm Street in El Cerrito in a residential neighborhood a couple blocks from the El Cerrito del Norte BART station.

The site of the proposed Project is the former site of Windrush School, a private school that operated under a series of use permits and amendments since 1987, the most recent of which were approved in 2007, including a master plan that was analyzed in the Windrush School Master Plan Initial Study/Mitigated Negative Declaration (“Prior MND”). Under the approved use permits, Windrush was permitted to operate a school of up to 347 students in grades K-8. School hours were limited to 8:00 a.m. until 3:00 p.m. and summer programs were capped at 175 students. Windrush School ceased operation at the site in 2012 due to financial considerations.

The site was first developed for institutional use in 1935, when the Chung Mei Home for homeless and orphaned Chinese-American boys was constructed on the site and remained in operation until 1954. The Armstrong Preparatory School (private Baptist school) operated at the site following closure of the Chung Mei Home and prior to occupation of the site by Windrush School.

Summit K2 Charter School found to be compliant with the existing conditional use permit by the Zoning Administrator (and confirmed by the Planning Commission) and began operations in the Fall of 2014 with grade 7 enrollment of 125 students and will has continued operations in Fall of 2015 with 240 7th and 8th grade students. **Figure 1** shows the school’s location and surrounding neighborhood.

### **Proposed Changes Under the Current Project**

The Project involves proposed amendments to an existing Conditional Use Permit (CUP) pursuant to which Summit K2 Charter School operates a 7th and 8th grade middle school at the 4-acre site of the former Windrush School located at 1800 Elm Street. The proposed CUP amendments would allow for:

- 1) operation to include grades 9 through 12 in addition to grades 7 and 8,
- 2) an increase in the enrollment limit during the normal school year to 630 students (an increase of 283 students over the 2007 Windrush approvals and 390 students over the existing conditional use permit),

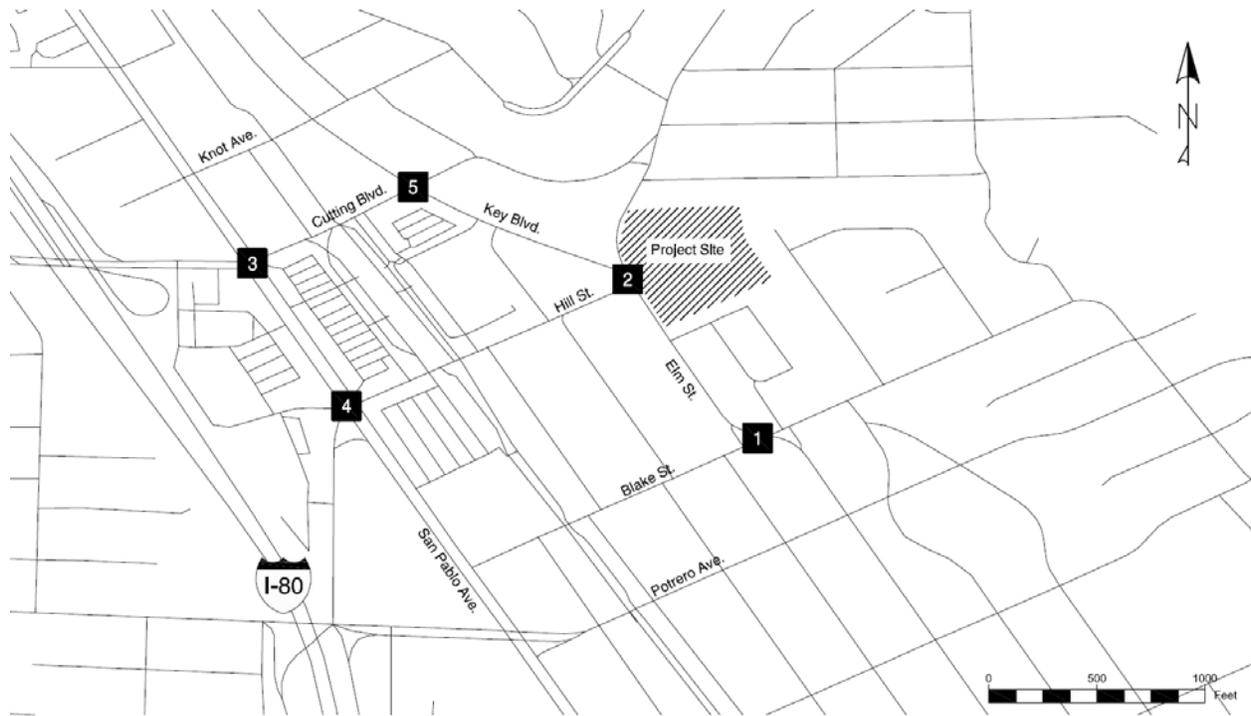
- 3) extension of the normal school day operating hours by a half hour from 8:00 a.m. to 3:00 p.m. to 8:00 a.m. to 3:30 p.m., and
- 4) an increase in the enrollment limit during the school's summer session by 140 students from 175 students to 315 students.

The school does not propose to change the existing schedule or school activities as a part of this project though retains flexibility to do so as allowed under their use permit.

### **Construction and Changes to the Site**

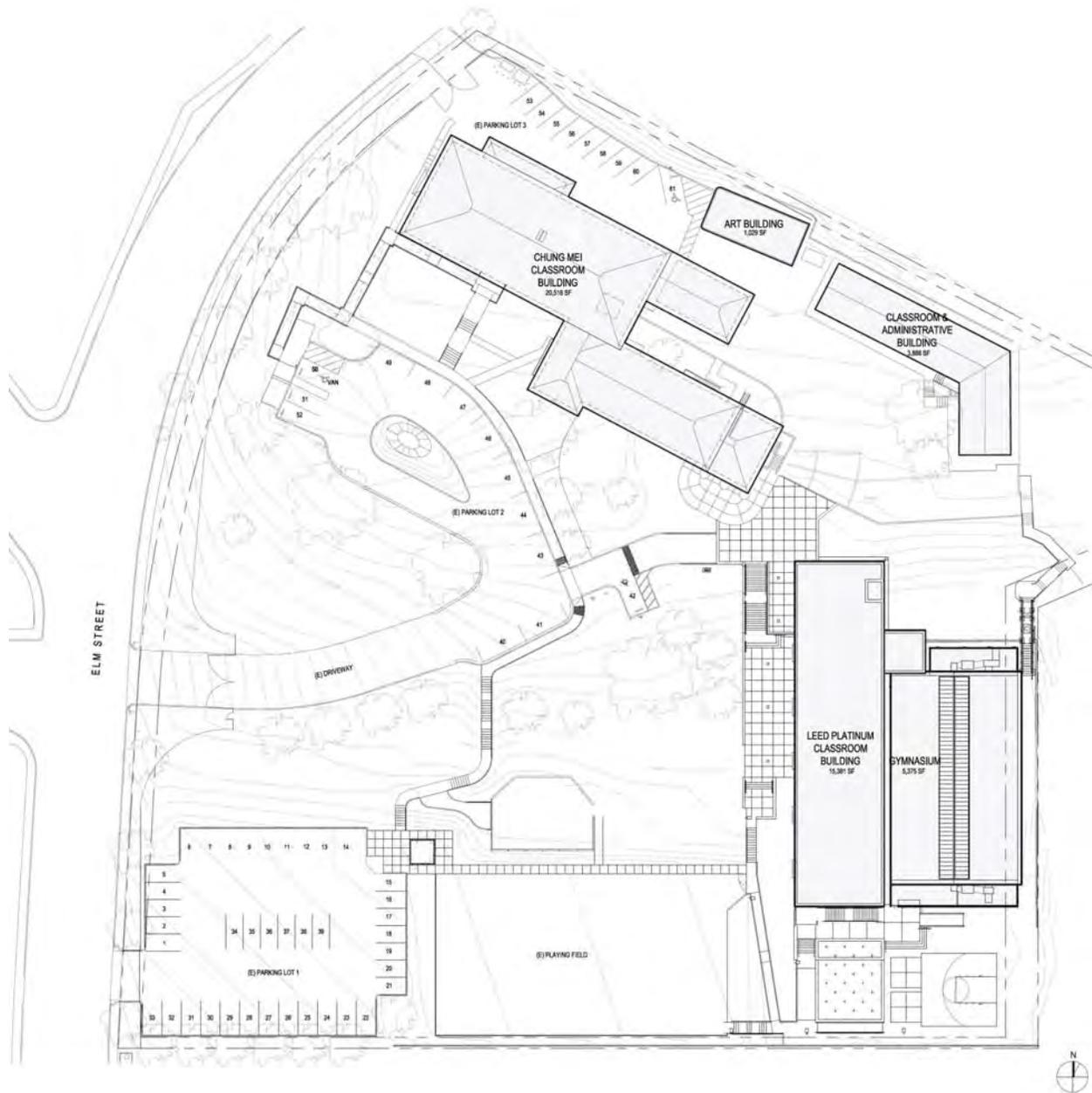
No changes to any of the buildings or site conditions are proposed or required to accommodate the proposed expansion of the school program or increase in student enrollment.

The existing site plan is shown in **Figure 2**.



**Figure 1: Project Location**

Source: Kittelson & Associates, with traffic study locations shown (see Section 15: Transportation)



**Figure 2: Existing Site Plan**

Source: Studio Bondy Architecture via the applicant

# INITIAL STUDY CHECKLIST

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Environmental factors that may be affected by the Project are listed alphabetically below. Factors marked with an “X” (☒) were determined to 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. Unmarked factors (☐) were determined to not be significantly affected by the Project, based on discussion provided in the Checklist, including the application of mitigation measures that the applicant has agreed to implement.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural and Forest Resources  | <input type="checkbox"/> Air Quality and Greenhouse Gas Emissions |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                            |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning                        |
| <input type="checkbox"/> Mineral Resources           | <input checked="" type="checkbox"/> Noise                   | <input type="checkbox"/> Population/Housing                       |
| <input type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                         | <input checked="" type="checkbox"/> Transportation/Traffic        |
| <input type="checkbox"/> Utilities/Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

## LEAD AGENCY DETERMINATION

On the basis of this 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 mitigation measures to reduce these impacts will be required of the project. 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.

The Environmental Impact Report will be Subsequent to the Prior MND (for the Windrush School Master Plan, State Clearinghouse Number 2007042071) and focused to the topic areas of Noise and Transportation and Circulation.

  
Signature  
Margaret Kavanaugh-Lynch,  
Development Services Manager/Zoning Administrator

  
Date

## EVALUATION OF ENVIRONMENTAL EFFECTS

The Windrush School Master Plan Initial Study/Mitigated Negative Declaration (“Prior MND”) was adopted in 2007 for physical and programmatic changes at the school operated at 1800 Elm Street. The Planning Commission confirmed the determination of the Zoning Administrator that the operation of the Summit K2 Charter School was consistent with the Conditional Use Permit on January 28, 2014 with reliance on the environmental analysis contained in the Prior MND.

The Project site is the same as that analyzed in the Prior MND and no further physical changes are proposed to the site at this time, though the entitled Master Plan allows construction that was analyzed under the Prior MND. However, since student enrollment would be increased beyond that analyzed in the Prior MND (by 283 students), the current Project is being assessed against the Prior MND at this time.

This “CEQA Checklist” has been prepared in accordance with the CEQA Guidelines Section 15162 to determine whether the Project is within the scope of the Prior MND, or whether further environmental review is needed to examine the significant environmental impacts of the Project.

The Checklist portion of the Initial Study begins below, with a summary of the conclusions in the Prior MND followed by assessment of the current Project in relation to the previous assessment. The four columns in the table at the top of each checklist topic area are explained below.

1. “Significance in the Prior MND” lists the significance level of the impact as determined in the Prior MND. Possible entries include:

NI: Stands for “no impact” indicating that no action that would have an adverse effect on the environment would occur due to the Project.

LTS: Stands for “less-than-significant” indicating that while there may be potential for an environmental impact, there are standard procedures or regulations in place, or other features of the Project as proposed, which would limit the extent of this impact to a level of “less-than-significant.”

M-LTS: Stands for “less than significant with mitigation” indicating that identified mitigation measures will be required to reduce potentially significant environmental effects to a level of “less than significant.”

SU: Stands for “significant and unavoidable” indicating that a significant impact has been identified and cannot be reduced to less-than-significant levels through available feasible mitigation. (Note that this document does not indicate that any environmental topics would be considered to be significant and unavoidable and does not use this term.)

\*: Inclusion of an asterisk (\*) with the above entries indicates a topic that was not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence as discussed in the text following the table.

2. “Project Significance” lists the significance level of the impact determined for the current Project.
3. “Mitigation Measure” notes whether mitigation measures were identified in the Prior MND that would be applicable to the current Project. Possible entries include:

none: indicates that no mitigation was identified in the Prior MND,

NA: indicates that mitigation measures were identified in the Prior MND but are not applicable to the current Project,

new: indicates new mitigation measures are identified for the current Project that were not included in the Prior MND,

[title]: If mitigation measures were identified in the Prior MND that are applicable to the current Project, these would be listed by title in this column. This situation does not occur in this document.

4. “Within Scope of the Prior MND” lists whether the scope of the current Project impact falls within the analysis performed in the Prior MND (Yes or No). An answer of “No” indicates a topic that would need to be analyzed in a further CEQA document such as a Subsequent MND or Environmental Impact Report.

1. AESTHETICS  Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Have a substantial adverse effect on a scenic vista?	LTS	NI	none	Yes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	NI	NI	none	Yes
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	LTS	NI	none	Yes
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	LTS	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a-d) Scenic Vistas, Resources and Visual Quality, Character, and Light and Glare

***Conclusions of the Prior MND***

The Prior MND determined that construction at the site would not block views of the Bay and adjacent landmarks from off-site locations, is not visible from State scenic highways, and would not adversely affect the visual quality of the site. The Prior MND found that the proposed lighting would not be substantial in relation to existing lighting. The Prior Project was determined to have less-than-significant or no impacts for items related to aesthetics.

***Currently Proposed Project***

The current Project does not involve any construction and would have no impacts related to aesthetics.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to aesthetics. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

<p><b>2. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p>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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
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?	NI	NI	none	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	NI	NI	none	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production(as defined by Government Code section 51104(g))?	NI	NI	none	Yes
d) Result in the loss of forest land or conversion of forest land to non-forest use?	NI*	NI	none	Yes
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	NI*	NI	none	Yes
<p>Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation  SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.</p>				

a-e): Agriculture and Forestry Resources

***Conclusions of the Prior MND***

The Prior MND determined that the site is not zoned for agricultural uses, is not under Williamson Act contract, and that no agricultural resources are located on or near the site (no impact).

Forest land was not specifically included in the checklist questions at the time. Forest land was not mentioned in the Prior MND as no forest land was located on or near the site (assumed no impact).

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to agriculture and forestry resources. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

<b>3. AIR QUALITY AND GREENHOUSE GAS EMISSIONS</b> 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:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Conflict with or obstruct implementation of the applicable air quality plan?	LTS	LTS	none	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	M-LTS	LTS	NA	Yes
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	M-LTS	LTS	NA	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	LTS	LTS	none	Yes
e) Create objectionable odors affecting a substantial number of people?	LTS	LTS	none	Yes
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LTS*	LTS	none	Yes
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LTS*	LTS	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a-c) Air Quality Plan Conflict, Air Quality Standards Violation, or Cumulative Contribution

***Conclusions of the Prior MND***

The Prior MND concluded that the Prior Project was below applicable operational screening levels developed by the Bay Area Air Quality Management District (BAAQMD) taking into consideration the Bay Area 2005 Ozone Strategy. The San Francisco Bay Area air basin was under non-attainment status for ozone, particulate matter, and fine particulate matter. The BAAQMD Guidelines (most recently amended in 1999 at the time) considered projects generating less than 2,000 vehicle trips to be below threshold levels without the need for detailed emissions analysis. The Prior Project would generate 161 additional vehicle trips and was therefore found to be below threshold for contribution to air quality violations, cumulative emissions, or conflict with applicable air quality plans. A calculation of carbon monoxide conditions at the Elm Street/Cutting Boulevard/Key Street intersection found potential increases would be minimal to an area with existing concentrations well below State standards.

Construction activities under the Prior Project were found to have the potential to result in air quality impacts related to release of hazardous airborne materials during demolition activities, release of dust during construction activities. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measures AIR-1, AIR-2, requiring appropriate handling of

potentially hazardous building materials during demolition and compliance with construction-period fugitive dust reduction measures.

### ***Currently Proposed Project***

Since the Prior MND, the Bay Area 2005 Ozone Plan has been updated as the Bay Area 2010 Clean Air Plan. The plan is meant to demonstrate progress toward meeting the ozone standards, but also includes other elements related to particulate matter, toxic air contaminants, and greenhouse gases. Under the 2010 Clean Air Plan, a project would be judged to conflict with or obstruct implementation of the regional air quality plan if it would be inconsistent with regional growth assumptions or implementation of control strategies. The Project would have no direct effect on growth of population and would not conflict with control strategies directly applicable to this type of use. The Project, therefore, would be generally consistent with the Clean Air Plan and have a less-than-significant impact in this regard.

Since the Prior MND, BAAQMD has updated their Guidelines and adopted new thresholds of significance and related screening levels in 2010. However, a 2012 court case decided that BAAQMD had failed to comply with CEQA when it adopted the thresholds, so these are not recommended for use at this time. BAAQMD suggests continued reliance on the 1999 thresholds until the case reaches final decision in the appeal process. Therefore, the recommended thresholds of significance are unchanged from the previous analysis. The attainment status of the Air Basin today remains the same as it was during preparation of the Prior MND, with all criteria pollutants in attainment except for ozone, particulate matter, and fine particulate matter standards.

The increased enrollment of approximately 283 students that would be allowed under the currently proposed Project would result in approximately 484 daily vehicle trips, which is well below the 1999 screening level of 2,000 trips. While not currently applicable, the increased enrollment allowance would also be below the BAAQMD screening levels for the currently set-aside 2010 thresholds (311 high school students).

The Project does not propose any demolition or building construction activities; therefore, Mitigation Measures AIR-1 and AIR-2 are not applicable to the currently proposed Project, which would not include the related potentially significant construction-related impacts.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to air quality violations, cumulative contributions or conflict with the air quality plan. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

#### d) Sensitive Receptors

### ***Conclusions of the Prior MND***

Construction activities under the Prior Project were found to have the potential to result in air quality impacts related to health risk from construction emissions. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measure AIR-3, requiring compliance with construction-period fugitive dust reduction measures.

Operational sources of potential health risk for sensitive receptors were identified as primarily vehicle-related, which would not necessarily be concentrated in the vicinity of the project site and would be below BAAQMD significance thresholds (less-than-significant).

### ***Currently Proposed Project***

The Project does not propose any demolition or building construction activities; therefore, Mitigation Measure AIR-3 is not applicable to the currently proposed Project, which would not include the related potentially significant construction-related impact.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to sensitive receptors. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

#### e) Objectionable Odors

### ***Conclusions of the Prior MND***

The Prior MND concluded that a school is not the type of use known to generate objectionable odors and would not be located downwind from any significant odor sources (less-than-significant). Construction-related odors would be temporary and were also determined to result in a less-than-significant impact.

### ***Currently Proposed Project***

The Project does not include construction and would not contribute to construction-related odors. There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to odors. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

#### f-g) Greenhouse Gas Emissions and Conflict with Plans

### ***Conclusions of the Prior MND***

In 2006, the governor of California signed AB 32, the Global Warming Solutions Act, into legislation. The Act requires that California cap its GHG emissions at 1990 levels by 2020. This occurred prior to adoption of the Prior MND, though was not mentioned in that document. Though the scientific community's understanding of climate change is dynamic and California continues to lead the way in addressing climate change, these developments in climate science and in thresholds or regulatory standards since approval of the Prior MND would not be considered new information requiring subsequent environmental review. (Case law supports this conclusion, including *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515 and *Chaparral Greens v. City of Chula Vista* (1996) 50 Cal.App.4th 1134).

### ***Currently Proposed Project***

The 1999 BAAQMD Guidelines did not include greenhouse gas emissions thresholds. While not currently applicable (see item a-c, above), the increased enrollment allowance of 283 students would be well below the BAAQMD screening levels for the currently set-aside 2010 thresholds (3,012 high school students) and impacts related to greenhouse gas emissions would remain less-than-significant. As noted under item a-c, the Project would not conflict with control strategies under the 2012 Clean Air Plan, which is also intended to control greenhouse gas emissions.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to greenhouse gas emissions compared to the analysis in the Prior MND. Thus, there is no need for further environmental review of this topic.

4. <b>BIOLOGICAL RESOURCES</b> Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
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 Wildlife or U.S. Fish and Wildlife Service?	NI	NI	none	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	M-LTS	NI	none	Yes
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?	NI	NI	none	Yes
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?	LTS	NI	none	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	NI	NI	none	Yes
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?	NI	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a-f) Biological Resources

***Conclusions of the Prior MND***

The Prior MND concluded that the developed institutional / academic site has low wildlife value, providing some use to common species, with no protected species known to occur at the site, no riparian habitat or wetlands on or within the immediate vicinity of the site, and is not substantially utilized for movement of wildlife (less-than-significant or no impact). The site is not located within an adopted conservation plan and would not conflict with any policies or ordinances protecting biological resources.

The Prior MND noted that Baxter Creek is located approximately 0.3 miles to the north of the site and that runoff from the project site associated with construction-period pollutants or changes in runoff related to construction at the site could adversely affect water quality in the Bay and associated communities. This potential impact was reduced to less-than-significant levels through implementation of Mitigation Measure BIO-1, requiring a Stormwater Pollution Prevention Plan for construction activities and a Storm Water Control Plan for development applications.

***Currently Proposed Project***

The Project does not propose construction activities or disturbance of the soils at the site; therefore, Mitigation Measure BIO-1 is not applicable to the currently proposed Project, which would not include the related potentially significant construction-related impacts.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to biological resources. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

5. CULTURAL RESOURCES Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Section 15064.5?	NI	NI	none	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Section 15064.5?	M-LTS	NI	none	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	NI	NI	none	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	LTS	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a) Historic Resources

***Conclusions of the Prior MND***

The Prior MND concluded that the site was an eligible historic district under the California Register of Historical Resources Criterion 1 for its association with the Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito between the years of 1935 to 1954 as the Chung Mei Home for Chinese Boys. The Prior MND concluded that the alterations of the gymnasium building, including construction of the classroom building at its front, would be a minor diminishment of some aspects of the historic district’s integrity. This potential impact was reduced to less-than-significant levels through implementation of Mitigation Measure CULT-1, requiring documentation of the gymnasium prior to alternation and installation of an interpretive panel at the site.

***Currently Proposed Project***

Previously proposed alterations of the gymnasium building have already been completed and the site was subsequently listed on the State register pursuant to and consistent with the eligibility determination in the Prior MND. The Project does not propose construction activities or disturbance of the structures at the site; therefore, Mitigation Measure CULT-1 is not applicable to the currently proposed Project, which would not include the related potentially significant construction-related impact to historic resources.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to historic resources. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

b-d) Archaeological/Paleontological Resources

***Conclusions of the Prior MND***

The Prior MND identified the possibility of encountering archaeological resources, paleontological resources, or human remains during construction activities at the site. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measures CULT-2 through CULT-4, requiring appropriate handling of any resources or human remains discovered during construction activities at the site.

***Currently Proposed Project***

The Project does not propose construction activities or ground disturbance at the site; therefore, Mitigation Measures CULT-2 through CULT-4 are not applicable to the currently proposed Project, which would not include the related potentially significant impacts to archaeological resources, paleontological resources, or human remains during ground disturbance.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to archaeological resources, paleontological resources, or human remains. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

6. GEOLOGY AND SOILS Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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 known fault? (Refer to Division of Mines and Geology Special Publication 42)</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>	M-LTS	LTS	NA	Yes
	LTS	LTS	none	Yes
	M-LTS	LTS	NA	Yes
	LTS	LTS	none	Yes
	LTS	LTS	none	Yes
b) Result in substantial soil erosion or the loss of topsoil?	M-LTS	LTS	NA	Yes
c) Be located on a geologic unit or 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?	M-LTS	LTS	NA	Yes
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?	M-LTS	LTS	NA	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	LTS	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a- d) Geologic Hazards

**Conclusions of the Prior MND**

The Prior MND concluded that the site is not located on a fault line; is not prone to densification, liquefaction, or other forms of ground failure; and does not require septic tanks or alternative waste water disposal systems (less-than-significant or no impact).

The site is located at the base of a regional landslide complex with a historic drainage swale under the gymnasium. In the seismically-active Bay Area and this site in particular, earthquake-induced shaking can cause landslides and structural damage to buildings. The slope and historic drainage swale on the site can additionally contribute to the potential for soil erosion and the site's expansive soil could cause displacement and cracking of building foundations. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measures GEO-2 through GEO-5, requiring building design in accordance with geotechnical report recommendations and building codes and implementation of a Storm Water Control Plan.

***Currently Proposed Project***

The Project does not propose ground disturbance or building construction at the site; therefore, Mitigation Measures GEO-1 through GEO-4 are not applicable to the currently proposed Project, which would not include the related potentially-significant impacts related to seismic and soil impacts on buildings, and soil erosion.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to geology and soils. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

7. HAZARDS AND HAZARDOUS MATERIALS  Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS	LTS	none	Yes
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?	M-LTS	LTS	none	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	M-LTS	LTS	none	Yes
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?	LTS	LTS	none	Yes
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?	NI	LTS	none	Yes
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?	NI	LTS	none	Yes
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	LTS	LTS	none	Yes
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?	LTS	LTS	none	Yes
Acronyms:      NI: No Impact                      LTS: Less-than-Significant                      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable                      NA: Not Applicable                      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a-d) Hazardous Materials

***Conclusions of the Prior MND***

The Prior MND determined that the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and that there would be less-than-significant impacts related to the potential hazards from routine use, transport, or disposal of the small quantities of commercially-available hazardous materials used by a school.

The Prior MND concluded that demolition of structures on the site have the potential to release lead-based paint or asbestos-containing materials. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measures HAZ-1 through HAZ-3, requiring pre-demolition surveys and appropriate handling of potentially hazardous building materials during demolition.

***Currently Proposed Project***

The Project does not propose any demolition activities; therefore, Mitigation Measures HAZ-1 through HAZ-3 are not applicable to the currently proposed Project, which would not include the related potentially significant construction-related hazards impacts.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to hazardous materials. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

e, f) Airport Hazards

***Conclusions of the Prior MND***

The Prior MND determined the site was not in the vicinity of a public airport or private airstrip and that there would be no impacts related to airport hazards.

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to airport hazards. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

g) Emergency Response Plan

***Conclusions of the Prior MND***

The Prior MND concluded the Prior Project would not change circulation patterns or interfere with an adopted emergency response plan.

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to interference with an emergency response plan. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

h) Wildland Fire

***Conclusions of the Prior MND***

The Prior MND determined the site was not in the vicinity of a wildfire hazard area and would therefore have a less-than-significant in this regard.

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to wildfire hazards. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

8. <b>HYDROLOGY AND WATER QUALITY</b> Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Result in a significant increase in pollutant discharges to receiving waters (marine, fresh, and/or wetlands) during or following construction (considering water quality parameters such as temperature, dissolved oxygen, turbidity, and typical stormwater pollutants, e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash?	M-LTS	LTS	NA	Yes
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 level (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)?	LTS	LTS	none	Yes
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?	LTS	NI	none	Yes
d) Substantially increase the rate or amount of surface runoff (e.g., due to increased impervious surfaces) in a manner which would result in flooding on- or off-site (i.e. within a watershed)?	LTS	NI	none	Yes
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems due to changes in runoff flow rates or volumes?	M-LTS	NI	NA	Yes
f) Result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act?	LTS	LTS	none	Yes
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?	NI	NI	none	Yes
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	NI	NI	none	Yes
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?	NI	NI	none	Yes
j) Inundation by seiche, tsunami, or mudflow?	NI	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a, e, f) Runoff and Water Quality

***Conclusions of the Prior MND***

The Prior MND concluded that construction activities and the related potential for particulates and pollutants to affect water quality would be mitigated through implementation of a Stormwater Pollution Prevention Plan to be in effect during construction (Mitigation Measure HYD-1a). Permanent increases in the amount of impervious surfaces at the site and the related potential to increase the volume and pollutant level of runoff from the site would be mitigated through implementation of a Storm Water Control Plan (Mitigation Measure HYD-1b). No other elements of the Prior Project would cause substantial degradation of water quality.

***Currently Proposed Project***

The current Project does not propose any physical changes at the site and would not include construction activities that could affect runoff levels or quantity or change the amount of impervious surfaces at the site. There Project would not have significant impacts related to stormwater volume or quality and Mitigation Measures HYD-1a, HYD-1b are not applicable to the Project. There continue to be no elements of the project that would cause substantial degradation of water quality.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to runoff and water quality. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

b) Groundwater

***Conclusions of the Prior MND***

The Prior MND concluded that increases in the amount of impervious surfaces at the site would be offset by the remaining amount of pervious surfaces (44.8 percent of the site) and infiltration of runoff planned in the Storm Water Management Plan and that the Prior Project would not significantly affect the groundwater levels.

***Currently Proposed Project***

The current Project does not propose any physical changes at the site and would not change the amount or functioning of pervious surfaces at the site.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to groundwater. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

c, d) Drainage Patterns

***Conclusions of the Prior MND***

The Prior MND concluded that development plans for the site would slow the velocity of runoff and allow for the removal of sediments and other pollutants but would not result in erosion, siltation or flooding on- or off-site (less-than-significant).

***Currently Proposed Project***

The current Project does not propose any physical changes at the site and would not change the drainage pattern at the site.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to drainage patterns. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

g-j) Flooding and Inundation

***Conclusions of the Prior MND***

The Prior MND determined that the site was not within a 100-year flood zone, an area prone to flooding, or an area that would be subject to flooding as a result of dam or levee failure.

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to flooding and inundation. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

<b>9. LAND USE AND PLANNING</b>  Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Physically divide an established community?	LTS	LTS	none	Yes
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?	LTS	LTS	none	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	NI	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a) Division of a Community or Conflict with Land Use Policies or a Conservation Plan

***Conclusions of the Prior MND***

The Prior MND concluded that, as a site historically used and designated for Institutional uses within a residential neighborhood (both of which designations can allow charter schools), the Prior Project would not divide an established community or conflict with land use policies adopted for the purpose of avoiding or mitigating environmental impacts. Additionally, that the site is not subject to a conservation plan.

***Currently Proposed Project***

The current Project proposes increased usage of the existing site as a continued charter school use. Since the Prior MND, the zoning has been updated to reflect a Public/Semi-Public (PS) zone. This zone is consistent with the historic and continued use as a school and would not introduce or change project impacts.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to division of an established community or conflict with land use policies. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.



11. NOISE  Would the project result in:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	M-LTS	TBD	NA	TBD
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	M-LTS	TBD	NA	TBD
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	LTS	TBD	none	TBD
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	M-LTS	TBD	NA	TBD
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, exposure of people residing or working in the project area to excessive noise levels?	NI	NI	none	Yes
f) For a project in the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	NI	NI	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence. TBD: To Be Determined				

a-d) Exposure to Noise or Vibration

***Conclusions of the Prior MND***

The Prior MND concluded that construction activities under the Prior Project could result in noise and vibration levels above threshold levels. These potential impacts were reduced to less-than-significant levels through implementation of Mitigation Measures NOISE-1 through NOISE-3, requiring compliance with construction-period noise reduction measures and scheduling.

The Prior MND concluded that during operations, the Prior Project would not subject sensitive receptors to noise levels exceeding established standards (60 dBA Ldn) or substantially increase existing noise levels (by 3dBA Ldn or more) and identified no significant sources of vibration on or near the site. The Prior Project was determined to have less-than-significant or no impacts for items related to exposure to noise or vibration.

***Currently Proposed Project***

Because of known concerns regarding the noise level at the Project site, a noise assessment will be prepared to assess the potential for noise impacts and included in a Subsequent EIR.

e-f) Airplane Noise

***Conclusions of the Prior MND***

The Prior MND determined that the site is not located within 2 miles of an airport or private airstrip or within the boundaries of an airport land use plan (no impact).

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to airplane noise. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

12. POPULATION AND HOUSING  Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	LTS	NI	none	Yes
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	NI	NI	none	Yes
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	NI	NI	none	Yes
Acronyms:      NI: No Impact                      LTS: Less-than-Significant                      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable                      NA: Not Applicable                      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a) Substantial Population Growth

***Conclusions of the Prior MND***

The Prior MND concluded that increased student enrollment is not likely to substantially increase residential population because families are unlikely to move to El Cerrito solely on the basis of living near a their child’s private elementary school. While increased staff may move to El Cerrito, the increase in workers (8 employees in the Prior MND) is small enough that it would not be considered substantial population growth.

The Prior Project would occur entirely within the existing school campus and no infrastructure would be extended that could encourage growth.

***Currently Proposed Project***

The current Project would also occur entirely within the existing school campus with no growth-inducing infrastructure improvements. While the current Project would result in additional student enrollment and related employees, as under the Prior MND, these increases would not contribute to substantial population growth.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to population growth. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

b, c) Displacement of Housing or People

***Conclusions of the Prior MND***

The Prior MND determined that the site does not contain housing and would not displace exiting housing or people.

***Currently Proposed Project***

There are no changes in the Project, changes in circumstances, or new information that would result

in a new significant impact or substantially increased severity of previously identified impacts related to displacement of housing or people. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.



14. RECREATION Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) 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.	LTS	LTS	none	Yes
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	M-LTS	NI	NA	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a) Deterioration of Existing Facilities

***Conclusions of the Prior MND***

The Prior MND concluded that while the Prior Project would increase enrollment and students are expected to occasionally visit local parks during field trips, this occasional use would not be expected to result in physical deterioration of any parks.

***Currently Proposed Project***

The current Project again represents increased use of an existing school campus. While the current Project would result in additional student enrollment and related employees, as under the Prior MND, the increases in related occasional use of parks would not be expected to result in physical deterioration of any parks.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to deterioration of parks. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

b) Impacts of New Facility Construction

***Conclusions of the Prior MND***

The Prior MND concluded that potential adverse physical effects of construction of recreational areas under the Prior Project would be mitigated through implementation of Mitigation Measures AIR-2, CULT-2, CULT-3, CULT-4, GEO-1, HYD-1a, and HYD-1b.

***Currently Proposed Project***

The current Project does not propose any physical changes to the site, so would not have an impact related to construction or expansion of recreational facilities or require related mitigation. There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to construction or expansion of recreational facilities. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

15. TRANSPORTATION  Would the project:	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of the Prior MND
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	LTS	TBD	NA	TBD
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	M-LTS	TBD	NA	TBD
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?	NI	NI	none	Yes
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	LTS	LTS	none	Yes
e) Result in inadequate emergency access?	LTS	LTS	none	Yes
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	LTS	LTS	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence. TBD: To Be Determined				

a, b) Vehicle Circulation and Congestion

***Conclusions of the Prior MND***

The Prior MND concluded that increases in traffic associated with the Prior Project would not significantly impact area roadways and intersections except during the construction phase, when traffic associated with delivery and haul trucks could potentially impact surrounding roadways. This intermittent impact was reduced to less-than-significant through Mitigation Measure TRANS-1, requiring a Traffic Control Plan.

***Currently Proposed Project***

A traffic impact study will be prepared to assess the potential for traffic impacts and included in a Subsequent EIR.

c) Air Traffic Patterns and Design Feature Hazards

***Conclusions of the Prior MND***

The Prior MND determined that the Prior Project would not include tall building or other features that could impair flight patterns and that all proposed access and egress and site lines would be adequate

for safety with no anticipated conflicts between pedestrians and motor vehicles under the planned circulation system.

***Currently Proposed Project***

The current Project does not propose any physical changes to the site, so while additional users would access the site, the Project would not have significant impacts related to air traffic patterns or design feature hazards.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to air traffic patterns or design feature hazards. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

e) Inadequate Emergency Access

***Conclusions of the Prior MND***

The Prior MND determined that the Prior Project would include adequate access for emergency vehicles to the project site.

***Currently Proposed Project***

The current Project does not propose any physical changes to the site, so would not interfere with the existing adequacy of the emergency access.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to emergency access. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

f) Alternative Modes

***Conclusions of the Prior MND***

The Prior MND determined that the Prior Project would provide employment/academic opportunities in an area supported by BART and AC Transit service while including on-site bicycle racks and pedestrian enhancements and was therefore consistent with El Cerrito goals and policies promoting the use of alternatives to the single occupant vehicle.

***Currently Proposed Project***

The current Project does not propose any physical changes to the site, which remains accessible to BART and AC Transit service. There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to alternative transportation modes. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

Parking

The Project site currently contains 61 parking spaces on-site, which is one less than the 62 spaces that would be required under the municipal code. However, the code allows for a reduction in the requirement based on proximity to transit, such as with the location of the Project site. A parking requirement reduction has been included in the requested approvals. Alternatively, it is likely the site could be restriped to accommodate one additional parking stall if preferred.

Parking deficiencies are no longer generally considered an environmental impact under CEQA as it is understood drivers will change their habits if parking is not available and that available parking supply can interfere with efforts to reduce vehicle trips. That being said, the provided parking is within the amount allowable by the code for a site at that location and would not be expected to result in noticeably deficient on-site parking conditions.

16. UTILITIES AND SERVICE SYSTEMS Would the project	Significance in the Prior MND	Project Significance	Mitigation Measure	Within Scope of Prior MND
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	LTS	LTS	none	Yes
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?	LTS	LTS	none	Yes
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?	LTS	LTS	none	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	LTS	LTS	none	Yes
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	LTS	LTS	none	Yes
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	LTS	LTS	none	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	LTS	LTS	none	Yes
Acronyms: NI: No Impact      LTS: Less-than-Significant      M-LTS: Less-than-Significant with Mitigation SU: Significant and Unavoidable      NA: Not Applicable      *: Indicates a topic not specifically addressed in the Prior MND (because of changes in the checklist questions), but that can be extrapolated from available evidence.				

a-g) Utilities

***Conclusions of the Prior MND***

The Prior MND determined that the increase in square footage, students and staff would incrementally increase the amount of utility demand at the site. For all utilities, the increased demand was determined to be a very small fraction of City or area-wide utility demand and not expected to substantially contribute to any exceedances of available capacity or requirement for new or expanded facilities. Additionally, the Prior Project was assumed to comply with applicable requirements for building efficiency, storm water control, and solid waste reduction/diversion.

***Currently Proposed Project***

While the current Project does not propose increased square footage (upon which many utility demand rate calculations are based), additional students and staff would be expected to incrementally increase demand for utilities at the site. The increases would be incremental and remain a very small fraction of City or area-wide utility demand that is not expected to substantially contribute to any exceedances of available capacity or requirement for new or expanded facilities.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to utilities and service systems. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.



b) Cumulative Impacts

***Conclusions of the Prior MND***

The Prior MND concluded that the site's location in a central urban area in close proximity to BART with existing infrastructure would limit the possible cumulative effects to levels that were not cumulatively considerable.

***Currently Proposed Project***

An assessment of the potential for noise and traffic impacts, including cumulative impacts, is being prepared and will be circulated in a Subsequent EIR.

Other than potentially for noise and/or traffic, as discussed above, there are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to cumulative impacts. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

c) Adverse Effects on Human Beings

***Conclusions of the Prior MND***

The Prior MND concluded that the Prior Project could have adverse effects on human beings through: air quality degradation during the construction period (including lead and asbestos); placing people at risk to seismic and soils hazards; and creating substantial noise during the construction period but that the potential effects would be mitigated to less-than-significant levels through implementation of the mitigation measures outlined in the Prior MND.

***Currently Proposed Project***

The current Project does not propose any building construction so would not have potential impacts on related to construction at the site. While additional students and staff would be utilizing the site and therefore potentially subject to risk to seismic and soils hazards, these were mitigated during construction of the Prior Project to levels considered less-than-significant.

There are no changes in the Project, changes in circumstances, or new information that would result in a new significant impact or substantially increased severity of previously identified impacts related to effects on human beings. The conclusions of the Prior MND remain valid for the currently proposed Project, and no further analysis is required.

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### City of El Cerrito

This document was prepared in consultation with Sean Moss, Senior Planner, City of El Cerrito.

## **SOURCES**

1. Bay Area Air Quality Management District, May 2011, California Environmental Quality Act Air Quality Guidelines.
2. Bay Area Air Quality Management District, May 2010, Screening Tables for Air Toxics Evaluation During Construction, Version 1.0.
3. Bay Area Air Quality Management District, December 1999, BAAQMD CEQA Guidelines.
4. City of El Cerrito, prepared by LSA Associates, Inc., April 2007, Windrush School Master Plan Initial Study/ Mitigated Negative Declaration.
5. City of El Cerrito, August 30, 1999, El Cerrito General Plan.

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PUBLIC REVIEW DRAFT

**WINDRUSH SCHOOL MASTER PLAN  
INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION**

LSA

April 2007

PUBLIC REVIEW DRAFT

**WINDRUSH SCHOOL MASTER PLAN  
INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION**

Submitted to:

City of El Cerrito  
Community Development Department  
City Hall, 10890 San Pablo Ave  
El Cerrito, CA 94530

Prepared by:

LSA Associates, Inc.  
2215 Fifth Street  
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LSA

April 2007

## TABLE OF CONTENTS

A.	INTRODUCTION.....	1
B.	DRAFT MITIGATED NEGATIVE DECLARATION .....	2
C.	PROJECT DESCRIPTION .....	4
D.	CHECKLIST.....	4
I.	AESTHETICS .....	4
II.	AGRICULTURAL RESOURCES .....	4
III.	AIR QUALITY .....	4
IV.	BIOLOGICAL RESOURCES .....	4
V.	CULTURAL RESOURCES .....	4
VI.	GEOLOGY AND SOILS .....	4
VII.	HAZARDS AND HAZARDOUS MATERIALS.....	4
VIII.	HYDROLOGY AND WATER QUALITY .....	4
IX.	LAND USE AND PLANNING.....	4
X.	MINERAL RESOURCES .....	4
XI.	NOISE .....	4
XII.	POPULATION AND HOUSING.....	4
XIII.	PUBLIC SERVICES .....	4
XIV.	RECREATION .....	4
XV.	TRANSPORTATION/TRAFFIC .....	4
XVI.	UTILITIES AND SERVICE SYSTEMS .....	4
XVII.	MANDATORY FINDINGS OF SIGNIFICANCE .....	4
E.	REPORT PREPARERS .....	4
F.	BIBLIOGRAPHY .....	4

APPENDIX A GEOTECHNICAL REPORT  
APPENDIX B HISTORIC RESOURCES EVALUATION REPORT  
APPENDIX C TRANSPORTATION DATA

## TABLES

Table 1:	General Plan Noise Level Standards .....	4
Table 2:	Ambient Noise Monitoring Results, January 17, 2007 .....	4
Table 3:	Typical Construction Equipment Noise Level .....	4
Table 4:	LOS/Delay At Intersections .....	4
Table 5:	Trip Generation Summary .....	4
Table 6:	Existing and Existing Plus Project Conditions LOS Summary .....	4

## FIGURES

Figure 1:	Project Site .....	4
Figure 2:	Existing Site Plan .....	4
Figure 3:	Site Photos.....	4
Figure 4:	Master Plan – All Phases.....	4
Figure 5:	Landscape Plan.....	4
Figure 6:	Strom Water Control Plan.....	4
Figure 7:	View Analysis .....	4
Figure 8:	Visual Simulations From Neighboring Buildings .....	4
Figure 9:	Visual Simulations on Project Site.....	4
Figure 10:	Monitoring Locations.....	4

## A. INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) includes an evaluation of the environmental effects of the proposed Windrush School Master Plan. All significant environmental impacts of the Master Plan would be reduced to a less-than-significant level with implementation of mitigation measures outlined in this document.

*Components of the IS/MND.* The IS/MND includes the following components:

- A Draft Mitigated Negative Declaration, the formal finding made by the City of El Cerrito (City) that the project would not have a significant adverse effect on the environment (after mitigation);
- Summarized project information (including a list of agencies that would grant project approvals);
- A detailed Project Description;
- The California Environmental Quality Act (CEQA) Environmental Checklist, which provides standards for determining whether a project's environmental impacts would be significant in relation to 16 different topical areas. Brief discussions are provided outlining the project's anticipated environmental impacts in relation to each environmental topic, and mitigation measures are recommended to reduce each identified significant impact to a less-than-significant level.
- Appendix materials that provide more detailed information on geologic, historic, and traffic issues as they relate to the project.

*CEQA Process.* The CEQA process for this project started after Windrush School (the project applicant) submitted an application for an amended Use Permit, which would allow for changes to the existing Master Plan. Because a Use Permit involves a discretionary approval by the City of El Cerrito (City) that could result in adverse environmental effects, the project is subject to CEQA. An Initial Study (IS), which comprises a portion of this document, was prepared to determine whether an Environmental Impact Report (EIR) or Negative Declaration/Mitigated Negative Declaration (ND/MND) would need to be prepared to satisfy CEQA requirements. The analysis in this IS indicates that, with recommended mitigation measures, the project would not result in significant environmental impacts; therefore, an MND has been prepared.

The IS/MND will be released for 30 days for public and agency review; at this time, individuals and agencies may submit comments on the adequacy of the environmental review. Following the public review period, the City will consider any comments received on the IS/MND in its decision to adopt the MND. After adoption of the MND, the City will decide whether to grant the discretionary approvals requested by the project applicant.

## B. DRAFT MITIGATED NEGATIVE DECLARATION

**Project Name.** Windrush School Master Plan

**Project Location.** Windrush School is an independent elementary and middle school located on a 4-acre site at 1800 Elm Street in the City of El Cerrito (City). The site is located to the east of the intersection of Key Boulevard, Elm Street, and Hill Street, and is bordered by residential uses to the north, east, and south, and by Elm Street to the west. The school is located approximately two blocks east of the El Cerrito del Norte Bay Area Rapid Transit (BART) station, and consists of one parcel (APN 502-122-041).

**Description of Project.** The project would result in an amendment to the existing use permit (which was last amended in November 1998). The amended use permit would allow Windrush School to proceed with the following key changes to the existing Master Plan over a four phase, 20-year period:

- Increase enrollment from 250 students to 330 students (+/- 5 percent) during the regular school year and from 125 students to 175 students during summer sessions;
- Improve accessibility;
- Undertake a 23,000 (net) increase in additional floor space; and
- Increase building height limits from two stories to a maximum of 35 feet.

Phase 1 would include the replacement of an existing one-story classroom wing in front of the gymnasium with a new two-story 13,500 square-foot addition in the same location. The new addition would contain an interim library, classrooms, and a supporting circulation area. Phase 2 would include the construction of a new library, performing arts classroom, and a dance classroom adjacent to the gymnasium and Phase 1 classrooms. These uses would be accommodated in a 9,000 square-foot addition. Phases 3 and 4 would include the renovation of the existing main classroom and administration building, and the replacement of an existing 5,000 square-foot classroom with a new 5,500 square-foot classroom, respectively.

**Findings.** It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment. Mitigation measures necessary to avoid potentially significant effects on the environment are detailed on the following pages. These mitigation measures are hereby incorporated and are fully made part of this Draft Mitigated Negative Declaration. The project applicant hereby agrees to incorporate as part of the project and implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Program.

**Date:** 4-11-07

  
\_\_\_\_\_  
City of El Cerrito

**1. Project Title:**

Windrush School Master Plan

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

City of El Cerrito  
Community Development Department  
City Hall, 10890 San Pablo Ave  
El Cerrito, CA 94530

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

Sarah L. Goralewski, Associate Planner  
Phone Number: (510) 215-4330  
e-mail: sgoralewski@ci.el-cerrito.ca.us

**4. Project Location:**

Windrush School is an independent elementary and middle school located on a 4-acre site at 1800 Elm Street in the City of El Cerrito (City). The site is located east of the intersection of Key Boulevard, Elm Street, and Hill Street. It is bordered by residential uses to the north, east, and south, and by Elm Street to the west. The school is located approximately two blocks east of the El Cerrito del Norte Bay Area Rapid Transit (BART) station, and consists of one parcel (APN 502-122-041). Figure 1 shows the location of the project.

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

Windrush School  
1800 Elm Street  
El Cerrito, CA 9450

**6. General Plan Designation:**

Institutional and Utility

**7. Zoning:**

The entire site, with the exception of the southwestern corner, is zoned Single-Family Residential District (R-1). The southwestern corner of the site is zoned Duplex Residential District (R-2).<sup>1</sup>

---

<sup>1</sup> As of March 2007, the City is in the process of revising the Zoning Ordinance. The Administrative Draft of the Zoning Ordinance revision designates the proposed zoning for the project site as Public/Semi-Public (PS).

## **8. Description of Project:**

The project would result in an amendment to the existing use permit (which was last amended in November 1998). The amended use permit would allow, over a four phase, 20-year period, Windrush School to:

- Increase enrollment from 250 students to 330 students (+/- 5 percent) during the regular school year and from 125 students to 175 students during summer sessions;
- Improve accessibility;
- Increase building area by 23,000 square feet (net) increase in additional floor space; and
- Increase building height limits from two stories to a maximum of 35 feet.

Phase 1 would include the replacement of an existing one-story classroom wing in front of the gymnasium with a new two-story 13,500 square-foot addition in the same location. The new addition would contain an interim library, classrooms, and a supporting circulation area. Phase 2 would include the construction of a new library, performing arts classroom, and a dance classroom adjacent to and north of the gymnasium and the Phase 1 classrooms. These uses would be accommodated in a 9,000 square-foot addition. Phases 3 and 4 would include the renovation of the existing main classroom and administration building, and the replacement of an existing 5,000 stand-alone square-foot classroom building with a new 5,500 square-foot classroom building, respectively.

Refer to Section A, Project Description, and Figure 4 for additional detail.

As part of the proposed project, the applicant is requesting adoption of a Mitigated Negative Declaration, and is requesting City approval of a use permit amendment to the Windrush School Master Plan.

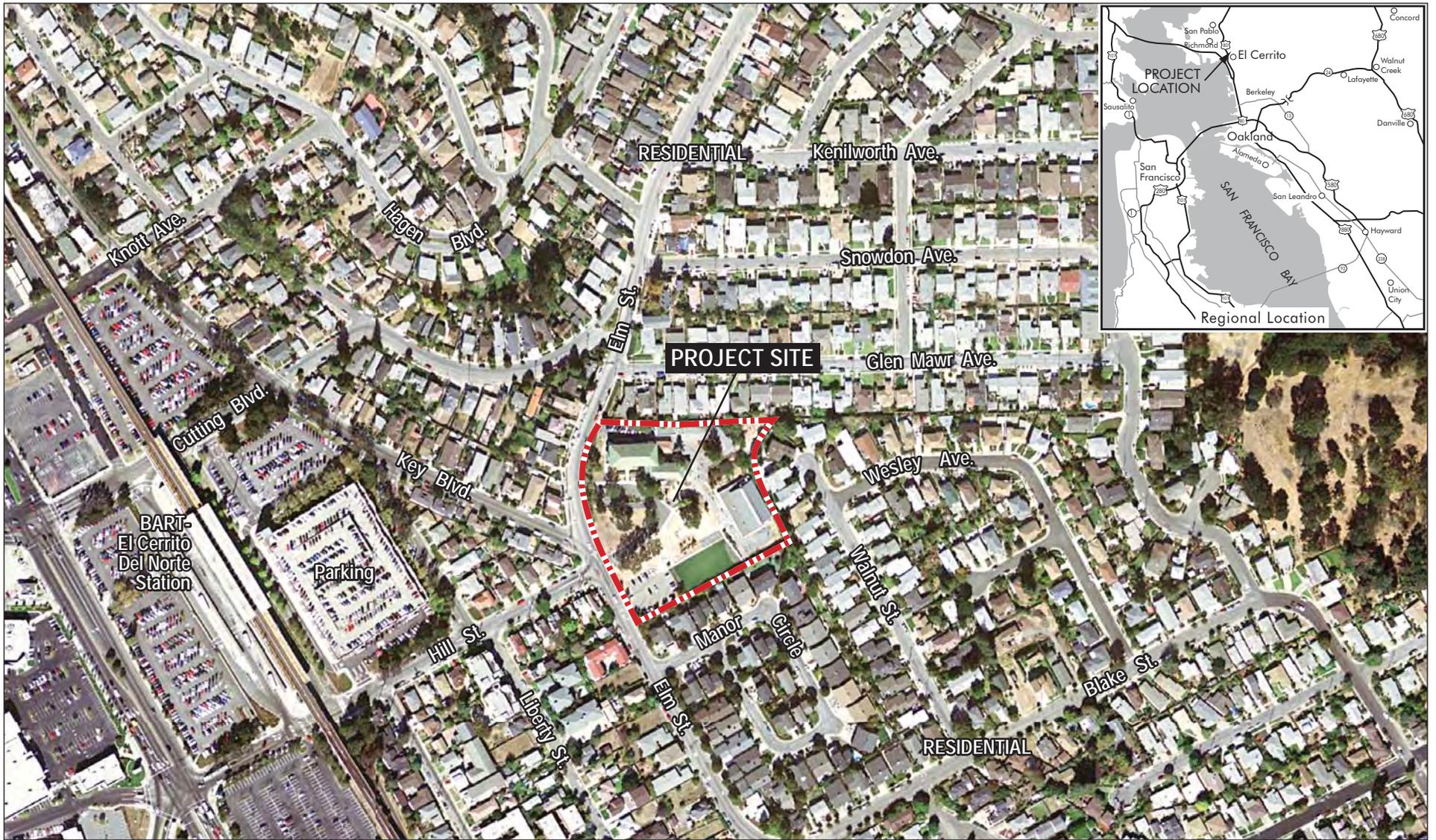
## **9. Surrounding Land Uses and Setting:**

The project site, which comprises the existing campus of the Windrush School, is located in the City of El Cerrito in Contra Costa County. The site is approximately two blocks east of the El Cerrito del Norte BART station and three blocks east of San Pablo Avenue, which is a major commercial and transit corridor in the City.

The school is located in a residential neighborhood, and is bordered primarily by single-family residential uses on the north, east, and south (one multi-family residential building is located east of the site). The site is bordered by Elm Street on the west. Beyond Elm Street are single-family residential uses; approximately one block to the east of the project site, residential uses transition to the large parking lots surrounding the BART station.

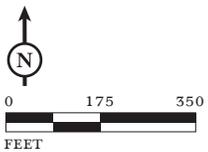
## **10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

- Regional Water Quality Control Board
- Stege Sanitary District
- East Bay Municipal Utility District
- Pacific Gas and Electric



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FIGURE 1



 PROJECT SITE

Windrush School Master Plan  
Project Site and  
Regional Location

## C. PROJECT DESCRIPTION

The following discussion includes a description of the project site and surrounding land use, a history of the project site, project background information, and a description of the proposed project.

### 1. Setting of Project and Site Vicinity

The project site comprises the approximately 4-acre campus of Windrush School, an independent elementary and middle school, located at 1800 Elm Street in El Cerrito. The site is located east of the intersection of Key Boulevard, Elm Street, and Hill Street, and is approximately two blocks east of the El Cerrito del Norte Bay Area Rapid Transit (BART) station and three blocks east of San Pablo Avenue. The site, which consists of one parcel (APN 502-122-0421), is bordered by residential uses to the north, east, and south, and Elm Street to the west (refer to Figure 1).

The site is designated for Institutional and Utility uses in the El Cerrito General Plan. The entire site, with the exception of the southwestern corner, is zoned Single-Family Residential District (R-1). The southwestern corner of the site is zoned Duplex Residential District (R-2). However, as of March 2007, the City was in the process of revising the Zoning Ordinance. The Administrative Draft of the Zoning ordinance revision designates the proposed zoning for the project site as Public/Semi-Public (PS).

*Existing Site Uses.* Windrush School includes several existing campus buildings that are clustered along the northern and eastern boundaries of the site (refer to Figure 2). The remainder of the site consists of open space, recreational facilities, driveways and parking areas, and walkways. The hilly campus contains two levels – a lower level and an upper level. The lower level includes most of the recreational facilities in the campus and the gymnasium building; the upper level includes most of the school's classrooms and administrative facilities. According to the project sponsor, the topographic difference between the two levels has posed problems to wheelchair access in the campus.

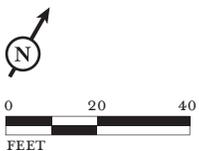
There are three site access points: 1) a surface parking lot in the southwest portion of the site, adjacent to and accessible from Elm Street (pathways connect this parking lot to the rest of the project site); 2) a driveway extending from the intersection of Hill Street and Elm Street that terminates in a parking lot adjacent to the main administrative/classroom building; and 3) a driveway extending along the northern boundary of the project site from Elm Street. School bus drop-offs occur on Elm Street (but out of main traffic flow); all other pick-ups and drop-offs occur within the campus at designated locations. Figure 3 includes photos of the project site.

The site contains a total of four buildings with a footprint of 24,150 square feet (approximately 0.6 acres) and 33,500 square feet of interior space. The four buildings include: 1) a three-story main building in the northwestern portion of the site that contains classrooms and administrative space on five different levels; 2) a split-level one/two-story classroom building in the northeast portion of the site; 3) a small one-story art studio situated along the northern boundary of the site; and 4) a one-story gymnasium classroom building situated along the eastern boundary of the site. A turf play field, basketball court, informal open space areas, driveways, pathways, and parking areas comprise the remainder of the project site. Approximately 51 percent of the site is covered with impervious surfaces, including building footprints (building footprints cover approximately 13.9 percent of the site).



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FIGURE 2



Windrush School Master Plan  
Existing Site Plan

SOURCE: RATCLIFF, OCTOBER 2006.

I:\CEC0602 windrush\figures\Fig\_2.ai (1/17/07)



View of Entry from Elm Street



View of Main Building from Entry Drive



View of Main Building



View of Main Building Entry



View from Gym Towards Main Building



View of Gym



View of Classroom Building



View of Kindergarten Play Area

LSA

FIGURE 3

Windrush School Master Plan  
Site Photos

The main parking area in the site is located in the southwestern portion of the campus, immediately adjacent to El Street. This parking lot contains 39 parking spaces. Additional parking is located along the main driveway extending from the intersection of Hill Street/Elm Street, and on the driveway extending along the northern boundary of the site. There are 57 parking spaces within the site. According to the project sponsor, there is an average of 24 unused spaces during school operation. The site currently contains 11 bicycle parking spaces.

*Existing Enrollment, Employment, and Operating Hours.* The school has an enrollment cap of 250 students during the regular school year, with no more than 175 students in either elementary school or middle school; summer enrollment is capped at 125 students. The school currently employs 33 full-time employees and 17 part-time employees, a total of 41 full-time-equivalent (FTE) employees.

The school operates from 7:00 a.m. to 6:00 p.m. each day, including extended day programs (regular school sessions operate from 8:00 a.m. to 3:00 p.m. each day). Classroom hours are staggered to reduce traffic surges in the morning and afternoon:

Grades K-3: 8:30 a.m. to 2:30 p.m.

Grades 4-5: 8:30 a.m. to 3:00 p.m.

Grades 6-8: 8:00 a.m. to 3:00 p.m.

In addition, Windrush School occasionally holds evening or weekend events. These events occur several times a year.

## **2. History of Project Site**

Prior to the 1930s, the project site was occupied by a dairy owned by the Heidie family. In 1935, the Chung Mei Home for homeless and orphaned Chinese-American boys was constructed on the site; the land was purchased for \$10,000 with funds earned by the boys. The Chung Mei Home, which was run by Baptists, relocated to the El Cerrito site from the home's original location in Berkeley (the home opened in Berkeley in 1923). According to a family history, the site was chosen because El Cerrito lacked laws prohibiting Chinese residences.<sup>2</sup>

The three-story main building at the existing Windrush School campus and the one-story art studio (formerly used as a garage) were the original buildings constructed for the Chung Mei Home. Since 1935, the interior of the main building has been substantially modified to accommodate various uses; interior remnants from the time of the Chung Mei Home include select bathroom fixtures. However, the exterior of the building is largely intact.<sup>3</sup>

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<sup>2</sup> Lim, Glenn P., 2007. *Lim Family History*. Website: [limfamilyhistory.pbwiki.com](http://limfamilyhistory.pbwiki.com). January 3.

<sup>3</sup> Feagans, Brian, 2007. Architect, Ratcliff Architecture. Personal communication with Adam Weinstein, LSA Associates, Inc. January 11.

The home was directed by Dr. Charles E. Shepherd, who, according to an interview with George Haw (a Chung Mei resident), had been a British missionary in China for 35 years and was fluent in Cantonese. The home was operated as a dormitory, with beds, lockers, bathroom facilities, a kitchen, and classroom/prayer space. The boys at the home attended local public schools and worked during the summer, including at berry farms in Sebastopol. According to Haw, many of the Chung Mei residents who reached draft age served in World War II.<sup>4</sup>

In 1948, a maintenance structure attached to the main building was constructed. In 1949, the existing gymnasium was built as part of the Chung Mei campus; additions to the building were completed by subsequent owners.

The Chung Mei Home closed in 1954; in 1956 the property was transferred to the Western Baptist Bible College. The one/two-story classroom building in the northeast portion of the project site was constructed between 1956 and 1959. Prior to occupation of the site by Windrush School in 1987, the school complex was owned and operated by Armstrong Preparatory School. These owners have modified portions of the campus outdoor spaces and existing buildings (including the main administrative/classroom building).

Refer to the Cultural Resources section of this IS/MND for additional information on the history of the site.

### **3. Project Background**

Windrush School opened at its current location in 1987 under the previously-approved use permit for the Armstrong Preparatory School, which was issued in 1974. In 1988, the El Cerrito Planning Commission reviewed the school's original use permit, due to complaints from neighbors that the use of the lower play yard was increasing noise levels and creating privacy concerns. The Planning Commission approved the use permit, which required that: 1) school operations be in accordance with the December 1987 Windrush School Master Plan; 2) hours of play for specified play areas be limited to 8:30 a.m. to 5:00 p.m., and a maximum of 2 hours per day per play area; and 3) specified play areas be evaluated for noise impacts no later than January 1998. These provisions were later revised to include a buffer zone around the play areas, the construction of a chain link fence, and a reassessment of play area impacts within 2 years.

In January 1998, Illingworth and Rodkin prepared a noise analysis of the play areas, which recommended that the school construct a sound wall to reduce noise levels at residences adjacent to the project site. Subsequent to preparation of the Illingworth and Rodkin report, the noise study was expanded to include an assessment of alternatives to the sound wall, and additional noise studies were completed that evaluated anticipated noise both with and without the sound wall.

In October 1998, Windrush School submitted a revised Master Plan and a proposed amendment to the existing use permit conditions. The changes to the use permit conditions included: 1) conversion of a play area to a grass play field; 2) amendment of time limitations on use of facilities; 3) erection of a sound wall for noise mitigation of the play field; and 4) reconfiguration of parking areas and access points. Long-term changes included the addition of 7,500 square feet of building space and the re-

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<sup>4</sup> Maw, Eve A., 2000. *Interview with George Haw*. El Cerrito Wire. Website: [elcerritowire.com](http://elcerritowire.com). Mar 25.

landscaping of various areas. A Negative Declaration was prepared and adopted by the City in November 1998, and the proposed use permit amendments were approved.

A subsequent proposal for a use permit amendment, which would update the school's Master Plan, is the subject of this Initial Study/Mitigated Negative Declaration (IS/MND).

#### **4. Proposed Project**

The project includes an amendment to the existing use permit (which was last amended in November 1998). The amended use permit would allow Windrush School to proceed with the following key changes to the existing Master Plan over a four phase, 20-year period:

- Increase enrollment from 250 students to 330 students (+/- 5 percent) during the regular school year and from 125 students to 175 students during summer sessions;
- Improve accessibility;
- Undertake a 23,000 (net) increase in additional floor space; and
- Increase building height limits from two stories to a maximum of 35 feet.

**a. Project Phases.** As noted above, the proposed Master Plan would be built out over 20 years in four phases (refer to Figure 4). Minor alterations to the existing utility system would be required to connect new structures to existing sanitary sewer, water, energy, and telecommunications lines. Each of the four Master Plan phases is discussed below:

*Phase 1 – Classroom Addition.* Phase 1 of the proposed project includes the removal of a one-story portion of the gymnasium currently occupied by classroom space and replacement with a new 13,500 square foot two-story addition. This addition would contain an interim library, three new classrooms, four enhanced classrooms, and a supporting circulation area with a new lobby for the gymnasium.

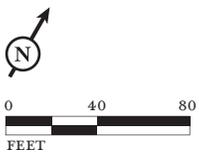
The addition would be approximately 31 feet in height, approximately 4.5 feet taller than the roof of the existing gymnasium. The building would comply with the Americans with Disabilities Act (ADA) and would include an elevator, new accessible toilets, and improvements to the accessibility of the existing gymnasium. The upper level of the addition would be accessible from the lower level of the building, and the lower level of the building would be accessible from the lower play field and parking lot. At completion of Phase 1, there would be a wheelchair-accessible route from the lower parking lot to the lower level of the main classroom and administration building.

*Phase 2 – Library, Performing Arts, and Classroom Building.* Phase 2, like Phase 1, involves the construction of an addition to the existing gymnasium building. The Phase 2 addition would be built to the north of the gymnasium and would comprise 9,000 square feet. The new structure would include a new library, performing arts classroom, and a dance classroom. The interim library built as part of Phase 1 would be converted into two classrooms as part of Phase 2. The new addition would be built up a north-trending hillside, and would range from one to two stories (15 feet to 33.5 feet). At its maximum height, the building would be 7 feet taller than the roof of the gymnasium.



LSA

FIGURE 4



Windrush School Master Plan  
Master Plan - All Phases

SOURCE: RATCLIFF, OCTOBER 2006.

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The addition constructed as part of Phase 2 is sited between the gymnasium building and the main classroom and administration building, and is designed to provide wheelchair accessibility between the upper and lower levels of campus.

*Phase 3 – Interior Renovations of Existing Main Classroom and Administration Building.* Phase 3 of the proposed project involves the renovation of the main three-story classroom and administration building, and would not result in an increase in building square footage. The building's five different levels pose barriers to wheelchair access. Also, according to the project sponsor, the building is in need of new heating and cooling systems, and technology and electrical updates. In addition, certain classrooms receive little natural light. The proposed renovations to the classroom and administration building are intended to improve the technological aspects of the existing building, meet ADA requirements, and better utilize existing space. An elevator would be installed in the building, improving access to all three floors. The interior spatial organization of the building and its network of hallways, classrooms, and accessory spaces, would be largely unchanged from existing conditions (although the *uses* of certain spaces would change). One key change involves the renovation of existing space in the south side of the first floor to create classrooms that would capitalize on southern exposure. No changes would occur to the exterior of the building, with the exception of modifications to access to meet accessibility requirements. All interior renovations would be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, to retain the integrity of the building's design.<sup>5</sup>

*Phase 4 – Classroom Replacement Building.* Phase 4 of the project involves the demolition of the existing 5,000 square foot classroom building in the northeast portion of the site, and the replacement of this building with a new 5,500 square foot classroom building. The new building would be one story in height (approximately 16.5 feet tall at its highest point), and would step up the hill. The building also includes a small courtyard. The existing playground in this areas would be removed as part of Phase 4.

**b. Enrollment and Employment.** As part of the Master Plan, student enrollment at Windrush School during the regular school year would increase from 250 students to a maximum of 330 students (+/- 5 percent (16 students) enrolled in both elementary and middle school). During the summer, maximum enrollment would increase from 125 students to 175 students. Employment would increase from 33 full-time and 17 part-time employees to 38 full-time and 17 part-time employees (an increase from 41 FTE employees to 49 FTE employees).

**c. Circulation and Parking.** As discussed above, one of the key objectives of the Master Plan is to improve circulation throughout the campus – particularly through the provision of wheelchair access (via a series of flat pathways and elevators) from the lower campus to the upper campus. In addition, the driveway extending from the intersection of Hill Street and Elm Street would be modified to minimize pedestrian/vehicle conflicts. A paved path extending from this driveway would also be upgraded to improve fire truck access.

Student drop-offs and pick-ups would continue to occur at the lower parking lot and the main driveway that extends from the intersection of Hill Street and Elm Street. In addition, school

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<sup>5</sup> Feagans, Brian, 2007. Architect, Ratcliff Architecture. Personal communication with LSA Associates, Inc. March 13.

start/stop times would continue to be staggered, as under existing conditions. The bus stop would remain along Elm Street, out of main traffic flow. According to the project sponsor, due to the school's proximity to the El Cerrito del Norte BART station and AC Transit routes, and its location in a residential neighborhood, the school experiences a high commute rate by transit and other alternate forms of transportation.

No parking spaces would be added to or removed from the project site as part of the Master Plan. Parking would remain at a total of 57 spaces. All staff members would continue to be required to park on campus. After implementation of the Master Plan, bicycle parking would be increased from 11 spaces to 19 spaces.

**d. Landscaping and Storm Water Management.** Landscape changes to the site include the installation of decorative paving adjacent to existing and proposed buildings, the creation of a new courtyard in the northeast portion of the site, the removal of select vegetation, and the development of on-site storm water management features. Figure 5 is the proposed Landscape Plan; Figure 6 is the Preliminary Storm Water Control Plan.

Vegetation that would be removed as part of the project includes: a series of small bushes and shrubs immediately to the north of the existing gymnasium; a 3-inch diameter tree located south of the annex to the main administration/classroom building; four trees, including one 24-inch diameter Monterey pine, southwest of the classroom building proposed for demolition as part of Phase 4; and four 12-inch diameter trees immediately to the east of the existing classroom building.

As part of the Master Plan, impervious surfaces (including building footprints) would increase from 51 percent of the site to 55.2 percent of the site (although impervious surfaces, excluding building footprints, would be reduced from 37.1 percent of the site to 34.9 percent of the site due to the development of new lawns and other pervious landscape features). This increase in impervious surfaces equates to approximately 0.17 acres of new impervious surfaces on the site. Landscaped area on the site would decrease from 49 percent of site coverage to 44.8 percent.

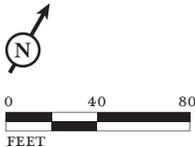
Storm water runoff on the site generally flows to the south and west. The Preliminary Storm Water Control Plan prepared for the Master Plan indicates that runoff from existing and proposed buildings would be routed to on-site pervious surfaces, including lawns, swales along the southern and northeastern boundaries of the site, and three planters adjacent to paved areas and buildings. These features are designed to treat the runoff from the portions of the campus that would be altered by the Master Plan.

**e. Architecture and Design.** The design of the new buildings and landscaping proposed as part of the Master Plan is designed to complement (but not re-create) the architecture of existing buildings, particularly the design features of the main administration/classroom building, which is considered to have historic value. According to application materials submitted by the project sponsor, "The building design will be in keeping with the scale and architectural vocabulary of the existing buildings, taking into account conforming roof shapes, window fenestration, and use of color and materials."



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FIGURE 5



LEGEND	
	NEW LAWN
	EXISTING LAWN
	NEW PAVING & CONCRETE WALKS
	EXISTING PAVING & CONCRETE WALKS

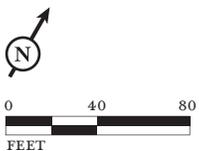
Windrush School Master Plan  
Landscape Plan

SOURCE: RATCLIFF, OCTOBER 2006.

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LSA



LEGEND

-  EXISTING BUILDING
-  PROPOSED SITE
-  DRAINAGE AREAS
-  DIRECTION OF FLOW

FIGURE 6

*Windrush School Master Plan  
Storm Water Control Plan*

SOURCE: RATCLIFF, OCTOBER 2006.

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Based on building elevations, new structures would be characterized by unadorned facades coated with cement plaster (similar to existing structures). The buildings would contain large, rectangular metal windows and metal railings. The new structure adjacent to the gymnasium is proposed to be clearly distinguishable from the original gymnasium structure.

Figures 7, 8, and 9 show the viewshed analysis for the project, and on- and off-site visual simulations.

**f. Construction.** Buildout of the Master Plan would occur over a 20-year period. However, construction activities would be segmented and would not occur continuously during the 20-year buildout period. Each phase is expected to take 1 year or less. Phase 1 would start in 2007; Phase 2 in 2012; Phase 3 in 2018; and Phase 4 in 2025.

Construction staging would occur at the paved court in front of the Phase 1 addition; south of the main administration/classroom building annex (Phase 2); and adjacent to the existing one-story classroom building (Phases 3 and 4). The main school driveway extending from the intersection of Elm Street and Hill Street would be used as the construction route for Phases 1 and 2; the driveway along the northern boundary of the site would be used as the construction route for Phases 3 and 4.

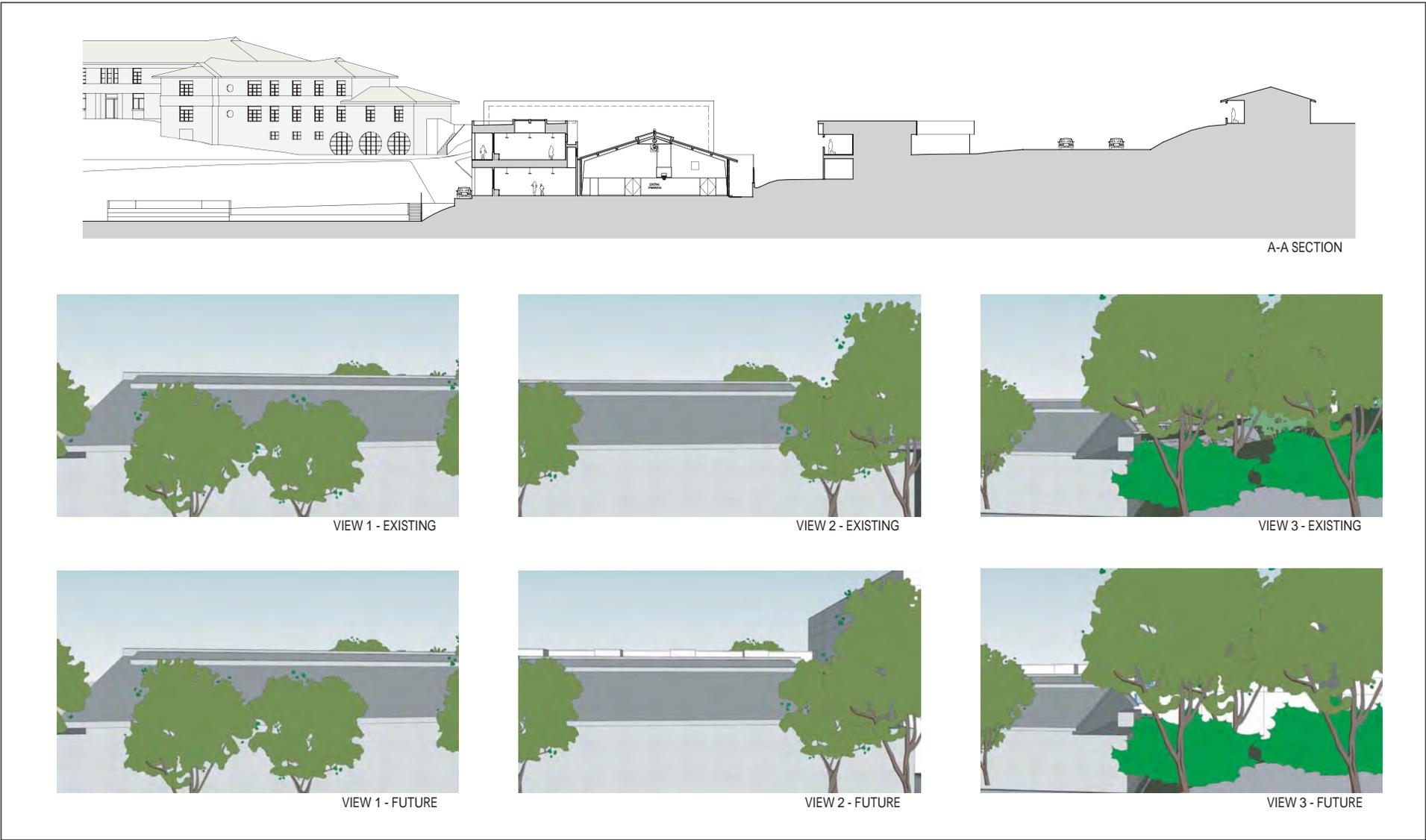
During the construction period, the area south of the existing gymnasium would serve as a play area for Phases 2 and 3, and temporary classrooms space during Phases 1 and 4. The area to the east of the main parking lot would be used as a play area during Phases 1 through 4.

## **5. Requested Approvals**

The project sponsor is requesting approval of a Use Permit amendment and adoption of a Mitigated Negative Declaration (MND), pursuant to the California Environmental Quality Act (CEQA).







LSA

FIGURE 8

*Windrush School Master Plan  
Visual Simulations From  
Neighboring Buildings*

SOURCE: RATCLIFF, OCTOBER 2006.  
I:\CEC0602 windrush\figures\Fig\_8.ai (1/25/07)



1 View from Play eld

EXISTING



PROPOSED



2 View from Entry Drive

EXISTING



PROPOSED



3 View from Gym toward Main Building

EXISTING



PROPOSED

LSA

FIGURE 9

*Windrush School Master Plan*  
Visual Simulations on Project Site

**Environmental Factors Potentially Affected:**

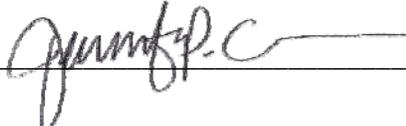
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                               | <input type="checkbox"/> Agricultural Resources                        | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology/Soils          |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning                 |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                |
| <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems                | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

**Determination.** (To be completed by the Lead Agency.)

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 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 

Date 4-11-07

Jennifer Carman, AICP, Planning Manager, City of El Cerrito

## D. CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The visual resources analysis in this section is based on a reconnaissance of the project site and surrounding neighborhoods conducted on January 3, 2007, and a review of a view preservation analysis and visual simulations prepared by Ratcliff Architecture in October 2006. The view preservation analysis and visual simulations are reproduced as Figures 7, 8, and 9.

a) *Have a substantial adverse effect on a scenic vista? (Less-than-Significant Impact)*

Scenic vistas in the City, as designated in the General Plan, include views from public spaces and streets in upper hillside areas that encompass notable Bay Area landmarks such as San Francisco and San Pablo bays, Mt. Tamalpais, Marin County, and the Golden Gate Bridge. Scenic vistas also include views to the east of the East Bay Hills and Albany Hill. The General Plan includes policies to preserve key public views of the Bay and other prominent visual resources, including the hillsides. Because the existing campus is built on a hillside, and buildings are generally clustered in the higher portions of the site along the north and east site perimeters, expansive views are available of the Bay, Marin County, and surrounding landmarks. Views of the East Bay Hills are also available from the site.

Implementation of the proposed Master Plan would result in the development of three new structures. Two structures would be adjacent to the existing gymnasium building and one structure would replace an existing stand-alone classroom building. The two structures adjacent to the gymnasium would be 4.5 to 7 feet taller than the gymnasium. The proposed classroom building would be a one-story structure ranging up to 16.5 feet in height that would replace an existing split one/two story building.

The construction of these buildings would not block views from the site of the Bay and adjacent landmarks. As shown in Figure 9, the proposed Phase 1 and 2 additions to the gymnasium would block select views of the East Bay Hills from open spaces in the project site. However, the campus is not public property; therefore, obstruction of hillside views from certain campus locations would not

be considered significant. Views of the Bay are available from streets uphill of the project site. However, proposed buildings would not obstruct these views. New construction associated with Phase 1, 2, and 4 would be located adjacent to existing housing along Walnut Street and Glen Mawr Boulevard. Figure 8 shows visual simulations from buildings adjacent to the proposed gymnasium additions. As depicted in these visual simulations, the proposed project would only marginally change existing views from properties to the east of the project site. The new structures would not block views of San Francisco Bay or associated landmarks. The Phase 4 classroom replacement would be approximately the same height as the existing building. Therefore, the proposed structure would not substantially change views from adjacent residential properties. Because changes to views from locations adjacent to the project site would be minor, and because the views are not from public property, the impact of the project on scenic views would be less than significant.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? (No Impact)*

The only officially designated State scenic highways within Contra Costa County are portions of Highway 24 and Interstate 680.<sup>6</sup> The project site is not visible from these highways. Therefore, the proposed project would damage scenic resources within a designated State scenic highway.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? (Less-than-Significant Impact)*

The site is characterized by institutional buildings and large open space areas planted with turf. A key visual element of the site is the three-story main administration/classroom building, which was originally constructed in 1935 to house a home for Chinese-American children. The building retains some Chinese-influenced features, including a stylized dragon at the main entrance. However, all buildings on the site share key stylistic elements, including white plaster walls, rectangular windows, and unadorned facades. Implementation of the project would retain the spatial organization of the existing project site, with buildings clustered along the northern and eastern boundaries of the project site, and the remainder of the site used as open space and parking. In addition, the architecture of proposed buildings, which would feature white plaster walls and unadorned facades, would be compatible with existing buildings on the site. Therefore, the proposed project would not adversely affect the visual quality of the site.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less-than-Significant Impact)*

Lighting would be installed adjacent to proposed buildings to ensure the safety of students, staff, and visitors, and the security of the campus itself. However, this lighting would not be substantial in relation to existing lighting. The project would not contain large areas of reflective material and would not result in the generation of substantial glare. The exterior of the buildings would contain some potentially reflective material, such as metal railings and window frames and panes. However, these elements are typical of recently-built institutional buildings and would not result in excessive

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<sup>6</sup> California Department of Transportation, 2007. California Scenic Highway Program. Website: [www.dot.ca.gov/hq/LandArch/scenic/schwy1.html](http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html). January 18.

glare. Other materials, such as stucco and asphalt shingles, would not be highly reflective. Therefore, implementation of the proposed project would not create a significant new source of light or glare.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURAL RESOURCES.</b> 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 a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>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 a non-agricultural use? (No Impact)</i>				

No agricultural resources are located on or near the project site, and the site has not been subject to agricultural use since at least the early 1930s (prior to construction of the Chung Mei Home). The project site is classified as “Urban and Built-Up Land” by the State Department of Conservation.<sup>7</sup> Therefore, implementation of the proposed project would not convert agricultural land to non-agricultural uses.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)*

The project site is not zoned for agricultural uses and is not operated under a Williamson Act contract.

<sup>7</sup> California Department of Conservation, 2007. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Website: [www.consrv.ca.gov/dlrp/fmmp/index.htm](http://www.consrv.ca.gov/dlrp/fmmp/index.htm). July.

- 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? (No Impact)*

Implementation of the proposed project would result in the construction of new school facilities within an existing campus and would not result in: the extension of infrastructure into an undeveloped area, the development of urban uses on a greenfield site, or other physical changes that would result in the conversion of farmland to non-agricultural uses.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Conflict with or obstruct implementation of the applicable air quality plan? (Less-than-Significant Impact)*

The main purpose of an air quality plan is to bring an area into compliance with the requirements of federal and State air quality standards. Air quality plans describe air pollution control strategies to be implemented by a city, county, or region. The project site and the City of El Cerrito are located in the San Francisco Bay air basin and are within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The district has developed the Bay Area 2005 Ozone Strategy in order to bring the region into compliance with State and federal air quality standards.

BAAQMD has developed CEQA Guidelines<sup>8</sup> that direct the analysis of air quality impacts that could result from projects subject to discretionary approvals. While vehicle trips associated with almost any development project in the air basin would result in the emission of ozone precursors and carbon monoxide, the BAAQMD generally does not recommend detailed analysis for projects generating less than 2,000 vehicle trips. The proposed project, which would expand an existing school by approximately 23,000 square feet, would generate approximately 161 additional vehicle trips per day. The number of trips generated by the project would be well below the BAAQMD-established threshold of 2,000 vehicle trips. Therefore, trips generated by the proposed project are not expected to result in a significant increase in ozone, carbon monoxide, or other pollutants associated with fuel combustion, or obstruct implementation of the Bay Area 2005 Ozone Strategy.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Potentially Significant Unless Mitigation Incorporated)*

The San Francisco Bay air basin is under nonattainment status for ozone (O<sub>3</sub>), particulate matter, (PM<sub>10</sub>), and fine particulate matter (PM<sub>2.5</sub>), based on State standards. The air basin is also under non-attainment status for the federal 8-hour ozone standard.<sup>9</sup> Air pollutant emissions associated with the proposed project would occur over the short term as a result of construction activities and over the long term due to vehicle trips associated with operation of expanded school facilities. These activities could result in air quality violations in association with: 1) construction equipment exhaust emissions; 2) construction dust; 3) long-term vehicular emissions; and 4) local carbon monoxide hot spots. Expected sources of air pollution resulting from the proposed project are discussed below.

## 1. Construction Equipment Exhaust Emissions

Construction equipment emits carbon monoxide, ozone precursors, and particulate matter from diesel-fueled engines. Diesel exhaust is considered a toxic air contaminant (TAC). Both carbon monoxide and ozone precursors have been included in an emissions inventory, which takes into account construction activity associated with expected regional development, and serves as the basis for regional air quality plans. Therefore, the *BAAQMD CEQA Guidelines* note that these short-term construction-period emissions are not expected to impede attainment of national or State standards for carbon monoxide and ozone.

In 1998, the California Air Resources Board (ARB) identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). Since then, ARB completed a risk management process that identified potential cancer risks for a range of activities using diesel-fueled engines.<sup>10</sup> High volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic (e.g., distribution centers and truck stops) were identified as having the highest associated risk.

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<sup>8</sup> Bay Area Air Quality Management District, 1996 (Amended 1999). *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*. April.

<sup>9</sup> San Francisco Air Quality Management District, 2007. Ambient Air Quality Standards and Bay Area Attainment Status. Website: [www.baaqmd.gov/pln/air\\_quality/ambient\\_air\\_quality.htm](http://www.baaqmd.gov/pln/air_quality/ambient_air_quality.htm). January 19.

<sup>10</sup> California Air Resources Board, 2000. *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*. October.

Health risks from toxic air contaminants are a function of both concentration and duration of exposure. Unlike the above types of sources, construction diesel emissions are temporary, affecting an area intermittently. In the case of the proposed project, the entire construction period of Master Plan buildout would comprise 20 years; however, construction activities would occur only intermittently throughout this period (each phase of the four phase buildout is expected to last less than 1 year). Because of the relatively short duration of the construction period, associated health risks from emissions of diesel particulate would be considered a less-than-significant impact.

## 2. Construction Dust

Construction activities associated with the proposed project could result in the generation of emissions and dust that could contribute to the air basin's nonattainment status for PM<sub>10</sub> and PM<sub>2.5</sub>. The dry, windy climate of the area during the summer months creates a high potential for dust generation when underlying soils are exposed. Sources of emissions and dust include construction period activities such as excavation, grading, vehicle travel on paved and unpaved surfaces, and vehicle and equipment exhaust.

Construction activities associated with the proposed project would result in increased dustfall and locally elevated levels of particulates downwind of the project site. Construction dust has the potential to create a nuisance at residential uses adjacent to the project site and within existing school buildings themselves. In addition to nuisance effects, excess dustfall can increase maintenance and cleaning requirements and could adversely affect sensitive electronic devices.

Emissions of particulate matter or visible emissions are regulated by the BAAQMD under Regulation 6: "Particulate Matter and Visible Emissions." Regulation 6 prohibits visible particulate emissions where the particulates are deposited on real property other than that of the person responsible for the emissions, and when these emissions cause annoyance.

The proposed project would also be subject to the above regulations as a result of the dust produced by demolition of the addition to the gymnasium (as part of Phase 1 of the project) and demolition of the classroom building (as part of Phase 4 of the project). In addition, dust particles from demolition may contain lead from lead-based paint (LBP) and asbestos, which were used in a wide variety of building products. Both materials were routinely used in construction prior to 1978, the year the Environmental Protection Agency (EPA) banned LBP and asbestos-containing materials from use in residential construction. Since the addition to the gymnasium and classroom building were built prior to 1978, they may contain both LBP and asbestos-containing materials.

If the buildings contain asbestos, demolition activities would be subject to District Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing. Airborne asbestos fibers pose a serious health threat, and demolition that does not comply with the requirements of District Regulation 11 would be considered to have a significant impact on air quality and human health.

Implementation of the following mitigation measure would reduce the impacts of exposure to LBP and asbestos-containing materials to a less-than-significant level:

**Mitigation Measure AIR-1:** Implement Mitigation Measures HAZ-1 and HAZ-2.

Implementation of the following mitigation measure would reduce fugitive dust-related air quality impacts to a less-than-significant level:

Mitigation Measure AIR-2: Consistent with BAAQMD guidance, the following measures shall be implemented on the project site during the construction period:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials *or* require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas.
- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc.
- Limit traffic speeds on unpaved access roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.

### **3. Long-Term Emissions**

The BAAQMD sets thresholds of significance for operational period emissions. Below these thresholds, project operation emissions from mobile sources (e.g., motor vehicles) are anticipated to have a less-than-significant impact; however, projects within 20 percent of the threshold are required to undergo a more detailed analysis. The BAAQMD threshold of significance for the ozone precursor nitrogen oxide (NO<sub>x</sub>) is 80 pounds per day. Projects generating fewer than 2,000 vehicle trips per day are assumed to contribute NO<sub>x</sub> emissions below this threshold.

Implementation of the proposed project would result in expansion of existing school facilities by approximately 23,000 square feet. Based on Institute of Transportation Engineers (ITE) Trip Generation average rates, the project would generate a total of 161 daily trips to local roadways. The increase in long-term vehicular emissions generated by the proposed project is not anticipated to exceed the BAAQMD's operations threshold and would have a less-than-significant impact on local and regional air quality.

### **4. Local CO Hot Spots**

The primary mobile source pollutant of local concern is carbon monoxide (CO). CO concentrations are a direct function of vehicle idling time caused by traffic flow conditions. While CO transport is limited, the pollutant disperses over time with distance from the source under normal meteorological conditions. Under certain extreme meteorological conditions, CO concentrations close to a congested

roadway or intersection may reach unhealthy levels affecting local sensitive receptors (e.g., residents, school children, the elderly, and hospital patients).

Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. The State of California has set a 1-hour standard of 20 parts per million (ppm) for CO emissions, which is below the national 1-hour standard of 35 ppm. The *BAAQMD CEQA Guidelines* suggest carbon monoxide modeling for projects generating 10,000 or more vehicle trips per day. For projects generating fewer trips, manual calculations based on a simplified formula are recommended. The formula assumes worst case climatic conditions, resulting in the highest CO concentrations.

Based on the traffic analysis prepared for the project, the intersection of Elm Street/Cutting Boulevard/Key Boulevard/Key Street will operate at LOS D or better under Existing plus Project Conditions. The Existing plus Project Conditions represent traffic conditions projected to occur under existing conditions with the addition of the proposed project. Following guidance from BAAQMD, calculations for carbon monoxide concentrations at the study intersection was performed. Baseline CO measurements at the San Pablo Air Monitoring Station (the closest monitoring station to the project site) indicate existing CO concentrations are 1.7 ppm and 1.0 ppm for 1-hour and 8-hour averages respectively. These values are well below State standards of 9.0 ppm and 20 ppm, respectively. Based on the calculations, the potential increase in carbon monoxide would be minimal. Therefore, CO concentrations would remain well below established CO standards and therefore would not be significant.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Less-than-Significant Impact)*

See III.b, above. Based on long-term emission estimates, the proposed project would not result in substantial net increases of any criteria pollutant.

- d) *Expose sensitive receptors to substantial pollutant concentrations? (Potentially Significant Unless Mitigation Incorporated)*

Sensitive receptors are facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and persons with illnesses. The project site contains an operating school, which would be considered a sensitive receptor. In addition, residential neighborhoods are located to the east of the project site.

Implementation of the proposed project would result in the construction of new school facilities and would not generate substantial pollutant concentrations during the operational period. Air pollution associated with the proposed project would be primarily vehicle-related and would not necessarily be concentrated in the vicinity of the project site. Anticipated vehicle emissions would be below the significance thresholds established by the BAAQMD. Implementation of the following mitigation measure would reduce construction period emissions to a less-than-significant level:

Mitigation Measure AIR-3: Implement Mitigation Measure AIR-2.

e) *Create objectionable odors affecting a substantial number of people? (Less-than-Significant Impact)*

The BAAQMD CEQA Guidelines list potential odor sources that could cause significant environmental impacts. The types of operations that would occur on the project site are not included in this list and would not generate objectionable odors. In addition, the proposed project is not located downwind from any significant odor sources (e.g., landfills, sewage treatment plants) that could affect persons within the project site.

Some objectionable odors could be generated from the operation of diesel-powered construction equipment and/or asphalt paving during the project construction period. However, these odors would be short-term in nature and would not result in permanent impacts to surrounding land uses, including sensitive receptors in the vicinity of the project site. Implementation of the proposed project would not create objectionable odors affecting a substantial number of people or subject persons to objectionable odors.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IV. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>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? (No Impact)</i>				

The project site has been developed with institutional/academic uses since at least 1935 and has low wildlife habitat value. Wildlife species that would be expected to use or pass through the site are common species that are adapted to urban and suburban conditions, and would not be adversely affected by the proposed changes to the school campus (including removal of select trees and shrubs). No protected species are known to occur in the project site. Therefore, implementation of the proposed project would not have a substantial direct or indirect effect on protected species.

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 U.S. Fish and Wildlife Service? (Potentially Significant Unless Mitigation Incorporated)*

No riparian habitat or wetlands are located within or in the immediate vicinity of the project site. The nearest creek to the project site, Baxter Creek, is located approximately 0.3 miles to the north of Windrush School, in Canyon Trail Park. Development on the project site would not adversely affect the water quality of Baxter Creek. However, the project site drains to San Francisco Bay, which hosts a variety of sensitive natural communities. Runoff from the project site could adversely affect water quality in the Bay and associated natural communities. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level:

Mitigation Measure BIO-1: Implement Mitigation Measures HYD-1a and HYD-1b.

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? (No Impact)*

Federally-protected wetlands, as defined by Section 404 of the Clean Water Act, are not located on the project site.

- 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? (Less-than-Significant Impact)*

The project site has been subject to human disturbance since prior to 1935 (when the site was occupied by a dairy farm before being developed into the Chung Mei Home). The project site is located within 1/2-mile of two natural areas in El Cerrito that are used by native wildlife: Hillside Natural Area and Canyon Trail Park. However, wildlife associated with the project site is adapted to disturbed urban sites and would not be substantially affected by the proposed project. No native wildlife nursery sites are known to occur on the project site. Buildout of the Master Plan would result in the removal of small bushes and shrubs, in addition to 11 trees with diameters ranging from 3 inches to 24 inches. These trees could be used by wildlife species that are adapted to urban conditions; however, the removal of these trees would not be expected to result in long-term adverse impacts to populations of these wildlife species. Therefore, implementation of the proposed project would not substantially interfere with the movement of native or migratory wildlife species, or adversely affect native resident or migratory wildlife corridors or native wildlife nursery sites.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)*

As noted in IV.d, the Master Plan would result in the removal of bushes, shrubs, and 11 trees. However, the removal of these woody plants would not be expected to have a long-term adverse effect on resident wildlife. The proposed project would not conflict with any local policies or ordinances protecting biological resources. The City does not have a tree protection 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? (No Impact)*

The project site is not subject to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES.** Would the project:

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following section is based on a historic resources evaluation of the project site conducted by LSA Associates, Inc.<sup>11</sup> This study was prepared based on a records search, archival research, communication with historic resources agencies and potentially interested organizations, a site reconnaissance, and building evaluations. Refer to the historical resources evaluation (Appendix B) for additional detail on the methods used to evaluate the buildings; correspondence with historical resources agencies; maps and photographs of the site; historic blueprints; historical information about Chinese Americans and the project site, report conclusions; and a full bibliography.

In summary, the project site is a “District” comprising buildings associated with the Chung Mei Home for Chinese Boys. This District is eligible for listing on the California Register of Historical Resources (California Register) and is considered a historic resource for the purposes of CEQA. Implementation of the proposed project would result in limited diminishment of some aspects of the District’s integrity. However, this diminishment would be considered less than significant. All other cultural resources-related impacts associated with the project would be reduced to a less-than-significant level with implementation of recommended mitigation measures.

The following introductory section discusses: 1) the legislative context of historic resources in California; 2) the history of the project site; 3) the basic physical characteristics of the District; and 4) the eligibility evaluation of the District.

### Legislative Context

CEQA defines a “historical resource” as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register;
- Listed in a local register of historical resources;
- Identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code; or
- Determined to be a historical resource by a project's lead agency.

A historical resource consists of “Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California . . . Generally, a resource shall be considered by the lead agency to be

<sup>11</sup> LSA Associates, Inc., 2007. *Historical Resources Evaluation for the Windrush School Project, El Cerrito, Contra Costa County, California*. March.

‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (CCR Title 14(3) § 15064.5(a)(3)). Archaeological resources may also be considered historic resources.

A cultural resource is evaluated under four criteria to determine its eligibility for listing on the California Register. A resource must be significant at the local, State, or national level in accordance with one or more of the following criteria:

- Criterion 1: Is associated with events that have made a significant contribution to the broad pattern of California’s history and cultural heritage;
- Criterion 2: Is associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a “scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource. The State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older.

The California Register also requires a resource to possess integrity, which is defined as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.”

Resources that are significant, meet the age guidelines, and possess integrity will generally be considered eligible for listing in the California Register.

### **History of the Project Site**

The Chung Mei Home was relocated to El Cerrito on land that was previously owned by the Heidie family, which operated a dairy. The land was purchased for \$10,000 which was earned by the boys through musical performances and other endeavors. The main building was constructed in 1935 and dedicated in June of that year.

By 1940, the Chung Mei Home was already in need of expansion, and again the boys stepped up to raise money for the cause. They earned \$12,000 by harvesting crops and salvaging paper and other scrap materials. Additional funds were donated by entertainer (and adoptive parent) Bob Hope, who contributed 10 percent of the proceeds from several of his Bay Area performances. Money raised locally and in the greater San Francisco Bay Area added to the fund, and in 1948 a maintenance building was attached to the east elevation of the main building. In 1949, a gymnasium was constructed to the southeast of the main building of the Chung Mei Home. Both of these buildings incorporated motifs, fenestration, and roof lines that evoked Chinese architecture.

The Chung Mei Home was established to provide for young Chinese boys who were in need of care and guidance and for whom there was no other provision. After World War II, the need for welfare facilities like the Chung Mei Home was reduced because of the change in perception toward people of Chinese descent. The Chinese community had become fairly integrated into the general society and the children were more welcomed into regular child care facilities and foster homes. The Chung Mei Home for Chinese Boys, the only institution of its kind, closed its doors in the summer of 1954. For over 30 years, nearly 700 boys benefited from the care, guidance, and structure provided by Dr. Charles R. Shepherd and the Chung Mei Home.

For two years the former site of the Chung Mei Home for Chinese Boys remained unoccupied, and in 1956 the “property evolved to the Western Baptist Bible College.” It was during this ownership that the L-shaped building in the northeast corner of campus was constructed, as well as minor additions to the gymnasium. The campus changed hands again in 1974 when Armstrong Preparatory School assumed ownership of the site. It appears that during this ownership, the roof on the gymnasium was and skylights intact. The Windrush School purchased the campus in 1987.

### **Historic District**

LSA identified the project site (District) as a potential historic resource due to its association with the Chung Mei Home for Chinese Boys. The District is the remnant of a 5.5-acre campus in El Cerrito, where, from 1935 to 1954, abandoned or orphaned boys of Chinese ancestry in the East Bay were cared for and educated. The District consists of the current Windrush School campus, with four of its five buildings contributing to the potential California Register eligibility of the District. Contributors to the District include the main building (administrative/classroom); the former garage (art studio); the maintenance building (attached to the main building on the east elevation by a covered walkway); and the gymnasium. The L-shaped classroom building in the northeast portion of the campus is the only building in the project site that does not contribute to the District.

The entrance to the campus, once gated with a sign, is on Elm Street; the paved drive curves up the hill to the main building where the driveway circles around a planter that once contained rose bushes and a flag pole, both no longer present. Tall trees, also no longer present, blocked the view of the gymnasium from the lower levels of the campus. Sidewalks and stairs join the upper level main building, art studio, and L-shaped classrooms with the gymnasium, play areas, and the newer visitor parking lot, on the lower levels.

The main building, constructed in 1935, is a three-story, poured-in-place reinforced concrete modified International-style building with Chinese architectural embellishments. This building was the primary residence for the boys at Chung Mei. The low-pitched, hipped roof is clad in terra cotta tile painted green and flared at the corners and ridge ends to reference traditional Chinese architecture. Decorative molding on the exterior walls, stylistic fenestration, and dragon motifs add to the Chinese-style architecture.

The former garage, north of the main building, is a one-story, flat roofed, stucco-clad Art Moderne style building constructed in 1935. This building is currently used as an art studio.

The maintenance building is a one-story, hipped roof, stucco-clad Art Moderne-style building constructed in 1948. The building is attached to the main building via a covered walkway. The east entrance is framed by a modified “torii” (i.e., the gateway to a Shinto temple, consisting of two uprights supporting a concave crosspiece with projecting ends and a straight crosspiece beneath it).

The gymnasium is a one-story, stucco-clad International-style building constructed in 1949. The front (west) elevation, which housed classrooms, lockers and bathroom facilities, has a flat roof, while the back (east) elevation is the open beam, side-gabled roof of the gymnasium. The gabled roof was originally clad in tile and topped with a prominent red Chinese motif ridge beam. The tile was replaced with composition shingle in the early 1980s, but the roof line and Chinese motif ridge beam, and the skylights that flank both sides of the ridge beam remain.

The L-shaped classroom building is a split-level, stucco-clad modern building constructed sometime between 1956 and 1959. The shallow-pitched, side-gabled roof is clad in composition shingles. The east-west wing is one story; the north-south wing is two stories. Fenestration consists of aluminum sliders. This building is not a contributor to the District because it was constructed after the District’s period of significance (1935-1954). In addition, the building does not appear to be historically significant in and of itself.

#### **Eligibility Evaluation**

The project site is not listed in a local register of historic resources, is not identified as being significant in a historical resources survey, has not previously been determined to be a historical resource by the City of El Cerrito, and is not currently listed on the California Register. LSA undertook an evaluation to determine if the District comprising the project site is *eligible* for listing on the California Register. A finding that the resource is eligible for listing on the California Register would indicate that the District is considered a historic resource pursuant to CEQA.

In summary, the District appears eligible for listing in the California Register at the local level under Criterion 1, because it “is associated with events that have made a significant contribution to the broad patterns of . . . history.” A historic district is described by the National Park Service as follows: “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. . . . The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.”

This finding was made based on the following criteria:

*Period of Significance.* The Chung Mei Home for Chinese Boys was established in 1923 by Dr. Shepherd to provide a much-needed care system for male children of Chinese ancestry that fell victim to the “bachelor society” resulting from the United States’ strict immigration laws. For over 30 years, the Chung Mei Home provided shelter and tutelage to abandoned and orphaned Chinese boys in the East Bay until it closed in 1954, when the need for this type of institution lessened due to changing American perceptions of the Chinese community. The period of significance for the District is from 1935, when the Chung Mei Home moved to the 1800 Elm Street location in El Cerrito, until 1954, when Chung Mei Home ceased to exist. The buildings that contribute to the District are those that were built within the period of significance of the Chung Mei Home: the main building, the old garage converted to an art studio, the maintenance building, and the gymnasium.

*Significance.* The Windrush School campus was the site of the Chung Mei Home for Chinese Boys from 1935 to 1954, and the contributing buildings that were used by the Chung Mei boys constitute “a significant and distinguishable entity whose components may lack individual distinction.” Under Criterion 1, the District is associated with events that have made a significant contribution to the history of Chinese experience in the East Bay. Specifically, the District provided institutional care for Chinese-American orphans, which helped the Chinese community of the East Bay to adapt to the social constraints of mainstream American society. According to several undated and unsourced newspaper articles provided by the El Cerrito Historical Society, the Chung Mei Home was the only institution of its kind in the United States for orphaned or abandoned Chinese boys. Under Criterion 2, although the design of the Chung Mei Home was associated with Donald Powers Smith, a recognized architect, he is not a significant figure in California or East Bay history. Under Criterion 3, except for the main building, which may qualify due to embodying distinctive characteristics and high artistic values, the District as a whole is not remarkable in design construction or artistic values. Under Criterion 4, the District does not appear to be able to answer questions important in history.

*Integrity.* The District maintains the historical integrity of location, design, setting, materials, workmanship, feeling, and association. The District is in its original location since Chung Mei moved from Berkeley in 1923. It retains virtually all elements of its design, with the exception of the addition of the L-shaped building, and the playing field and area. The L-shaped building, however, does not detract from the campus feeling of the district. The setting of the District retains the general flow of the pathways and relationships between the buildings and open space. Windrush School has maintained appropriate landscaping, although the landscaping on campus appears to have been planted after the period of significance. Materials in the District buildings are generally those of the period of significance. The original roof tiles on the gymnasium have been replaced with composition shingles, but the change does not detract from the setting or feeling of the building as a contributor to the District. The workmanship of the District has been retained and can be clearly seen in the construction of the buildings and their Chinese motifs. The Chinese architectural elements of each building link them to each other, giving a sense of unity to the District. The District retains its integrity of association as it is the same place the provisional care was provided, and it continues in an educational capacity today.

Eligibility. The Windrush School campus appears eligible for listing as a district in the California Register under Criterion 1 at the local level for its association with Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito. The campus buildings, with the exception of the L-shaped building built in the late 1950s, contribute to the eligibility of the District and have the integrity necessary to convey the District’s historical significance. As a California Register-eligible cultural resource, the District is a historical resource under CEQA.

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Potentially Significant Unless Mitigation Incorporated)*

As discussed above, the District is eligible for listing on the California Register and is considered a historic resource pursuant to CEQA. The proposed project would result in the removal of a portion of the gymnasium that was added to the building during the District’s period of significance, as well as the introduction of new architectural features to the campus. Therefore, the project would alter a

portion of a building that contributes to the historical significance of the District, as well as the immediate setting of the campus. The construction of the new classroom addition and library would also introduce buildings not present during the District's period of significance. These changes would affect some aspects of the District's historical integrity.

The removal of the L-shaped building would not result in an impact because that building is not a contributor to the District's significance. As part of the project, the main building would be renovated in a manner consistent with the Secretary's Standards. According to 14 CCR §15064.5(b)(3), a project that follows the Secretary's Standards would not result in a significant impact to historic resources.

The District is significant at the local level under California Register Criterion 1 for its association with the Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito. As such, the qualities that justify the District's eligibility for the California Register lie in its expression of institutional architecture, Chinese-themed architectural elements, and educational uses. In each area, the District maintains these expressions and the replacement of the stylistically discordant gymnasium addition with an addition that displays the dominant architectural themes of the campus would contribute to the continuity of the District's historical significance.

The following design elements of the proposed project would protect the historic integrity of the District:

- the exterior walls of the new construction would be made of cast-in-place concrete with horizontal form seams to emulate the walls of the main building in form, material, and texture;
- the proposed construction would incorporate balcony panel and window pane patterns reflective of the square and rectangle forms on the main building;
- the vertical sunshade that would form a large portion of the proposed addition's west façade is designed to express classical ordering and frontal regularity, and is intended to create an "institutional" feel to match that of the main building;
- the western façade of the gymnasium addition was also designed to include repetitive vertical planar elements, alternating solid and transparent surfaces, horizontal ties at the vertical midpoint, stylistic design panels, and a cornice consistent with the main building;
- the roof of the proposed addition would use skylights to take advantage of natural light, consistent with the use of skylights in the gymnasium; and
- the core of the campus open area, including the entrance, lawn, and trees, would be preserved as open space to maintain the historical spatial organization of the campus, as well as to maintain open space values for the neighborhood.

However, the project would result alter the gymnasium building, which is one of the four buildings that contribute to the District. This alteration would result in minor diminishment of some aspects of the District's integrity. Implementation of the following recommended measure would further reduce this less-than-significant impact:

Recommended Measure CULT-1: The project applicant shall undertake the following activities:

- *Photo-documentation*: photo-document the gymnasium prior to its modification. This should consist of photographs of the gymnasium's principal elevations, those portions of the gymnasium that will be removed, and several representative views from the gymnasium toward other portions of the District and from the District grounds toward the gymnasium;
- *Historical Summary*: prepare a brief historical description of the district and its historical significance to accompany the photo-documentation. The bulk of this summary could be taken from the existing evaluation report, but focused research should be done to obtain additional photographs and information from the District's period of significance. The historical summary and photo-documentation should be distributed to the El Cerrito Historical Society and the Northwest Information Center, and made available at the Windrush School Library.
- *Interpretive Panel*: design and install an outdoor interpretive panel to allow visitors to the Windrush School campus to gain a sense of the historical significance of the District. This panel could be placed in a location that would allow a visitor to view a photo of the pre-project gymnasium and a brief description of the history of the District. From that position, the visitor could look up to have an instant visual connection to the gymnasium.

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (Potentially Significant Unless Mitigation Incorporated)*

Prior to 1935, the project site was used as a farm. The site may also have been used by American Indians, prior to or during the early years of European/Anglo settlement. These uses, in addition to use of the site by Chung Mei residents, could be associated with archaeological resources. These resources could be encountered on the site when ground is disturbed (e.g., during the construction period). Implementation of the following mitigation measure would reduce potential impacts to archaeological resources to a less-than-significant level:

Mitigation Measure CULT-2: If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the finds, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Adverse effects to such deposits shall be avoided by project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits shall be avoided or mitigated.

Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results of the assessment, and provide recommendations for the treatment of the archaeological deposits. The report shall be submitted to the applicant, the City of El Cerrito, and the Northwest Information Center.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Potentially Significant Unless Mitigation Incorporated)*

Areas around the project site are underlain by Late Pleistocene alluvium. This substrate has a high potential for containing fossil resources, and there is the possibility that significant paleontological resources could be discovered during project ground-disturbing activities. However, the potential for identification of paleontological resources on the project site is diminished due to substantial ground disturbance that has occurred on the site since at least 1935. Contact with fossil resources during the construction period could result in significant impacts to paleontological resources. Implementation of the following mitigation measures would reduce this impact to a less-than-significant level:

Mitigation Measure CULT-3: If paleontological resources are discovered during project activities, all work within the vicinity of the discovery shall be redirected until a qualified paleontologist has assessed the situation and made recommendations regarding the treatment of fossils. Project personnel shall not move or collect any paleontological resource.

Adverse effects to paleontological resources shall be avoided by project activities. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, project activities shall avoid disturbing the deposits, or the adverse effects of disturbance shall be mitigated. Upon completion of the paleontological assessment, a report shall be prepared documenting the methods, results, and recommendations of the assessment. The report shall be submitted to the project applicant and the City of El Cerrito.

- d) *Disturb any human remains, including those interred outside of formal cemeteries? (Potentially Significant Unless Mitigation Incorporated)*

Although American Indian prehistoric remains have not been identified within or in the vicinity of the project site, there is a possibility that human remains exist in the project site. Such remains could be uncovered during construction period activities that involve ground disturbance. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level:

Mitigation Measure CULT-4: If human remains are encountered during construction of the proposed project, work within the vicinity of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. Project personnel shall not collect or move any human remains or associated materials. If the human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission shall identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the project applicant, the appropriate City of El Cerrito agencies, and the Northwest Information Center.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following section is based on the *Geotechnical Study, Windrush School, El Cerrito, California*, prepared by Fugro West, Inc., in 2004 (see Appendix A).<sup>12</sup> The study focused on the eastern and northern portions of the Windrush campus, the locations of proposed Master Plan-related construction. The geotechnical investigation included six test borings to gain additional information about soils underlying the project site.

<sup>12</sup> Fugro West, Inc., 2004. *Geotechnical Study, Windrush School, El Cerrito, California*. October.

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 known 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? (Potentially Significant Unless Mitigation Incorporated)*

i) **Fault Rupture.** The San Francisco Bay region is a seismically active region that is subject to large earthquakes; there are 30 known faults in the Bay Area that are considered capable of generating earthquakes. The Hayward Fault is the nearest active fault to the project site and is located approximately 0.9 mile east of the site. However, the project site is not located within an Alquist-Priolo zone.

The project site is not located in close proximity to other faults. Other faults around the project site include: the Rogers Creek fault, approximately 10.3 miles to the northwest of the site; and the Concord-Green Valley and Calaveras faults, approximately 15 miles to the east and southeast of the site, respectively. The San Andreas Fault is located approximately 17.4 miles to the west of the site. Since surface faulting or ground rupture tends to occur along previous fault lines and identified fault lines are not located within the site, implementation the proposed project would not adversely affect persons or structures due to the rupture of a know earthquake fault.

ii) **Ground-shaking.** The project site is located in the San Francisco Bay Area, which is considered one of the most seismically active regions in the United States. In 2003, the Working Group on California Earthquake Probabilities, in conjunction with the United States Geological Survey, found that there is a 62 percent probability that at least one magnitude 6.7 or greater earthquake will occur in the Bay Area between 2003 and 2032. Earthquakes on any of the faults within the Bay Area could cause strong ground shaking at the project site depending upon the magnitude of the earthquake, the distance of the project site from the earthquake epicenter, the type of geologic materials that underlie the site, as well as other factors. Because it affects a much broader area, ground shaking, rather than surface fault rupture, is the cause of most damage during earthquakes. The project is likely to be subject to earthquakes during its operation period.

Structural damage to buildings results from the transmission of earthquake-induced vibrations through the ground. A large earthquake on any of the faults within 18 miles of the project site (but especially an earthquake on the Hayward Fault) would result in strong ground shaking at the project site. The Uniform Building Code (UBC) Chapter 16, Division IV Earthquake Design requires that structures be designed using certain earthquake design criteria.

The proposed project would be designed in accordance with the geotechnical report and applicable building codes. Implementation of the following mitigation measure would reduce the impact of ground-shaking to a less-than-significant level:

Mitigation Measure GEO-1: Implement the recommendations outlined in the *Geotechnical Study, Windrush School, El Cerrito, California*, prepared by Fugro West, Inc., and published in October 2004. The recommendations include:

- Construction in accordance with the seismic design criteria outlined in the 1997 Uniform Building Code (UBC);
- Proper site preparation and grading;
- Management of surface water so that it does not flow over the top of slopes or down slope faces;
- Limiting the grade of cut slopes;
- Supporting buildings on conventional continuous and isolated spread footings;
- Adequate supporting interior slabs-on-grade;
- The provision of adequate clearance between exterior slabs and buildings that overhang these slabs (such as window sills or doors that open outward);
- Design of basement/retaining walls to resist both lateral earth pressures and any additional lateral loads caused by surcharging; and
- Use of flexible pavement design.

**iii) Ground Failure and Liquefaction.** Ground failure hazards of potential concern at the project site include densification and liquefaction. Densification occurs when ground-shaking causes predominantly granular soils to become compact and occupy less volume, which results in settlement. Soil liquefaction is a closely-related phenomenon primarily associated with saturated soil layers located near the ground surface. Soils that are most susceptible to liquefaction are relatively loose, clean, poorly-graded, fine-grained sands. These soils lose strength during ground shaking and become incapable of supporting overlying structures. Due to the loss of strength, the soil acquires “mobility” sufficient to permit both horizontal and vertical movements.

The surface soils encountered in the borings conducted as part of the geotechnical investigation include very stiff to hard clays, which extend to a depth of 10 to 20 feet below the ground surface. Below these clays, mainly sandy lean clays were encountered (and extend to a depth of approximately 31.5 feet). The high-plasticity surface clays have sufficient cohesion to not be prone to densification, liquefaction, or other forms of ground failure.

**iv) Landslides.** The project site has been mapped as being located at the base of a large, south-trending landslide complex associated with the Hayward Fault zone. In fact, a 1975 study by T.H. Nilsen indicated that the majority of the southwest-facing slope within El Cerrito is an extensive landslide complex. In the vicinity of the project site, the landslide complex extends to the crest of the hill slope, near Arlington Boulevard.

The hill slope area has been extensively developed with moderately dense residential housing. According to Fugro West, “None of the available information, as well as data generated for [the geotechnical] study indicate a current regional or local instability of the hill slope, or that the existence of these subsurface materials underlying the site would preclude site development,” if the recommendations in the geotechnical study are implemented. Implementation of the following mitigation measure would reduce impacts associated with the landslide complex uphill of the project site to a less-than-significant level:

Mitigation Measure GEO-2: Implement Mitigation Measure GEO-1.

- b) *Result in substantial soil erosion or the loss of topsoil? (Potentially Significant Unless Mitigation Incorporated)*

Because the clayey soils on the site are highly expansive (i.e., subject to expansion and contraction during dry/wet cycles), exposed slopes on the site could be subject to soil erosion, soil creep, gradual soil failure (raveling), and soil sloughing. Erosion potential could be high for both artificial and natural slopes on the site and could be exacerbated by the presence of a historic drainage swale located under the existing gymnasium. This drainage swale was identified by Fugro West during a review of historic topographical maps, and it is thought that the swale may have been graded during development of the site and surrounding areas. The swale could indicate a preferred path for surface water originating uphill, and could also provide a preferred path for groundwater. The movement of surface water through the site would increase the potential for erosion.

The potential for soil erosion exists during the period of earthwork activities and between the time when earthwork is completed and new vegetation is established or hardscape is installed. A Storm Water Pollution Prevention Plan (SWPPP) and Erosion Control Plan are a routine requirement of projects requiring grading permits. The SWPPP identifies best management practices to protect the quality of stormwater runoff, and the Erosion Control Plan, which is required for the grading permit, provides the details of the erosion control measures to be applied on the site. Implementation of the following mitigation measure would reduce impacts on soil erosion or loss of topsoil to a less-than-significant level:

Mitigation Measure GEO-3: Implement Mitigation Measure HYD-1.

- c) *Be located on a geologic unit or 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? (Potentially Significant Unless Mitigation Incorporated)*

As noted in VI.a, the project site is not prone to liquefaction or other forms of ground failure, but is located at the base of a regional landslide complex. In addition, the historic drainage swale has been identified under the existing gymnasium building. Flow of surface water or groundwater into this drainage swale could result in soil erosion and slope instabilities. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level:

Mitigation Measure GEO-4: Implement Mitigation Measure GEO-1 and Mitigation Measure HYD-1.

- 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? (Potentially Significant Unless Mitigation Incorporated)*

The clayey soils on the project site are highly expansive and could cause displacement and cracking of proposed building foundations. Expansion could particularly be a problem for structures on the project site during seasonal changes in moisture context. Implementation of the following mitigation measure would reduce impacts associated with soil expansion to a less-than-significant level:

Mitigation Measure GEO-5: Implement Mitigation Measure GEO-1.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (**Less-than-Significant Impact**)*

Sewer infrastructure is available on the site and septic tanks or alternative waste water disposal systems would not be used as part of the project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less-than-Significant Impact)*

Implementation of the proposed project would result in the expansion of existing school uses by 23,000 square feet. Although small quantities of commercially-available hazardous materials could be used within the proposed buildings and in landscaped areas in the project site for cleaning and maintenance, these materials would not be used in sufficient quantities to pose a threat to human or environmental health. All toxic materials used during the construction period would be handled in compliance with hazardous materials regulations. Therefore, implementation of the proposed project would not 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? (Potentially Significant Unless Mitigation Incorporated)*

The project site has been used as an orphanage or school since 1935, and is not expected to contain soil contamination that could pose an adverse risk to human health. Prior to development of the Chung Mei Home, the site was used as a dairy farm. This historic land use would not typically be associated with soil contamination in the site.

However, all of the permanent structures at the project site were constructed prior to the 1980s, and therefore may contain lead-based paint (LBP) and/or asbestos-containing materials. Demolition of a portion of the gymnasium as part of Phase 1 and demolition of the classroom building as part of Phase 4 may have the potential to release lead particles and asbestos fibers into the air, where they could potentially pose a health risk to construction workers and the general public.

Implementation of the following mitigation measure would reduce the impacts of exposure to LBP to a less-than-significant level:

Mitigation Measure HAZ-1: Prior to demolition of structures on the site, a comprehensive United States Environmental Protection Agency/United States Department of Housing and Urban Development (EPA/HUD) level Lead Based Paint (LBP) survey shall be conducted. If any LBP is identified, it shall be removed from the site in accordance with all applicable regulations, including Occupational Safety and Health Administration (OSHA) guidelines.

Implementation of the following mitigation measure would reduce the impacts of exposure to asbestos-containing materials to a less-than-significant level:

Mitigation Measure HAZ-2: Prior to demolition of structures on the site, a complete Asbestos Hazard Emergency Response Act-level pre-demolition Asbestos Survey shall be conducted. If asbestos is identified, a licensed asbestos abatement contractor shall be retained to abate identified asbestos-containing material in accordance with all applicable regulations.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (**Potentially Significant Unless Mitigation Incorporated**)*

Windrush School currently occupies the project site. As described in VII.a, the proposed project includes the construction of new academic facilities, and would not result in the routine use, transport, or disposal of substantial quantities of hazardous materials. As described in VII.b, the proposed project has the potential to expose sensitive receptors to lead-based paint and asbestos-containing materials. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level:

Mitigation Measure HAZ-3: Implement Mitigation Measures HAZ-1 and HAZ-2.

- 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? (**Less-than-Significant Impact**)*

The project site is not included on any of the hazardous materials/contaminated sites lists compiled pursuant to Government Code Section 65962.5.

- 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? (**No Impact**)*

The site is not located within an airport land use plan and is not within 2 miles of a public airport.

- f) *For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (**No Impact**)*

The project is not located within the vicinity of a private airstrip.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (**Less-than-Significant Impact**)*

The proposed project would expand academic facilities on the existing site of Windrush School by approximately 23,000 square feet. No circulation changes are proposed on public streets as part of the project. Therefore, the proposed Master Plan would not interfere with an adopted emergency response 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? (Less-than-Significant Impact)*

Areas of “Very High Fire Hazard Severity” are designated in the General Plan. These areas are located near East Bay Regional Park District open space and certain City parks. The proposed project site is located in a developed urban area that is not within the vicinity of a wildfire hazard area. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 level (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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Violate any water quality standards or waste discharge requirements? (Potentially Significant Unless Mitigation Incorporated)</i>				

The following section describes the agencies that regulate surface water and groundwater quality; existing storm water regulations; proposed storm water management features on the project site; and required mitigation measures to reduce the project’s effects on water quality to a less-than-significant level.

*Regulatory Agencies.* Water quality in surface and groundwater bodies is regulated by the State and Regional Water Quality Control Boards. The project site is under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), which is responsible for implementation of State and federal water quality protection regulations. The RWQCB is responsible for implementing the Water Quality Control Plan (Basin Plan),<sup>13</sup> a master policy document for managing water quality issues in the region. The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

*Storm Water Regulations.* Runoff water quality is regulated by the federal National Pollutant Discharge Elimination System (NPDES) Nonpoint Source Program (established through the Clean Water Act); the NPDES program objective is to control and reduce pollutants to water bodies from nonpoint discharges, such as polluted runoff from parking lots.

The City of El Cerrito is a participant in the Contra Costa Clean Water Program (CCCWP), which administers the County’s NPDES permit. The CCCWP, which includes representatives of Contra Costa County, 19 incorporated cities in the County, and the Contra Costa County Flood Control and Water Conservation District, maintains compliance with the NPDES Storm Water Discharge Permit and promotes storm water pollution prevention within that context. County compliance with the NPDES permit is mandated by State and federal laws, statutes, and regulations.

<sup>13</sup> San Francisco Bay Regional Water Quality Control Board, 1995. *Water Quality Control Plan*, June 21.

Participating agencies (including the City of El Cerrito) must comply with the provisions of the County permit by ensuring that new development and redevelopment mitigate, to the maximum extent practicable, water quality impacts to storm water runoff both during construction and operation periods of projects. In February 2003, the San Francisco Bay RWQCB and the Central Valley Region RWQCB revised Provision C.3 in the NPDES permit governing discharges from the municipal storm drain systems of Contra Costa County and cities and towns within the County. The C.3 requirements started in 2005, but new requirements were added in 2006.

C.3 requirements apply to “Group 1” and “Group 2” projects. Group 1 projects are developments that create or replace 1 acre or more of impervious surfaces. Provision C.3 requires a Stormwater Control Plan to be prepared for Group 1 projects that includes treatment measures specified in the NPDES permit and the CCCWP’s Stormwater C.3 Guidebook. In addition, Group 1 projects must also show that post-project runoff does not exceed estimated pre-project flows or durations.

Group 2 projects are developments that would create or replace 10,000 square feet or more of impervious surfaces. As with Group 1 projects, Provision C.3 requires the sponsors of Group 2 projects to show that treatment measures specified in the NPDES permit and the C.3 Guidebook are included in the project’s Stormwater Control Plan. However, unlike Group 1 projects, Group 2 projects are not required to show that these treatment measures would reduce post-project runoff to pre-project volumes and durations. However, the project sponsor must show that pollutants in storm water runoff are reduced to the maximum extent practicable.

For both Group 1 and Group 2 projects, if a new project results in an increase, or replacement of, 50 percent or more of existing impervious surfaces, and the existing development was not subject to storm water treatment features, then the entire project must be included in Stormwater Control Plan.

The proposed project, which would increase impervious surfaces on the site by approximately 0.17 acres (and would replace less than 1 acre of impervious surfaces) is a Group 2 project. Therefore, the project sponsor will be required to prepare a Storm Water Control Plan with storm water management features that would reduce pollutants in runoff to the maximum extent practicable. However, the increase in impervious surfaces would not comprise a 50 percent increase over existing impervious surfaces, so the project sponsor is required to provide treatment only for the runoff caused by new surfaces. The sponsor would also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to reduce runoff, erosion, and water contamination during the construction period.

*Proposed Storm Water Management Features.* The Preliminary Storm Water Control Plan prepared for the Master Plan indicates that runoff from existing and proposed buildings would be routed to on-site pervious surfaces, including lawns, swales along the southern and northeastern boundaries of the site, and three planters adjacent to paved areas and buildings. These features are designed to treat the runoff from the portions of the campus that would be altered by the Master Plan. In its preliminary form, the plan appears to satisfy the requirements of Provision C.3 by using best management practices to reduce pollutants in storm water to the maximum extent practicable. The project sponsor would also be required to submit a SWPPP to reduce adverse effect to storm water during the construction period. Implementation of the following mitigation measure would ensure the adequacy of the Final Storm Water Control Plan and would reduce the project’s impacts on water quality to a less-than-significant level:

Mitigation Measure HYD-1a: The project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential impacts to surface water quality during the construction period of the project. It is not required that the SWPPP be submitted to the RWQCB, but must be maintained on-site and made available to RWQCB staff upon request. The SWPPP shall include specific and detailed Best Management Practices (BMPs) designed to mitigate construction-related pollutants. At minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and shall include both dry and wet weather inspections.

Mitigation Measure HYD-1b: The project applicant shall prepare a Final Storm Water Control Plan that fulfills the requirements outlined in the Contra Costa Clean Water Program, Stormwater Quality Requirement for Development Applications, C.3 Guidebook (October 2006).

- 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 level (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)? (Less-Than-Significant Impact)*

The project would not result in the removal of water from the local groundwater table or other direct impacts to groundwater supplies. Implementation of the proposed project would increase impervious surfaces on the project site by approximately 0.17 acres. However, after implementation of the proposed project, approximately 44.8 percent of the project site would remain covered with pervious surfaces, such as landscaping. As indicated in the Preliminary Storm Water Management Plan, all storm water runoff from the portion of the site affected by the Master Plan would be routed to pervious surfaces, allowing for the infiltration of runoff into the groundwater system. Therefore, the proposed project would not substantially adversely affect groundwater recharge.

- 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? (Less-Than-Significant Impact)*

The project site slopes generally to the southwest. Implementation of the proposed project would not alter this general drainage pattern. As noted under VIII.a, the Preliminary Storm Water Control Plan would ensure that runoff generated by modified portions of the project site would be treated in a series of swales and planters. These storm water management features would slow the velocity of runoff and allow for the removal of sediments and other pollutants. Therefore, additional runoff generated by the project would not be expected to cause substantial erosion or siltation on- or off-site. No creeks or rivers flow through the project site. A historic drainage swale was identified in the location of the existing gymnasium. The project would not affect this swale, which was buried when the site was developed.

- d) *Substantially alter the existing drainage pattern of the site or 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? (**Less-Than-Significant Impact**)*

The Preliminary Storm Water Control Plan would direct all storm water runoff from the Master Plan area to a series of storm water treatment features. Therefore, the project is not expected to increase storm water runoff on- or off-site, or otherwise result in localized flooding.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (**Potentially Significant Unless Mitigation Incorporated**)*

Implementation of the proposed project would increase impervious surfaces on the site by approximately 0.17 acres. Increased runoff from these surfaces would be routed to and treated in a series of swales and planters. Therefore, the project is not expected to generate increased storm water runoff that would be deposited off-site. According to the City Public Works Department, the existing storm drain system in the vicinity of the project site has adequate capacity to accommodate runoff from the project site.<sup>14</sup> In addition, runoff generated during the operational period of the project would be treated on-site. Therefore, the project is not expected to create a significant source of polluted runoff.

Polluted runoff could be generated during the project construction period due to erosion from soil stockpiles, oil and gas leaks, and ground disturbance. Implementation of the following mitigation measure would ensure that the project does not increase the volume or substantially reduce the quality of runoff from the project site:

Mitigation Measure HYD-2: Implement Mitigation Measure HYD-1a and HYD-1b.

- f) *Otherwise substantially degrade water quality? (**Less-Than-Significant Impact**)*

No other elements of the project would cause substantial degradation of 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? (**No Impact**)*

Flood Insurance Rate Maps issued by the Federal Emergency Management Agency indicate that the only portion of El Cerrito within the 100-year flood zone is south of Central Avenue and west of Carlson Boulevard. The project site is not located within this area.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (**No Impact**)*

See VIII.g, above.

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<sup>14</sup> King, Bruce, 2007. Maintenance and Engineering Manager, City of El Cerrito Public Works Department. January 19.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam? (No Impact)*

The project site is not located in a flood-prone zone, including an area subject to flooding as a result of dam or levee failure.

- j) *Inundation by seiche, tsunami, or mudflow? (No Impact)*

The project site is not located in an area subject to inundation by a seiche, tsunami, or mudflow. Seiches and mudflows are not considered hazards in most areas of El Cerrito, including the project site. Tsunamis are only likely to substantially affect portions of El Cerrito that are within close proximity to San Francisco Bay. However, even in these areas, the risk is not considered significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Physically divide an established community? (Less-than-Significant Impact)*

The physical division of an established community would typically involve the construction of large features (such as freeways) that then function as physical or psychological barriers between communities, or the removal of roads (e.g., through the assembly of numerous parcels and the creation of “superblocks”) such that access from one neighborhood to another is diminished.

Implementation of the proposed project would result in the expansion of school facilities on the existing campus of the Windrush School. Buildout of the Master Plan would not change access patterns around the project site, create barriers within the site, or otherwise prevent persons from traveling in the vicinity of the school. Therefore, the proposed project would not 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? (Less-than-Significant Impact)*

The project site is designated for Institutional and Utility uses in the El Cerrito General Plan. According to the General Plan, the Institutional and Utilities designation is “applied to public and privately owned lands used for activities such as private utilities (electrical, gas, water, and telecommunications), schools (both private and public), and other city, county, state, or federal facilities. A major intent of this land use designation is to preserve and protect limited valuable resources, facilities and sites for possible future public use and to allow for careful consideration by the City Council of changes in land use when private institutional uses are no longer viable.” The proposed project, which would expand school facilities on an existing school campus, would be consistent with this designation. The General Plan species a “normal range” of intensity (floor-area-ratio, or FAR) for Institutional and Utilities designated land of up to 1.0 (and up to 2.0 with City incentives). Implementation of the Master Plan would increase the FAR from 0.20 to 0.34, well within the normal range outlined in the General Plan.

The project site, with the exception of the southwestern corner, is zoned Single-Family Residential District (R-1). The southwestern corner of the site is zoned Duplex Residential District (R-2). However, the City is in the process of revising the Zoning Ordinance; the Administrative Draft of the Zoning Ordinance revision would change the zone of the site to Public/Semi-Public (PS). Single-family dwellings, accessory uses, home occupations, and small family-care facilities are all permitted as of right in the R-1 District. Private schools are permitted uses, but are subject to a Commission Use Permit. Single-family dwellings, duplexes, accessory buildings, home occupations, and small family care facilities are permitted as of right in the R-2 District; as in the R-1 District, private school uses are permitted with a Commission Use Permit. The proposed Master Plan would be consistent with the design and intensity regulations outlined for the R-1 and R-2 Districts.

The purposes of the proposed PS District are to: A) create, maintain, and enhance areas of the City that are appropriate for public or semipublic uses, including, private utilities (electrical, gas, water and telecommunications), schools (both private and public), other private uses of an institutional or community services nature and other city, county, State or federal facilities; B) Preserve and protect limited valuable resources, facilities and sites for possible future public use and to allow for careful consideration by the City Council of changes in land use when private institutional uses are no longer viable; and C) ensure that public and semipublic land uses protect and enhance the character and quality of life of the surrounding area. Schools are permitted in the PS District with a Commission Use Permit. The development standards of the PS District are dictated by the standards of surrounding zones. As noted above, the Master Plan would be generally consistent with the design and intensity regulations outlined for both the R-1 and R-2 zones.

The proposed project would not conflict with other land use policies adopted for the purpose of avoiding or mitigating environmental impacts.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? (No Impact)*

The site is not subject to a habitat conservation plan or a natural community conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**X. 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?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>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? (No Impact)</i>             |                          |                          |                          |                                     |

No known mineral resources are present at the project site. Implementation of the proposed project would not result in the loss of availability of a known mineral resource.

- 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? (No Impact)*

The project site is not designated by the general plan, specific plan, or other land use plans as a locally-important mineral recovery site.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. 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 or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Potentially Significant Unless Mitigation Incorporated)</i>				

The following section includes a discussion of the project’s potential effects on noise levels during the construction and operation period. The evaluation was based in part on a site reconnaissance and noise monitoring conducted by LSA staff on January 17, 2007, which concluded that the project would substantially increase noise levels during the construction period, but not during operation of the school. A summary of this analysis is preceded by a description of the fundamental characteristics of noise, applicable noise regulations, and the existing noise environment in the vicinity of Windrush School.

### Characteristics of Noise

Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement which indicates the relative intensity of a sound. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a ten-fold increase in acoustic energy, while 20 dB is 100 times more intense, and 30 dB is 1,000 times more intense. Each 10 dB increase in sound level is perceived as approximately a doubling of loudness. Sound intensity is normally measured through the A-weighted sound level (dBA). This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The A-weighted sound level is the basis for 24-hour sound measurements which better represent the increased sensitivity to sound during the

nighttime hours. These measurements include the day/night noise level ( $L_{dn}$ ) and the Community Noise Equivalent Level (CNEL).<sup>15</sup>

### Noise Regulations

The City has set acceptable noise exposure levels, consistent with the California Building Code, as shown in Table 1. The California State Noise Insulation Standards require a study of proposed project design to ensure that interior noise levels of new housing units will not exceed an  $L_{dn}$  of 45 dBA. Where residential units are exposed to external noise levels of 60 dBA  $L_{dn}$  or higher, the City stipulates that interior instantaneous noise levels should not exceed 50 dBA in the bedrooms or 55 dBA in other rooms. This measure is particularly important for areas exposed to noise from Bay Area Rapid Transit (BART) trains, which may often exceed the 60 dBA  $L_{dn}$  threshold. The City has set a noise level goal of 60 dBA  $L_{dn}$  for outdoor residential uses, which are defined as backyards associated with single-family houses and recreation areas in multi-family housing. The Planning Commission is permitted to raise this threshold to 65 dBA. In addition, if the noise source is BART, the City allows outdoor noise exposure up to 70 dBA  $L_{dn}$  for residential uses. Residential uses exposed to higher levels may be permitted once noise insulation techniques are included in the project design.

**Table 1: General Plan Noise Level Standards**

Location	Standard
Residential Exterior	60 dBA $L_{dn}$ <sup>a</sup>
Residential Interior	45 dBA $L_{dn}$
Schools Exterior	60 dBA $L_{dn}$
Playgrounds Exterior	65 dBA $L_{eq}$

<sup>a</sup> Does not apply to apartment patios. Where 60 dBA is not feasible, the Planning Commission may increase the standard to 65 dBA. Projects located near BART are allowed a level of 70dBA  $L_{dn}$ .

Source: El Cerrito, City of, 1999. *General Plan*. August & LSA Associates, Inc., 2007.

### Existing Noise Environment

Primary sources of noise at the project site include traffic on Elm Street, BART trains, and children at play in school yard during recess and lunch times.

Five sound measurements were conducted by an LSA technician on January 17, 2007, at 15 to 20-minute intervals during existing recess and lunch periods at the school. Figure 10 shows the monitoring locations. Noise levels on the school property ranged from 56.3 dBA to 70.5 dBA  $L_{eq}$ . Noise levels at the neighboring residential property ranged from 53.1 dBA to 54.2 dBA  $L_{eq}$ . The results of the noise measurements are shown in Table 2.

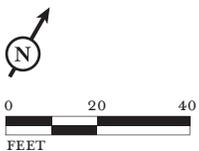
Simultaneous measurements were conducted on both sides of the sound barrier wall on the south side of the project site. Results indicate that the sound barrier wall provides at least an 8 dBA reduction in noise levels from school-related noise sources.

<sup>15</sup>  $L_{dn}$  is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. CNEL is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 decibels to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. Source: Harris, Cyril M. 1991. *Handbook of Acoustical Measurement and Noise Control, Third Edition*.



LSA

FIGURE 10



LEGEND

**3** NOISE MONITORING LOCATIONS

**---** PROJECT SITE

Windrush School Master Plan  
Noise Monitoring Locations

SOURCE: RATCLIFF, OCTOBER 2006.

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**Table 2: Ambient Noise Monitoring Results, January 17, 2007**

Start Time	End Time	Location #	Reference Monitoring Location	Noise Sources	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>peak</sub>	L <sub>2</sub>	L <sub>50</sub>
10:15	10:30	2	Next to basketball court, approximately 10 feet from sound wall	Approximately 35 children at play structure and at basketball court, traffic on Elm Street, BART	56.3	85.7	43.5	110.6	62.6	53.1
12:10	12:30	1A	Next to play field directly behind 1780 Manor Circle, approximately 5 feet from sound wall	Approximately 45 children at play structure and at basketball court, traffic on Elm Street, BART	63.7	80.8	52.5	93	70.7	60.9
12:10	12:30	1B	Backyard of 1780 Manor Circle, approximately 8 feet from sound wall	Approximately 45 children at play on other side of fence, BART	54.2	76.5	41	101.2	62.3	49.6
12:55	1:15	3	NW corner of gym, at top of stairs to Administration building	Approximately 60 children at play structure and at basketball court, traffic on Elm Street, BART	70.5	85.4	55.9	106.9	79.4	65.9
12:55	1:10	1B	Backyard of 1780 Manor Circle, approximately 8 feet from sound wall	Approximately 60 children at play on other side of fence, BART	53.1	75.6	43.3	94.1	60	50.1

Source: LSA Associates, Inc., January 2007.

### Short-Term Construction Activities

The proposed project is currently bordered by residential land uses and the existing school site. Project construction would result in short-term noise impacts on these adjacent land uses. The level and types of short-term noise impacts that would occur during construction are described below.

The transport of workers and construction equipment and materials to the project site would incrementally increase noise levels on access roads leading to the site. Noise impacts from trucks would occur on the site for the duration of the construction period. Workers and construction equipment would use existing access routes. Noise from passing trucks (87 dBA L<sub>max</sub> at 50 feet) would be similar to existing truck-generated noise.

Construction of the proposed project is expected to require the use of bulldozers, front-end loaders, backhoes, haul trucks, water trucks, and pickup trucks. Pile drivers and rock drills are not expected to be used on a regular basis during construction.

As shown in Table 3, the typical maximum noise level generated by each earthmover on the project site is assumed to be 88 dBA  $L_{max}$  at 50 feet from the operating earthmover. The maximum noise level generated by water and pickup trucks is approximately 86 dBA  $L_{max}$  at 50 feet from these vehicles. Each doubling of the sound sources with equal strength would increase the noise level by 3 dBA. Assuming each piece of construction equipment operates at some distance apart from the other equipment, the worst-case combined noise level during this phase of construction would be 91 dBA  $L_{max}$  at a distance of 50 feet from an active construction area.

Construction activities are regulated by the El Cerrito Municipal Code, which restricts construction work hours to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on weekends and holidays.<sup>16</sup> There would, at times, be high intermittent short-term construction noise in the project area during the construction period. Implementation of the following mitigation measure would reduce these noise impacts to a less-than-significant level:

**Table 3: Typical Construction Equipment Noise Level**

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)	Suggested Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers	81 to 96	93
Rock Drills	83 to 99	96
Jackhammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	74 to 84	80
Scrapers	83 to 91	87
Haul Trucks	83 to 94	88
Cranes	79 to 86	82
Portable Generators	71 to 87	80
Rollers	75 to 82	80
Dozers	77 to 90	85
Tractors	77 to 82	80
Front-End Loaders	77 to 90	86
Hydraulic Backhoe	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 89	86
Trucks	81 to 87	86

Source: Bolt, Beranek & Newman, 1987. Noise Control for Buildings and Manufacturing Plants.

**Mitigation Measure NOISE-1:** Construction of the proposed project shall comply with the following multi-part mitigation measure:

- When school is not in session, the contractor shall comply with the hours of construction listed in the Municipal Code: construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m., weekdays, and 8:00 a.m. to 5:00 p.m. on weekends and holidays. When school is in session, Windrush School shall work with City staff to determine construction timing that would have the least effect on school activities (and adjacent residential uses).
- During all construction, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.
- The construction contractor shall coordinate with Windrush School to schedule construction operations to minimize impacts to existing school facilities.

<sup>16</sup> El Cerrito, City of, 2006. *Municipal Code, Title 16, Chapter 16.02, Section 110.1.* July.

## Project Operation

Noise sources for the proposed project would include traffic noise, mechanical noise, and additional noise from students playing outside during recess and lunch times. Noise generated by new machinery, such as air conditioners, would not create a significant increase in noise levels.

Implementation of the project would increase staff and parent use of the parking areas and driveways, resulting in an increase in noise levels. The associated noise-producing activities would include vehicles cruising at slow speeds, door slamming, cars starting, and people talking. Vehicles cruising at slow speeds generate relatively low noise levels, or less than 60 dBA at 50 feet from the source. Door slamming would generate intermittently high impact noise levels up to 75 dBA at 50 feet from the source. Conversation between two persons at a distance of 3 to 5 feet apart would generate a noise level of 60 dBA at 5 feet. At 50 feet, this noise would be reduced to approximately 40 dBA. Noise generated on the project site's parking lot and driveways would not result in noise levels that would exceed the City's exterior noise standards during daytime and nighttime hours within or adjacent to the project site.

Typical central and northern California residential buildings built after 1970 reduce exterior to interior noise by approximately 15 dBA when windows are open, and by approximately 25 dBA when windows are closed. Therefore, residential uses adjacent to the project site (with windows either opened or closed) would be exposed to interior noise levels of 45 dBA  $L_{max}$  or lower from parking lot and driveway use (including door slamming). The expected increased use of the parking areas and driveways would not generate noise levels that exceed City noise standards.

Traffic volumes on Elm Street would increase by an estimated 125 daily vehicle trips with implementation of the proposed project. The increase in traffic noise levels, when averaged over 24 hours, would not raise the ambient noise levels measured in  $L_{dn}$  by a perceptible amount and would not expose persons to noise levels in excess of established standards. Therefore, the increase in traffic noise levels associated with implementation of the project would not result in a significant noise impact.

Implementation of the project would permit an increase in student enrollment of up to 97 students (from 250 students to 330 students +/- 5 percent). This increased number of students would contribute to existing noise levels during recess and lunch periods. However, single daytime or nighttime events, even with relatively high noise-generating activities such as periodic whistles, loud talk and yelling would not necessarily cause the  $L_{dn}$  to exceed the 60 dBA standard in neighboring residences. As noted above,  $L_{dn}$  is a weighted, 24 hour average noise scale, not an instant noise level denoted by a simple dBA reading. Although a single event taking place at the project site may generate an instant noise level several times higher than the ambient or background noise level without that particular event, it does not necessarily represent a violation of the City's noise code. As long as the  $L_{dn}$  levels identified in the City's General Plan and Noise Ordinance are not exceeded, no violation of the City's code would occur.

According to Harry Levitt and John C. Webster in *Handbook of Acoustical Measurements and Noise Control* (Third Edition, edited by Cyril M Harris, 1991), in acoustics, every doubling of an equal sound energy results in a 3 dBA increase in combined noise level. A worst case scenario for the proposed project can be calculated using the maximum number of 60 students observed to be on the play areas at one time during lunch, and adding an equal percentage of the new enrollment (i.e., after

implementation of the project, it is expected that there would be a maximum of 83 students in the play areas at a given time). This increase in students on the play fields would result in a 30 percent increase in sound energy – an increase of less than 3 dBA. In addition, this noise level, when averaged over 24 hours, would not result in a significant increase in ambient noise levels. Therefore, noise levels due to increased student enrollment would not subject sensitive receptors to a significant increase in ambient noise levels and would not exceed established standards. No additional mitigation measures would be required.

It can be similarly shown that for residences northeast of the project site near the proposed play area, noise levels due to increased student enrollment would also not subject sensitive receptors to noise levels that exceed established standards. The proposed play area would be located farther away from residences than the existing play area; in addition, the Phase 4 building would shield residential uses north of the site from noise associated with the proposed play area (reducing noise by up to 15 dBA). Therefore, no additional mitigation measures would be required.

b) *Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Potentially Significant Unless Mitigation Incorporated)*

Existing noise sources in the project site vicinity include BART trains, traffic on Elm Street, and children playing in the school yard during recess and lunch times. The BART tracks located approximately 700 feet west of the project site are elevated, reducing potential ground-borne vibration levels. Therefore, vibration levels at the project site are less than significant. Proposed academic uses at the site would not be expected to generate significant levels of ground-borne vibration or noise. However, construction activities associated with implementation of the proposed project could temporarily expose persons in the vicinity of the project site to ground-borne vibration or ground-borne noise levels. Implementation of the following mitigation measure mitigation measure would reduce this impact to a less-than-significant level:

Mitigation Measure NOISE-2: Implement Mitigation Measure NOISE-1.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less-than-Significant Impact)*

Existing noise levels at the project site range from 56.3 dBA to 70.5 dBA  $L_{eq}$ . The uses associated with the proposed project would generate noise resulting from traffic, an increased number of students, and mechanical equipment. However, as shown in Section XI.a, these sources are not expected to create a substantial increase in ambient noise levels. Therefore, project impacts to ambient noise levels would be less than significant.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Potentially Significant Unless Mitigation Incorporated)*

Project related construction activities could result in a substantial temporary increase in ambient noise levels. Implementation of the following mitigation measure would reduce this impact to a less a less-than-significant level:

Mitigation Measure NOISE-3: Implement Mitigation Measure NOISE-1.

- 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? (No Impact)*

The project site is not located within an airport land use plan or within 2 miles of an airport. Therefore, implementation of the proposed project would not expose persons in the project area to high levels of airport-related noise.

- 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? (No Impact)*

The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose persons in the project area to excessive airport-related noise.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Less-than-Significant Impact)*

Implementation of the proposed project would result in the expansion of an existing school. After amendment of the Master Plan, student enrollment would be permitted to rise from 250 students to 346 (330 +/- 5 percent) students during the regular school year, and from 125 students to 175 students during summer sessions. This increase in student enrollment is not likely to increase the residential population of El Cerrito because families who do not currently live in El Cerrito are unlikely to move to the City solely on the basis of living near their children's private elementary/middle school.

Employment at the school would also increase from 41 full-time-equivalent (FTE) employees to 49 FTE employees as part of the project. A portion of these eight FTE workers who do not currently live

in El Cerrito or adjoining cities could move to the area after procuring a job at the school. However, residence of these employees in the area would not be considered substantial population growth.

The expansion of Windrush School would occur within the existing school campus. No infrastructure would be extended to currently undeveloped areas that could encourage future growth. No other changes would occur as part of the project that would directly induce growth in El Cerrito and adjacent municipalities.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The project site does not currently contain any residential units. Implementation of the proposed project would not displace existing housing.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No Impact)*

See XII. b above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. PUBLIC SERVICES.**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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: Fire protection, police protection, schools, parks, other public facilities? (Less-than-Significant Impact)*

The following section includes a discussion of the project's potential effects on fire service; police service; schools; and parks and other public facilities. Impacts to public services would occur if the project increased demand for the services such that new or expanded service facilities would be required, and these new facilities themselves cause environmental impacts.

## **Fire**

The El Cerrito Fire Department operates two fire stations that provide first response services to the project site. In addition, the City has an automatic response agreement with the Richmond, Kensington, and West County fire departments to provide service across jurisdictional boundaries. Service standards set a maximum response time of 6 minutes for 95 percent of emergency calls. Based on this standard, the first engine should arrive in 6 minutes or less after an emergency call is made, and is required to have at least a 3-person company having training levels of Fire Fighter 1 and Emergency Medical Technician 1 or greater. As part of the development review process, the project applicant is required to demonstrate that adequate emergency water supply, storage, and conveyance facilities, and access for fire protection exist or will be provided. The Fire Department also would review the project application to ensure that protection services can be provided. A new fire hydrant and valves would be installed west of the Phase 1 addition to the gymnasium. In addition, the existing fire/emergency truck access route extending off the main campus driveway would be upgraded. The Fire Department has indicated that additional enrollment and employment at the project site could be accommodated by existing facilities. No new or physically altered fire department fighting would be required.<sup>17</sup>

However, the Fire Department has expressed concern over congestion at the intersection of Key Boulevard/Hill Street/Elm Street during school opening and closing times, and other times of the day.<sup>18</sup> Traffic congestion at this intersection is discussed in Section XV.

## **Police**

The City provides police services and contracts with the City of Richmond for emergency dispatching and with State and County agencies for investigative support services. The Police Department has a 3-minute service standard for emergency responses. General Plan policies also set a level of service standard of 1.8 officers per 1,000 persons. As part of the development review process, the General Plan requires the Police Department to make a determination regarding the ability of the department to provide services and to make recommendations in order to maintain acceptable levels of service.

The Police Department has indicated that the increase in enrollment and employment at the school would not compromise the Department's ability to meet emergency response standards, or otherwise require the need for new or expanded Police Department facilities. However, like the Fire Department, the Police Department has expressed concern over congestion at the intersection of Key

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<sup>17</sup> Bond, Michael, 2007. City of El Cerrito Fire Department. Personal communication with LSA Associates, Inc. January 22.

<sup>18</sup> Bond, Michael, 2007.

Boulevard/Hill Street/Elm Street during school opening and closing times, and other times of the day.<sup>19</sup> Traffic congestion at this intersection is discussed in Section XV.

**Schools**

The project involves the expansion of an existing private school and would not increase enrollment at other schools in El Cerrito, including both public and private schools.

**Parks**

The most recent tally of parks and open space in El Cerrito was conducted in 1998 and 1999, when the General Plan was being prepared. As of 1999, the City of El Cerrito had a total of 181.4 acres of recreation and open space facilities, including 31.6 acres of City-owned parks, 99.9 acres of City-owned open space, 23.3 acres of other City-maintained recreation facilities, and 26.6 acres of School District-owned recreation areas. The project site is within ¼ mile of Canyon Trail Park (10.5 acres), Hillside Natural Area (85 acres), and Castro Park (2.7 acres).

Implementation of the proposed project would increase school enrollment by a maximum of 96 students during the regular school year and 50 students during summer sessions. Students are expected to occasionally visit local parks during field trips; however, this occasional use would not be considered a substantial increase in demand for local parks, and would not require the provision of additional parks or expanded park facilities in El Cerrito.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) <i>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? (Less-than-Significant Impact)</i>				

Implementation of the proposed project would increase school enrollment by a maximum of 96 students during the regular school year and 50 students during summer sessions. Students are expected to occasionally visit local parks, such as Canyon Trail Park and Hillside Natural Area,

<sup>19</sup> Kirkland, Scott, 2007. Chief, El Cerrito Police Department. Personal communication with LSA Associates, Inc. January 18.

during field trips (including science class/ecology outings). This occasional use would not be expected to result in physical deterioration of any parks in El Cerrito, including those in the vicinity of Windrush School.

- 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? (Potentially Significant Impact Unless Mitigation Incorporated)*

The proposed project includes two new recreational facilities: a plaza and play area in the northeast corner of the campus adjacent to the proposed Phase 4 classroom building. Implementation of Mitigation Measures AIR-2, CULT-2, CULT-3, CULT-4, GEO-1, HYD-1a, and HYD-1b would ensure that these proposed facilities would not have a substantial adverse physical effect on the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC.</b> Would the project:				
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 trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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 trips, the volume to capacity ratio on roads, or congestion at intersections)? (Potentially Significant Unless Mitigation Incorporated)*

Traffic impacts were analyzed under existing conditions and existing plus project conditions. Intersection level of service was analyzed for one intersection (the only one determined to have the potential for significant adverse effects) to identify project impacts. Details and results of the analysis are described below and the traffic data used in this evaluation are included as Appendix C.

The traffic analysis was conducted using the methods outlined in the Transportation Research Board's *2000 Highway Capacity Manual* (HCM), as discussed below. The HCM methodology was utilized for the one analyzed intersection (which is signalized) to account for delay caused by signal phasing. It should be noted that anticipated intersection level of service can vary significantly when evaluations are performed using various LOS methodologies. In the case of the study intersection, for instance, use of the Intersection Capacity Utilization (ICU) LOS methodology, which is based on roadway capacity (and not intersection delay), would yield an improved level of service. However, the HCM methodology was used in this analysis because it is thought to be more representative of the intersection's actual operating characteristics. The LOS results of the HCM analysis reflect the intersection delay experienced during peak hour conditions. Nevertheless, use of either model would not change the conclusion regarding the project's less-than-significant impacts on traffic congestion.

### **Existing Conditions**

To document existing traffic conditions, intersection turn movement counts were collected by LSA Associates, Inc. on Wednesday, January 10, 2007. The counts were collected from 7:00 a.m. to 9:00 a.m. to identify traffic conditions during the AM peak period and from 1:30 p.m. to 4:00 p.m. to identify conditions during the school PM peak period. The school PM peak was evaluated instead of the citywide PM peak period because the new trips generated by the school during the citywide PM peak are relatively low in comparison to those generated during the school PM dismissal period. The project would add minimal trips to area roads during the citywide PM peak hour.

The intersection of Key Boulevard, Hill Street, Elm Street and the project driveway was evaluated to determine the impacts of existing traffic conditions at the school during the morning arrival and afternoon school dismissal period. No other intersections underwent a detailed analysis because the study intersection was determined to be the only intersection in the vicinity of the project site that could potentially be substantially affected by proposed project.

The study intersection is controlled by a traffic signal. The existing lane geometry consists of one northbound left turn lane and a northbound shared through right lane; a southbound shared through, left and right turn lane; a southeast shared through, left and right turn lane; an eastbound shared through and left turn lane and a right turn lane; and a westbound shared right and left turn lane. The existing level of service (LOS) for the study intersection was calculated using SYNCHRO (traffic modeling software), and the methodology set forth in Chapter 10 of the 2000 Highway Capacity Manual (HCM). The HCM methodology defines LOS in terms of total intersection delay in seconds per vehicle for all signalized and all-way stop-controlled intersections. The approach delay of a minor street is reported if it operates at an unacceptable LOS for two-way stop-controlled intersections. The resulting delay is expressed in terms of LOS, where LOS A represents free-flow activity and LOS F represents over-capacity operation. According to the LOS criteria set forth in the City of El Cerrito General Plan, the worst acceptable operation is LOS D for signalized intersections. The relationship between delay and LOS at both signalized and unsignalized intersections is summarized in Table 4.

**Table 4: LOS/Delay at Intersections**

Level of Service (LOS)	Signalized Intersection Delay per Vehicle (sec)	Unsignalized Intersection Delay per Vehicle (sec)
A	≤10.0	≤10.0
B	>10.0 and 20.0	>10.0 and 15.0
C	>20.0 and 35.0	>15.0 and 25.0
D	>35.0 and 55.0	>25.0 and 35.0
E	>55.0 and 80.0	>35.0 and 50.0
F	>80.0	>50.0

Source: Transportation Research Board, 2000. *Highway Capacity Manual*.

The existing intersection level of service results indicate that the intersection of Key Boulevard/Hill Street/Elm Street and the project driveway currently operates an acceptable level of service during both peak hours.

**Project Trip Generation and Distribution**

The project trip generation for the proposed project was calculated using trip generation rates from the Institute of Transportation Engineers (ITE), *Trip Generation, 7th Edition*. According to the trip generation shown in Table 5, the additional 97 students (maximum) would generate approximately 161 new daily trips, including 33 AM peak hour, and 22 school PM peak hour trips.

**Table 5: Trip Generation Summary**

Land Use	Size	Unit	ADT	AM Peak Hour			School PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Rates<sup>a</sup></b>									
Elementary School		Students	1.29	0.1	0.1	0.34	0.10	0.1	0.23
<b>Trip Generation</b>									
High School	97	Students	161	18	15	33	10	12	22
<b>Total Project Trip Generation</b>			<b>161</b>	<b>18</b>	<b>15</b>	<b>33</b>	<b>10</b>	<b>12</b>	<b>22</b>

<sup>a</sup> Trip Rates referenced from the ITE Trip Generation Manual, 7th Edition (2003). Trip rate is based on the fitted curve equation using the schools potential future total number of students (346) and ITE Land Use Code 520, Elementary School  
Source: LSA Associates, Inc., March 2007.

Project trips were distributed through the study area intersection based on existing circulation patterns observed by LSA. In summary, 40 percent of inbound project trips approach the site from an eastbound direction, 11 percent of inbound project trips approach from Key Boulevard and head southeast to the project driveway, 11 percent of the project trips access the site from a southbound direction on Elm Street, and 38 percent of project trips approach from a northbound direction on Elm Street.

### Existing Plus Project Conditions

The addition of project trips to existing traffic establishes the anticipated existing plus project traffic conditions. Existing plus project intersection traffic volumes would result in the LOS conditions shown in Table 6. Results indicate the study intersection would continue to operate at an acceptable LOS with the addition of project trips.

**Table 6: Existing and Existing Plus Project Conditions LOS Summary**

	Intersection	Criteria	Existing Conditions				Existing Plus Project			
			AM Peak		School PM Peak		AM Peak		School PM Peak	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Elm Street / Hill Street / Key Blvd. / Project Driveway	D	47.6	D	43.3	D	48.1	D	43.4	D

Source: LSA Associates, Inc., March 2007

Collected traffic data indicate traffic spikes between 8:15 a.m. and 8:30 a.m. on weekday mornings, due primarily to student drop-offs. However, when averaged over the 1-hour time period (the time period used by the City to identify LOS impacts of projects), traffic flow resumes at an acceptable level of service. Traffic modeling of existing and existing plus project conditions indicate that vehicle queues at the intersection would clear with each signal cycle, resulting in an acceptable level of service.

Impacts to traffic flow due to proposed school uses would continue to be minimized due to the school's on-site circulation pattern, which allows for student drop offs on-site with minimal disruption to the surrounding roadways. As shown in Table 6, the proposed project would increase delay at the intersection of Elm Street/Hill Street/Key Boulevard and the project driveway by less than 1 second.

During the demolition and construction period it is expected that minimal soil and other debris material would be exported from the site. Construction traffic during this period would consist of heavy construction vehicles and equipment as well as employee vehicles.

During the construction phase of the project, the construction traffic would consist of large trucks delivering equipment and materials, employee vehicles, and limited debris pickup vehicles. The number of delivery and construction vehicles accessing and leaving the site would fluctuate during the construction period. Traffic associated with delivery and haul trucks could result in potentially significant impacts to surrounding roadways (e.g., intermittent periods of significant congestion). Implementation of the following mitigation measure would reduce this impact to a less-than-significant level:

**Mitigation Measure TRANS-1:** The contractor shall submit a Traffic Control Plan for approval by City staff prior to the issuance of necessary grading and building permits. The Traffic Control plan shall designate travel routes. It shall also stipulate that site access points be monitored and controlled by flaggers for large construction equipment access and egress. It shall require construction employee parking to be provided on the project site for all employees to assure no conflict with other school parking demands.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways? (**Less-than-Significant Impact**)*

The addition of project traffic is not considered substantial in relation to the existing traffic load. As shown in Table 6, the proposed project would not result in a significant impact on the existing level of service of the intersection that would be most subject to project-related traffic. Due to the relatively low number of new trips generated by the project, and the distribution of these trips, the project would have a less-than-significant effect on roadways under the jurisdiction of the Contra Costa County Transportation Authority (the designated Congestion Management Agency).

- 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? (**No Impact**)*

The proposed project would not result in the construction of tall buildings or other features that could impair flight patterns.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (**Less-than-Significant Impact**)*

Vehicular access to the project site would be provided from Elm Street, Hill Street and Key Boulevard. The planned circulation system would be adequate to accommodate the anticipated land uses. Access and egress to the site would be provided by driveways connected by pathways to campus buildings. All proposed sight lines would be adequate, and there would be no anticipated conflicts between pedestrians and motor vehicles.

- e) *Result in inadequate emergency access? (**Less-than-Significant Impact**)*

After implementation of the project, three access points would be provided at the site: 1) a surface parking lot in the southwest portion of the site, adjacent to and accessible from Elm Street (pathways connect this parking lot to the rest of the project site); 2) a driveway extending from the intersection of Hill Street and Elm Street that terminates in a parking lot adjacent to the main administrative/classroom building; and 3) a driveway extending along the northern boundary of the project site from Elm Street. School bus drop-offs would occur on Elm Street (but out of main traffic flow); all other pick-ups and drop-offs would occur within the campus at designated locations. The project would result in an upgrade to a driveway extending from the main driveway to the vicinity of the existing gymnasium; this driveway would be widened to accommodate fire trucks. Based on the proposed site plan, adequate emergency access would be provided to the project site.

- f) *Result in inadequate parking capacity? (**Less-than-Significant Impact**)*

Windrush School currently provides 57 parking spaces, including two handicap spaces, and would continue to provide 57 parking spaces as part of the proposed project (i.e., no additional parking is included in the Master Plan). City of El Cerrito Parking Code<sup>20</sup> requires the existing school to provide

<sup>20</sup> El Cerrito, City of, 2006. *Title 19 Zoning Ordinance. Chapter 19.24: Off-Street Parking and Loading*. July.

23 parking spaces. The proposed project would be required to provide a total of 29 parking spaces. The project would therefore provide more parking spaces than required under existing City of El Cerrito parking requirements and would not result in inadequate parking capacity.

In addition, Windrush School provides parent-student drop off areas; parking demand is expected to be reduced since many students and faculty walk, bicycle or take BART to and from school.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Less-than-Significant Impact)*

The City of El Cerrito General Plan Circulation Element establishes goals and policies that promote the use of alternatives to the single occupant vehicle. Policies encourage the use of transit services and promote bicycle and pedestrian circulation. The project would provide employment/academic opportunities in an area supported by BART and AC Transit service. To support bicycle uses, the project site currently has bike racks for 11 bikes, and under the proposed project the site would contain 19 bike racks for bike storage.

The project site is easily accessible by alternative modes of transportation, including BART, AC Transit, and bicycle and pedestrian routes. The proposed project would not adversely affect alternative mode users, and would enhance pedestrian circulation within the site. As a result, the project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less-than-Significant Impact)</i>				

The project site is currently served by utility infrastructure, including sanitary sewer and water lines. Minor extensions of these lines would be made to enable the existing sanitary sewer infrastructure to convey wastewater away from the project site. The approximately 96 new students and eight new FTE employees (in addition to 23,000 square feet of new floor space) would incrementally increase the amount of wastewater generated on the project site.

For the purposes of this analysis, wastewater generation is assumed to be approximately 90 percent of water usage (the 10 percent differential includes consumed water and water used for irrigation). The General Plan EIR identifies a commercial use water consumption rate of one gallon per day per 55 square feet. Commercial and institutional uses typically have a similar pattern and rate of water use. Based on these water demand rates for commercial uses, the proposed project would require approximately 432 gallons of water per day; however, water use by students and new staff could result in a slightly higher water consumption rate.

Based on this water consumption rate, the project is anticipated to generate 389 gallons of wastewater per day. This increase in demand for wastewater treatment would comprise a small portion of the wastewater treated by East Bay Municipal Utility District's (EBMUD's) Wastewater Treatment Plant in Oakland (which has an average annual daily flow of approximately 80 million gallons a day (MGD)). The Wastewater Treatment Plant has a primary treatment capacity of 320 MGD and a secondary treatment capacity of 168 MGD.<sup>21</sup>

<sup>21</sup> East Bay Municipal Utility District (EBMUD), 2007. Wastewater Treatment. Website: [www.ebmud.com/wastewater/treatment/](http://www.ebmud.com/wastewater/treatment/). January 22.

This wastewater would be fully treated by the existing wastewater treatment plant operated by EBMUD and would not cause an exceedance of the Regional Water Quality Control Board's treatment standards.<sup>22</sup>

- 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? (Less-than-Significant Impact)*

Water supply and treatment are provided to the City by EBMUD. Stege Sanitary District provides the City with wastewater collection services. Both water and sewer impact fees are collected and levied by EBMUD. As noted in Section XVI.a, the project site is currently served by sanitary sewer and water lines. Minor extensions of these lines would be required to serve new structures on the site.

Based on water demand rates for commercial uses (which are anticipated to be similar to water demand rates for school uses), the proposed project would require approximately 432 gallons of water per day and would generate approximately 389 gallons of wastewater per day.

The most current EBMUD Urban Water Management Plan (2005) has projected that current water demand will be approximately 232 MGD in 2030 (slightly after anticipated buildout of the Master Plan).<sup>23</sup> The increased demand that would result from the proposed project is an insignificant fraction of this anticipated demand. As noted in Section XVI.a, the EBMUD Wastewater Treatment Plant has an average daily flow of 80 MGD and a primary and secondary treatment capacity of 320 MGD and 168 MGD, respectively. Therefore, increased water demand and wastewater generated by the proposed project would not require the construction of new water or wastewater treatment facilities, or the expansion of existing facilities.

- 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? (Less-than-Significant Impact)*

At the time of the drafting of the General Plan, the City had completed the first phase of storm drain rehabilitation, which addressed the most critical drainage concerns in El Cerrito. This \$6.3 million bond issued in 1993 reduced system overflows and the occurrence of localized flood events during heavy rainstorms and dramatically improved the capacity of the system. The City is also placing greater emphasis on creek restoration and use as part of the storm drain system. The City's management guidelines were adopted in order to comply with the Clean Water Program and National Pollutant Discharge Elimination System (NPDES) requirements. The project would be required to comply with these regulations (including Provision C.3), which require the use of storm water management practices that reduce the volume and pollutant load of runoff.

The Preliminary Storm Water Control Plan is designed to capture and treat all the storm water runoff generated by portions of the campus that would be changed as part of the Master Plan. Therefore, the

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<sup>22</sup> Feagans, Brian, 2007. Architect, Ratcliff Architecture. Personal communication with Adam Weinstein, LSA Associates, Inc. January 11.

<sup>23</sup> East Bay Municipal Utility District (EBMUD), 2007. *Urban Water Management Plan*. November.

proposed project is not expected to add additional runoff volume to the City's existing storm drain infrastructure.<sup>24</sup> No expansion of existing storm water facilities would be required.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less-than-Significant Impact)*

Refer to Section XVI.b.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less-than-Significant Impact)*

Refer to Section XVI.b.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Less-than-Significant Impact)*

The City of El Cerrito is within the jurisdiction boundaries of the West Contra Costa Integrated Waste Management Authority (WCCIWMA). WCCIWMA sends waste to two landfills: the West Contra Costa Landfill and Keller Canyon Landfill.<sup>25</sup> The City also contracts with East Bay Sanitary Company for garbage collection. East Bay Sanitary Company hauls waste to the West Contra Costa Landfill. Although the West Contra Costa Landfill had a scheduled closure date of January 2006, it has not reached capacity and will operate for a few more years. According to the California Integrated Waste Management Board, Keller Canyon Landfill has a remaining capacity of 91 percent (68,279,670 cubic yards) and is scheduled to remain open through December 2030.<sup>26</sup> Existing landfills have 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? (Less-than-Significant Impact)*

Every year, the City must divert at least 50 percent of its solid waste through reduction, recycling, composting, and other activities. In order to achieve this aim, the City offers recycling services through its franchise, East Bay Sanitary Company, and requires new development projects to comply with Zoning Ordinance provisions regarding recycling area design. The City would not issue a building permit for the proposed project until the recycling area is approved by the design review board. A recycling/waste area is proposed in an area between the proposed Phase 4 structure and the existing one-story classroom structure. Therefore, the project is expected to comply with all statutes and regulations related to solid waste.

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<sup>24</sup> King, Bruce, 2007. Maintenance and Engineering Manager, City of El Cerrito Public Works Department. January 19.

<sup>25</sup> California Integrated Waste Management Board, 2007. Jurisdiction Landfill Operations, Active Landfill Profiles. <http://www.ciwmb.ca.gov/profiles/default.asp>. January 22.

<sup>26</sup> California Integrated Waste Management Board, 2007. Facility/Site Summary Details. Website: [www.ciwmb.ca.gov/swis/detail.asp](http://www.ciwmb.ca.gov/swis/detail.asp). January 22.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVII. 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 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.)  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| a) <i>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? (Potentially Significant Unless Mitigation Incorporated)</i> |                          |                                     |                                     |                          |

The proposed project site is located in an area that has been previously developed. This infill site is within an urbanized area having little biological value. Despite the absence of biological resources on the site, the project would potentially contribute to the degradation of water quality through storm water runoff, which may adversely affect riparian wildlife species. The project site contains buildings associated with the Chung Mei orphanage, which represent an important example of California History.

Implementation of the following mitigation measures would reduce impacts to natural and historic resources to a less-than-significant level: Mitigation Measures BIO-1 and CULT-2 through CULT-4.

- 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.)? (Less-than-Significant Impact)*

The proposed project would result in the expansion of an existing school campus. The project's close proximity to BART and its location in a central urban area with existing infrastructure would reduce the possible cumulative effects the project may have in combination with other planned development in El Cerrito and surrounding communities. The impacts of the proposed project are individually limited and not cumulatively considerable.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Potentially Significant Unless Mitigation Incorporated)*

The project could have substantial adverse effects on human beings through: air quality degradation during the construction period (including potential exposure to lead and asbestos); placing people at risk to seismic and soils hazards; and creating substantial noise during the construction period. However, these potential impacts would be mitigated to a less-than-significant level through implementation of the mitigation measures outlined in this Initial Study/Mitigated Negative Declaration.

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**APPENDIX A**  
**GEO TECHNICAL REPORT**



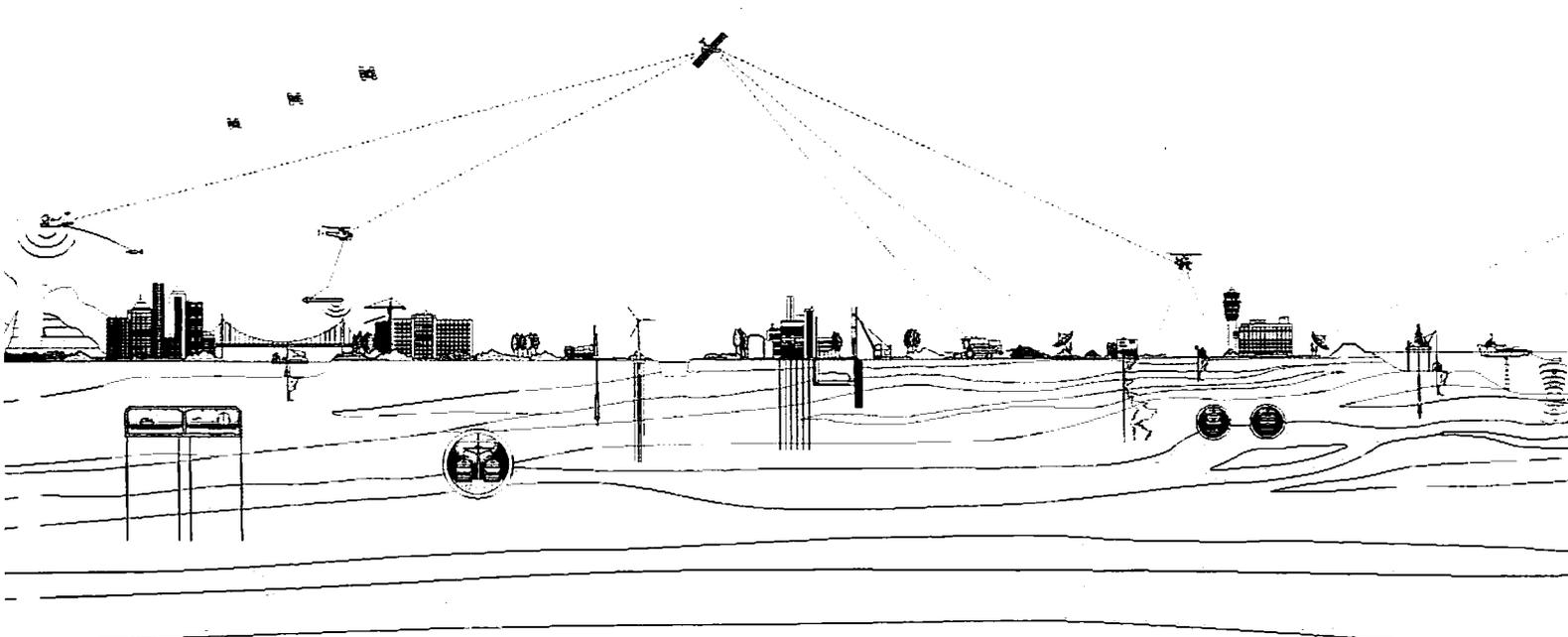
FUGRO WEST, INC.

# GEOTECHNICAL STUDY WINDRUSH SCHOOL EL CERRITO, CALIFORNIA

Prepared for:  
WINDRUSH SCHOOL

OCTOBER 2004

Project No. 1656.001





FUGRO WEST, INC.

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October 5, 2004  
Project No. 1656.001

Windrush School  
1800 Elm Street  
El Cerrito, California 94530

Attention: Ms. Bonnie Whitler

Subject: Geotechnical Study  
Windrush School  
El Cerrito, California

Dear Ms. Whitler:

Fugro West, Inc. is pleased to submit this geotechnical study report presenting the results of our field exploration, laboratory-testing program, and engineering recommendations for the Windrush School project in El Cerrito, California.

We appreciate this opportunity to be of continued service to Windrush School. Please contact Mr. Mark Caruso at (510) 267-4449 if you have any questions regarding the information presented in this report.

Sincerely,

FUGRO WEST, INC.

Mark R. Caruso, R.G., C.E.G.  
Associate Engineering Geologist

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Principal Engineer

MRC/CTD:rp

Copies Submitted: (5) Addressee  
(1) Ms. Cheryl Lentini, Ratcliff

## CONTENTS

	Page
1.0 INTRODUCTION.....	1
1.1 Project Description .....	1
1.2 Scope of Services .....	1
2.0 EXPLORATION AND LABORATORY TESTING.....	2
2.1 Field Exploration.....	2
2.2 Laboratory Testing.....	2
3.0 GEOLOGIC SETTING .....	2
3.1 Regional Geology.....	2
3.2 Regional Seismicity .....	3
4.0 SITE CONDITIONS.....	4
4.1 Surface Conditions .....	4
4.2 Site Geology.....	5
4.3 Subsurface Conditions .....	5
4.4 Groundwater.....	5
5.0 DISCUSSIONS AND CONCLUSIONS .....	6
5.1 Seismicity and Geologic Hazards .....	6
5.2 Expansive Soils .....	7
5.3 Foundation Support.....	7
5.4 Construction Considerations.....	7
6.0 RECOMMENDATIONS.....	8
6.1 Seismic Design.....	8
6.2 Site Preparation and Grading .....	9
6.2.1 Site Preparation.....	9
6.2.2 Subgrade Preparation.....	9
6.2.3 Engineered Fill Materials .....	10
6.2.4 Fill Placement and Compaction .....	10
6.2.5 Trench Backfill .....	11
6.2.6 Surface Drainage.....	11
6.2.7 Cut Slopes.....	12
6.3 Foundations .....	13
6.3.1 Spread Footings .....	13
6.4 Concrete Slabs-on-Grade.....	14
6.4.1 Interior Slabs-on-Grade .....	14
6.4.2 Exterior Slabs-on-Grade .....	14
6.5 Basement/Retaining Walls .....	15
6.6 Pavements .....	16
6.6.1 Flexible Pavement Design .....	16
6.7 Additional Geotechnical Services .....	17
7.0 LIMITATIONS .....	18



**CONTENTS – CONTINUED**

**TABLES**

	Page
1 Regional Faults and Seismicity.....	4
2 Recommended Pavement Design Alternatives .....	16

**PLATES**

	Plate
Vicinity Map .....	1
Site Plan .....	2

**APPENDICES**

<b>APPENDIX A</b>	<b>FIELD EXPLORATION</b>	
	Key to Soil Classification and Test Data .....	Plate A-1
	Test Boring Logs .....	B-1 through B-6
<b>APPENDIX B</b>	<b>LABORATORY TESTING PROGRAM</b>	
	Plasticity Chart and Data .....	Plate B-1

## 1.0 INTRODUCTION

This report presents the results of the geotechnical study conducted by Fugro West, Inc. (Fugro) for the Windrush School project. The project site is situated at 1800 Elm Street, near the intersection with Key Boulevard, as shown on the Vicinity Map, Plate 1, in El Cerrito, California.

### 1.1 PROJECT DESCRIPTION

Based on the information indicated on the Site Plan, Plate 2, information provided by Ratcliff Architects, as well as on our conversations with Ms. Cheryl Lentini of Ratcliff, it is our understanding that the project will consist of constructing a new library building and two classroom/performing arts buildings on the Windrush School campus.

The new library will be located northeast, and immediately adjacent to the main school building. The library will be constructed partially within the footprint on an existing one-story concrete building that is to be demolished, with the remainder of the new library to be constructed in an existing asphalt concrete driveway area.

One classroom would be constructed at the location of the existing partial one-story and two-story classroom building. Retaining walls may need to be constructed north of this structure. The other new classroom would be constructed downslope, adjacent to the gymnasium. The existing cutslope would be trimmed back to allow for the construction of this structure. The wall adjacent to the existing cutslope for the new classroom building would serve as a retaining wall.

As an alternative, the building may also be constructed on the southeast side of the gymnasium building. Building loads for the new structures are anticipated to be typical for the proposed type of construction. Moderate grading will be required to develop the site for the subject project.

### 1.2 SCOPE OF SERVICES

The purpose of our geotechnical field exploration and laboratory-testing program was to obtain information on subsurface conditions in order to evaluate the geotechnical aspects of the project. The scope of our services performed included:

- Compiling and reviewing available geotechnical and geologic data that is contained in our files and is pertinent to the project vicinity;
- Conducting a field exploration and laboratory-testing program to supplement the available information on subsurface conditions; and
- Preparing this geotechnical report presenting the results of our geotechnical field exploration, laboratory testing program, discussion of geotechnical issues, and geotechnical recommendations.

Assessing, evaluating, or testing of onsite materials for corrosion potential was beyond our scope of work. If the corrosion potential of onsite materials needs to be investigated, we recommend a qualified Corrosion Engineer be consulted.

## 2.0 EXPLORATION AND LABORATORY TESTING

The exploration and laboratory-testing program described herein was developed to provide general characterization of the subsurface materials.

### 2.1 FIELD EXPLORATION

We conducted a total of six test borings as a part of the geotechnical study for the project. The exploration was conducted on August 23, 2004. The test borings, designated B-1 through B-6, were drilled with a truck-mounted drill rig using hollow stem auger drilling equipment. The shear strength of the soils was measured in the field using a pocket penetrometer or torvane. The borings extended to depths of 15 to 30 feet. The approximate locations of the test borings are shown on the Plate 2.

Logs of the test borings and details regarding the field explorations are included in Appendix A. The subsurface conditions encountered in the test borings are summarized in Section 5.0.

### 2.2 LABORATORY TESTING

Geotechnical laboratory testing was conducted on the soil samples collected from the borings at Fugro's soil mechanics laboratory in Oakland, California. The geotechnical laboratory testing program consisted of classification tests such as gradation, fines content, Atterberg limits, water content, and unit weight. The results of the laboratory tests are presented on the boring logs (see Appendix A) at the appropriate sample depths, and in Appendix B, *Laboratory Test Results*.

## 3.0 GEOLOGIC SETTING

### 3.1 REGIONAL GEOLOGY

The site is located in the Coast Ranges geomorphic province, which is characterized by northwest-southeast trending valleys and ridges. These are controlled by folds and faults that resulted from the collision of the Pacific and North American plates and subsequent strike-slip faulting along the San Andreas fault zone. Bedrock underlying the region is primarily of the Franciscan Complex, which is characterized by a diverse assemblage of sandstone, shale, chert, greenstone, and melange.

Geologic formations in the San Francisco Bay Region range in age from Jurassic to Recent Holocene. The Franciscan Complex is the oldest, and underlies younger surficial deposits throughout the San Francisco Bay Region. The Franciscan Complex consists mainly

of marine-deposited sedimentary and volcanic rocks in close association with bodies of serpentine. Following deposition, the Franciscan rocks were regionally uplifted and, in the process, extensively faulted and folded.

The Bay Area also experienced uplift and faulting in several episodes during late Tertiary time (about 25 to 2 million years ago). This produced a series of northwest-trending valleys and mountain ranges, including the Berkeley Hills, the San Francisco Peninsula, and the intervening San Francisco Bay. Uplifted areas were eroded and as a result, Pleistocene and recent marine sediments were deposited in the San Francisco Bay, and stream and marshland sediments were deposited in low-lying areas adjacent to the Bay.

### 3.2 REGIONAL SEISMICITY

The project site is located in the San Francisco Bay Area, which is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area and are believed to be associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction.

In 2003, the Working Group 2002 on California Earthquake Probabilities (WG2002), in conjunction with the United States Geological Survey (USGS), published an updated report evaluating the probabilities of significant earthquakes occurring in the Bay Area over the next three decades. WG2002 finds that there is a 62 percent probability that at least one magnitude 6.7 or greater earthquake will occur in the San Francisco Bay region from 2003 to 2032. This probability is an aggregate value that considers seven principal Bay Area fault systems and unknown faults (background values). The San Francisco Bay region continues to be seismically active. The principal active faults in the Bay Area include the San Andreas, Hayward, Calaveras, and the San Gregorio faults. Earthquakes occurring along these faults are capable of generating strong ground shaking at the project site.

The approximate distance of the site from the 5 closest known mapped faults<sup>1</sup> is summarized in Table 1. The project site is not located within an Alquist-Priolo Earthquake Fault –Rupture Hazard Zone.

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<sup>1</sup> According to the Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, prepared by California Department of Conservation, Division of Mines and Geology (1998).



**Table 1. Regional Faults and Seismicity<sup>2</sup>**

Fault	Approximate Distance from Site	Direction from Site	Maximum Moment Magnitude	Fault Type
Hayward	1.5 km (0.9 mi)	Northeast	7.1	A
Rodgers Creek	16.5 km (10.3 mi)	Northwest	7.0	A
San Andreas (peninsula segment)	28 km (17.4 mi)	West	7.9	A
Concord-Green Valley	24 km (14.9 mi)	East	6.9	B
Calaveras (north segment)	24.5 km (15.2 mi)	Southeast	6.8	B

Earthquakes on these or other smaller, more distant, or unmapped faults could cause strong ground shaking at the site. Earthquake intensities vary throughout the Bay Area depending upon the magnitude of the earthquake, the distance of the site from the causative fault, the type of materials underlying the site, and other factors.

#### 4.0 SITE CONDITIONS

##### 4.1 SURFACE CONDITIONS

The site is trapezoidal in shape and is bordered by Elm Street to the west, Glen Mawr Avenue to the north, and private residences to the south and east. The site is situated on a hillside, and site grades vary from approximately Elevation<sup>3</sup> +125 to +130 feet near the top to about Elevation + 85 feet at the bottom of the site. At the time of our field exploration, the site was developed with a main school building, a detached storage building, and a partial single and partial double-story classroom structure located at the top of the hillside. A single-story gymnasium, basketball court, paved parking and lawn areas are located at the base of the slope. Cracking of the pavement surface was observed at the top of the school site, adjacent to the existing maintenance structure.

The area planned for development is currently an undeveloped, southeast-facing slope that extends above the gymnasium to a maximum height of about 20 feet. A concrete V-ditch crossed the slope with a southeastern trend at about mid-height, and a sewer easement bisects the north portion of the proposed classroom building footprint with a northwest trend.

Resistant blocks of glaucophane schist were observed along the slope above the gymnasium building, and beneath the concrete retaining wall along the east side of the gymnasium. These blocks are believed to be suspended landslide debris. The size and frequency of the blocks within the slope are unknown.

<sup>2</sup> Maximum Moment Magnitude and Fault Type are based on 1997 UBC designations.

<sup>3</sup> Based on MSL datum

Vegetation in the vicinity of the cutslope consisted of medium-height trees and shrubs.

## 4.2 SITE GEOLOGY

The Windrush School campus has been mapped by Dibblee (1980) and Crane (1993) as located at the base of a large, south trending, landslide complex associated with the Hayward fault zone. Nilsen (1975) mapped the site similarly, and showed the majority of the regional, west to southwest-facing slope within El Cerrito as an extensive landslide complex. Crane (1993) has interpreted the base of the regional hillslope as a thrust fault feature that is predominantly concealed. Similarly, Dibblee (1980) has interpreted the base of the slope as a fault that is mainly concealed with normal fault displacement locally noted. This fault feature is mapped as possibly trending through the Windrush School campus as a trace concealed by landsliding by both Dibblee (1980) and Crane (1993). Southwest and downslope of the campus, the near-surface materials have been mapped as Quaternary-age alluvium.

The nearest trace of the active Hayward fault is located approximately 4,000 feet northeast of the campus. The Windrush School site is not located in a State of California, Fault-Rupture Hazard Zone in accordance with the State of California, Special Studies Zones, Richmond, Revised Official Map, Effective: January 1, 1982.

## 4.3 SUBSURFACE CONDITIONS

The surface soils encountered in our borings at the top of the hillside consisted of very stiff to hard clays, which extended to depths of 10 to 20 feet. These clayey soils have a medium to high plasticity and a moderate to high expansion potential. Below these expansive soils, we encountered mainly sandy lean clays, which extended to the maximum depth explored of about 31½ feet. The surface soils at the bottom of the hillside adjacent to the gymnasium consisted of stiff to hard sandy lean clay with gravel and lean clay with sand. Detailed descriptions of the soils encountered in each of the exploratory borings are presented on the boring logs in Appendix A.

The attached boring logs and related information depict location specific subsurface conditions, encountered during our field investigation. The approximate locations of the borings were determined by pacing and should be considered accurate only to the degree implied by the method used. The passage of time could result in changes in the subsurface conditions due to environmental changes.

## 4.4 GROUNDWATER

Free groundwater was not observed in any of the soil borings. The borings were backfilled with a neat cement grout in accordance with Contra Costa County requirements. We note that the borings may not have been left open for a sufficient period of time to establish equilibrium groundwater conditions. In addition, fluctuations in the groundwater level could occur due to changes in seasons, variations in rainfall, and other factors.

A review of regional topographic maps suggest the gymnasium building is located within the axis of a local drainage swale that may have been graded during the development of the school and surrounding area. This swale could indicate a preferred path for surface water originating upslope, in addition to possibly providing a preferred path for subsurface water. Portions of this swale may have been filled, and the surface water from upslope may be at least partially redirected at the present time so that there is no current evidence of significant surface seepage. The possible localized presence of groundwater within the landslide debris, although not anticipated based on the current available data, could present an issue during the excavation of cuts into the slope during construction.

## 5.0 DISCUSSIONS AND CONCLUSIONS

We believe that the project is feasible from a geotechnical standpoint, provided that the conclusions and recommendations presented in this report are incorporated into the project design and specifications. The principal geotechnical considerations are discussed in the following sections:

### 5.1 SEISMICITY AND GEOLOGIC HAZARDS

The site is located in a seismically active region of California. Significant earthquakes in the Bay Area have been associated with movements along well-defined fault zones. Earthquakes occurring along any of a number of other Bay Area faults have the potential to produce strong groundshaking at the site. For this reason, the structures should be designed to resist lateral and uplift forces generated by earthquake shaking, in accordance with local design practice.

The project site is mapped as located at the base of a large regional landslide that extends to near the crest of the hill slope, northeast of Arlington Boulevard. The hill slope area has been extensively developed with a network of streets, and contains a heavy concentration of residential housing. None of the available information, as well as data generated for this study indicates a current regional or local instability of the hill slope, or that the existence of these subsurface materials underlying the site would preclude site development, provided our geotechnical recommendations for site grading, temporary and permanent cut slopes, and foundation support are incorporated in the design of the project.

Settlement can occur as a result of seismic groundshaking due to liquefaction or densification of the subsurface soils. In both liquefaction and densification, groundshaking causes predominantly granular soils to become more compact, therefore occupying less volume and resulting in settlement. Soils most susceptible to liquefaction and densification are loose, clean, poorly graded, fine-grained sands. Liquefaction can occur where soils are saturated (submerged), and is accompanied by a temporary loss of strength (i.e., the soil "liquefies"). Densification can occur where the soils are unsaturated. The soils encountered during our exploration consist predominantly of high-plasticity clays that have sufficient cohesion to not be prone to liquefaction or densification.

## 5.2 EXPANSIVE SOILS

The high expansion potential of the clayey surface soils encountered onsite is the primary consideration for foundation design. These materials could be subjected to volume changes during seasonal fluctuations in moisture content. In order to reduce the potential impact of expansive soils on the proposed buildings resulting from swelling and shrinkage of these materials, we recommend that the buildings be supported on deepened footings. In addition, we recommend that all interior slabs-on-grade be supported on a layer of imported non-expansive fill. The amount of required non-expansive fill can be reduced if reinforcement is provided in the slab to minimize the impact of expansion pressures. We note that special design considerations will apply for the design of exterior slabs.

## 5.3 FOUNDATION SUPPORT

Based on the results of our exploration, we judge that the proposed structures can be supported on a spread footing foundation system. The long-term total and differential static settlement of spread footing foundations constructed as recommended in this report should be taken into account in the design of the foundations. The geotechnical recommendations presented in Section 6.0 of this report include details judged appropriate for the soils present at the project site.

## 5.4 CONSTRUCTION CONSIDERATIONS

Excavations will be required to construct spread footings, install utilities, and to remove locally weak or unsuitable soils. All excavations that will be deeper than 5 feet and will be entered by workers should be shored or sloped for safety in accordance with Occupational Safety and Health Administration (OSHA) standards.

If earthwork is performed during the dry season, moisture conditioning will be required to raise the in-situ moisture contents to near optimum moisture content (per ASTM D1557). If earthwork is performed during or shortly after wet weather conditions, the moisture content of the on-site soils could be appreciably above optimum. Consequently, subgrade preparation and fill placement may be difficult. Additional recommendations for wet weather construction can be provided at the time of construction, if required.

The possible and unpredictable presence of highly resistant glaucophane schist blocks of varying sizes within the regional landslide mass could impact excavation during construction, and in the grading of engineered slopes to the desired slope inclination. Heavy excavation equipment with sufficient force to break or remove the resistant rock blocks may be required to accomplish excavation of the slope, and a contingency for this task should be included in the construction cost.

Due to the location of the proposed construction within or near an old drainage swale, the possibility of encountering localized groundwater during excavation of temporary and permanent cut slopes should be considered in the design and construction of these slopes. Local dewatering may be required during slope excavations. Additional provisions for

permanent drainage or subdrainage may need to be made, depending on the subsurface conditions encountered during construction of the cut slopes.

Due to the critical expansion potential of clayey on-site soils, slope creep, ravelling, and sloughing of soils exposed on slopes should be anticipated. Appropriate drainage control measures and erosion control should be implemented on slopes. Although properly implemented and maintained control measures will minimize the potential for slope surface problems, additional remedial measures may need to be implemented after the slope has experienced rainfall, irrigation, and other influences.

Short-term and long-term erosion control are critical for the stability of any exposed cut and fill slopes (if any) at the site, and may be necessary for some of the natural slopes in order to reduce sediment accumulation in the drainage systems. We recommend all exposed cut and fill slopes be seeded or planted with appropriately designed erosion resistant vegetation and fertilizer at least two months prior to the beginning of the rainy season (October 15). The vegetation should be appropriately irrigated in order to establish and maintain growth. Over-watering should be avoided in order to minimize surficial instability and erosion. Vegetation should be deeply rooted to aid in the interlocking of the near-surface soils. Additional seeding and planting may be necessary in localized areas if the initial seeding or planting is unsuccessful. After seeding, fertilizing, and planting, staked erosion control blankets may be necessary to further stabilize the surficial soils.

Additional erosion control measures will need to be designed and implemented prior to the rainy season based upon the site's configuration and extent of soils or rock exposed during grading. The measures could include straw wattles, silt fencing, hay bales, sediment collection basins, and filtration systems. Silt fencing should be designed for the site's soil type. Storm water discharge and release points from silt fencing should be designed to minimize erosion. We recommend an erosion control plan be prepared and implemented at least one month prior to the beginning of the rainy season. The erosion control measures will require inspection, modification, and re-mediation during the rainy season in order to comply with regulatory requirements. If requested, Fugro can provide storm water management services for the site.

## 6.0 RECOMMENDATIONS

### 6.1 SEISMIC DESIGN

The structures should be designed to resist the lateral forces generated by earthquake shaking in accordance with local design practice. This section presents seismic design criteria for use with the 1997 UBC.

As defined in the 1997 UBC, we judge the following criteria to be appropriate for the site:

Seismic Zone Factor	$Z = 0.4$
Soil Profile Type	$S_c$
Near Source Factor	$N_a = 1.5$
Seismic Coefficient	$C_a = 0.40N_a = 0.60$
Near Source Factor	$N_v = 2.0$
Seismic Coefficient	$C_v = 0.56N_v = 1.12$

The near source factors  $N_a$  and  $N_v$  are greater than unity as a result of the site's proximity to a Type A fault (the Hayward Fault). The near source factors  $N_a$  and  $N_v$  are equal to unity at distances greater than or equal to 10 kilometers and 15 kilometers, respectively, from a Type A fault.

## 6.2 SITE PREPARATION AND GRADING

### 6.2.1 Site Preparation

The site should be cleared of all obstructions, including concrete, asphalt pavement, buried foundations, slabs, utility lines, trees and associated root systems, and debris. Removed concrete, asphalt concrete, and baserock may be reused as fill, provided it is broken up to meet the requirements in Section 6.2.3, *Fill Materials*. It should be anticipated that holes resulting from the removal of any root systems of larger trees could extend to depths of 3 feet, and laterally to the drip line of each tree. Holes resulting from the removal of underground obstructions extending below the proposed finish grade should be cleared and backfilled with suitable material compacted to the requirements in Section 6.2.4, *Fill Placement and Compaction*. We recommend backfilling operations for any excavations to remove deleterious material be carried out under the observation of the Geotechnical Engineer.

After clearing, the portions of the site containing surface vegetation or organic laden topsoil should be stripped to an appropriate depth to remove these materials. At the time of our field investigation, we estimated that a stripping depth of approximately 2 inches would be required in the area to the east of the existing partial two-story classroom structure. The amount of actual stripping should be determined in the field by the Geotechnical Engineer at the time of construction. Stripped materials should be removed from the site, or stockpiled for later use in landscaping, if approved by the owner.

### 6.2.2 Subgrade Preparation

Following excavation to the required grades, soil subgrades in areas to receive engineered fill, as defined in Section 6.2.3, slabs-on-grade or pavements be scarified to a depth of at least 6 inches, moisture conditioned to 3 to 5 percent above optimum, and compacted to 90 percent relative compaction. The top 6 inches of subgrade in areas to receive pavements should be moisture conditioned and compacted to at least 95 percent relative compaction. Locally weak soils, if encountered, should be excavated and replaced, or other wise stabilized

as recommended by the geotechnical engineer at the time of construction. The compacted surface should be firm and unyielding and should be protected from damage caused by traffic or weather. Soil subgrades should be kept moist during construction. If the subgrade is allowed to become dry, it should be moisture conditioned to eliminate shrinkage cracks.

In order to achieve satisfactory compaction of the subgrade and fill materials, it may be necessary to adjust the water content at the time of construction. This may require that water be added to soils that are too dry, or that scarification and aeration be performed in any soils that are too wet.

After the removal of existing buildings and pavements, the exposed subgrade materials may be above their optimum moisture content, and may be unstable. If required, we recommend areas of unstable soils be overexcavated to competent soils or a minimum of 18 inches below finished subgrade elevation where competent soils are not encountered. The bottom of the excavation should then be completely covered with a ground stabilization geotextile fabric such as Mirafi 500X, or equivalent, and backfilled with Class 2 aggregate base. Alternative stabilization methods such as lime treatment may also be considered at the time of construction.

The subgrade stabilization procedure presented above is preliminary, and for cost estimating only. Final, detailed, stabilization, recommendations should be developed by the geotechnical engineer when actual subgrade materials are exposed during construction.

### **6.2.3 Engineered Fill Materials**

All fill placed at the site should consist of engineered fill meeting the requirements presented in this report, except for landscaping materials which are placed on level ground. On-site soil below the stripped layer and having an organic content of less than 3 percent by volume can be used as fill except where "non-expansive" import is required beneath the slabs. All engineered fill placed at the site, including on-site soils, should not contain rocks or lumps larger than 4 inches in greatest dimension and contain no more than 15 percent larger than 2.5 inches. "Non-expansive" fill should be predominantly granular have an organic content of less than 3 percent by volume, should have a liquid limit less than 40 percent, have a plasticity index not exceeding 15, and should contain no environmental contaminants or debris.

### **6.2.4 Fill Placement and Compaction**

Engineered fill, less than 5 feet thick, should be compacted to at least 90 percent relative compaction as determined by ASTM Designation D1557-91. The upper 6 inches of subgrade soils beneath pavements should be compacted to at least 95 percent relative compaction. Engineered fill or wall backfill greater than 5 feet deep should be entirely compacted to at least 95 percent relative compaction. Fill material should be spread and compacted in lifts not exceeding 8 inches in uncompacted thickness. The moisture content of the natural on-site, potentially expansive clayey soils reused as fill should be slightly above the optimum moisture content for the soil at the time of compaction. In order to achieve satisfactory compaction of the subgrade and fill materials, it may be necessary to adjust the water content at the time of

construction. This may require that water be added to soils that are too dry, or that aeration be performed in any soils that are too wet.

### 6.2.5 Trench Backfill

Pipeline trenches should be backfilled with materials satisfying the criteria described above for fill, placed in lifts of approximately 8 inches in uncompacted thickness. However, thicker lifts may be used provided the method of compaction is approved by the project geotechnical engineer and the required minimum degree of compaction is achieved. On-site soil used for trench backfill should be compacted to at least 90 percent relative compaction by mechanical means only (jetting should not be permitted). Sand can be used for trench backfill if it is compacted to at least 95 percent relative compaction and sufficient water is added during backfilling operations to prevent the soil from "bulking" during compaction. The upper 3 feet of trench backfill below slab and pavements should be compacted to at least 95 percent relative compaction.

Where utility trenches backfilled with sand enter building pads, the trenches should be backfilled by an impermeable plug at the exterior wall foundation. The plugs can be composed of compacted clayey soil, compacted bentonite, or a bentonite-cement or sand-cement slurry mixture. The plugs should be at least 2 feet thick and should extend at least 2 feet beyond the edges and bottom of the trench to 'key in' the plug. The plug should also extend to within 1 foot of the lowest adjacent grade.

All utility trenches that extend below curbs and gutters should also be plugged as described above. The plug should be located below the curb and gutter.

Pipeline trenches should be backfilled with fill placed in lifts of approximately 8 inches in uncompacted thickness. However, thicker lifts can be used, provided the method of compaction is approved by the Geotechnical Engineer, and the required minimum degree of compaction is achieved.

Where trenches are located on slopes steeper than 10 horizontal to 1 vertical, an impermeable plug composed of concrete or clay should be installed in the utility trenches every 50 feet on-center. The plug will minimize piping from water seepage that may cause roadway and trench surface settlement. The plug should be at least 24 inches thick, extend at least 2 feet beyond the edges and bottom of the trench, and extend to within 1 foot of the finished ground surface.

### 6.2.6 Surface Drainage

Surface water should not be allowed to flow over the top of slopes or down slope faces. Ponding of surface water should not be allowed at the top or bottoms of slopes, adjacent to retaining walls, foundations, or on pavement. Positive surface gradients of at least 2 percent should be provided adjacent to retaining walls and foundations to direct surface water toward suitable discharge facilities. Areas above slopes should be graded to a 2 percent gradient or greater to direct surface water away from the top of slopes toward a suitable point of discharge

such as concrete lined ditches or surface drain inlets. Roof downspouts from buildings should be connected to solid pipes that transmit storm water onto paved roadways, into drainage inlets, or into storm drains. Collected water should not be allowed to flow onto slopes.

Landscaping drainage inlets should be provided around the proposed structures that adequately collect irrigation water and direct the water onto pavement or into storm water systems. It is imperative that the drainage inlets be properly designed and constructed so that the moisture content of the soils surrounding the slab-on-grade foundations do not become elevated and no ponding of water occurs. The design of the slab-on-grade foundations is based upon a well-drained condition. If the moisture content of the soils surrounding the slab-on-grade foundations, or the moisture content of the soils located below the slab-on-grade foundations, become elevated or excessively low, then mitigation measures will need to be implemented. Elevated or excessively low moisture contents of soils located near or below foundations may result in differential movement of the foundations.

Surface benching and drainage, if any, should conform to the Uniform Building Code. Benches, if required, should be at least 6 feet wide with concrete V-ditches should be provided on cut and fill slopes for every 30 vertical feet of elevation gain. The V-ditches should be located at the back of the bench. Where slopes are greater than 30 feet in height but less than 60 feet in height, the bench and V-ditch should be placed at mid-height. Concrete lined V-ditches should be provided behind (at the top) of retaining walls and at the top of cut and fill slopes to collect and transmit surface water. Concrete lined V-ditches should also be used to collect surface water prior to the water entering the development wherever open space areas direct storm water toward the planned development.

All V-ditches should be appropriately sized for maximum storm water flows based upon the upslope tributary area and should discharge to appropriately sized drainage inlets. The concrete V-ditches should be adequately reinforced. Concrete V-ditches should be installed with the lip of the gutter cut at least 2-inches below adjacent surface grade. Forming and backfilling around V-ditches should not be allowed. Provisions should be made for the long-term maintenance of the site's surface drainage system, including removal of accumulated debris in V-ditches and sealing of cracks. Any damage to the drainage system should be repaired in an expedient manner to eliminate the possibility of concentrating surface flow and causing erosion. All V-ditches should be underlain by a subdrain system.

### 6.2.7 Cut Slopes

We recommend temporary cut slopes be designed and constructed no steeper than 1½:1 (horizontal to vertical). Long-term or permanent cut slopes, in the native expansive soils, should be no steeper than 3:1. Cut slopes should be setback appropriately from the site boundaries and existing structures, in accordance with the Uniform Building Code and any applicable requirements per the City of El Cerrito.

## 6.3 FOUNDATIONS

### 6.3.1 Spread Footings

We recommend that the buildings be supported on conventional continuous and isolated spread footings bearing on either undisturbed native soils, or engineered fills. The exterior walls should be underlain by a continuous spread footing providing total enclosure of the perimeter of the buildings. Footings should be at least 12 inches wide and should be founded at least 30 inches below lowest adjacent finished grade. Footings located adjacent to other footings or utility trenches should bear below an imaginary 1.5:1 (horizontal to vertical) plane projected upward from the bottom edge of the adjacent footings or utility trench.

Load Condition	Allowable Bearing Pressure (psf)
Dead Load	3,000
Dead plus Live Loads	4,500
Total Loads (including wind or seismic)	6,000

Based on these loads we estimate that settlements of the structure will be on the order of ½ inch.

Continuous footings should be designed with at least two #4 bars, both top and bottom, due to the expansive nature of the on-site soils. In addition, the minimum reinforcing will provide structural continuity and permit spanning of local irregularities.

Resistance to lateral loads may be provided by friction along the base of foundations and by passive pressures acting on the sides of foundations. A friction coefficient of 0.30 times the dead load may be used to evaluate the frictional resistance along the bottom of foundations. A passive pressure equal to an equivalent fluid pressure of 300 pounds per cubic foot (pcf) can be used for lateral load resistance against the sides of footings perpendicular to the direction of loading where the footing is poured neat against undisturbed material. The upper two-feet of soil should be ignored, unless it is confined by a pavement or slab. This ultimate passive pressure assumes a deflection of approximately ½-inch, in order to fully mobilize the passive resistance.

Any visible cracks in the bottoms of the footing excavations should be closed by wetting prior to construction of the foundations. We recommend that we observe the footing excavations prior to placing reinforcing steel or concrete, to check that footings are founded on appropriate material. All foundation excavations should be cleaned of loose material and should be free of water. The footings should be kept moist prior to concrete placement.

## 6.4 CONCRETE SLABS-ON-GRADE

### 6.4.1 Interior Slabs-on-Grade

We recommend that interior slabs-on-grade should be supported on a minimum of 24 inches of select, predominantly granular "non-expansive" fill meeting the requirements discussed above in Section 6.2.3, *Engineered Fill Materials*. In addition, the slab should be reinforced with a minimum of #4 bars on 18-inch centers, both ways. However, slab reinforcing should be provided in accordance with the anticipated use and loading of the slab. Slab-on-grade subgrade surfaces should be proof-rolled to provide a smooth, unyielding surface for slab support.

If migration of moisture through the slab is undesirable, a moisture barrier should be provided between the slab and subgrade. We recommend that the moisture barrier consist of 4 inches of free-draining gravel, such as ¾-inch, clean, crushed, uniformly graded gravel with less than 3% passing #200 sieve, overlain by a minimum 10-mil thick impermeable membrane. The membrane should be covered with 2 inches of sand for protection during construction and for concrete curing purposes. The sand should be lightly moistened just prior to placing the concrete. The moisture barrier can be considered part of the required minimum thickness of non-expansive fill.

### 6.4.2 Exterior Slabs-on-Grade

As previously discussed, the onsite highly expansive surface soils could be subjected to volume changes during fluctuations in moisture content. As a result of these volume changes, some vertical movement of exterior slabs, sidewalks, and pavements should be anticipated. This movement could result in damage to the slabs, sidewalks, and pavements that might require periodic maintenance or replacement. Adequate clearance should be provided between the exterior slabs and building elements that overhang these slabs, such as window sills or doors that open outward.

Exterior slabs such as sidewalks could be reinforced with steel reinforcing bars in lieu of wire mesh to minimize the impact of expansion pressures.

Walkways and pavement curbs and gutters should be supported directly on properly prepared native soils. Eliminating rock base beneath slabs will reduce the potential for migration of landscape irrigation water into pavement and walkway subgrade. Curbs should extend to the bottom of the pavement and baserock layer. One to two days prior to placing concrete, subgrade soils should be soaked to increase their moisture content to at least 3 to 5 percent above laboratory optimum moisture (ASTM D-1557-91). The water content of subgrade soils should be verified by field testing by the Geotechnical Engineer prior to placing concrete.

To reduce moisture changes in the natural soils and fills in landscaped areas, we recommend that drought resistant plants and/or a "drip" irrigation watering system be used. If landscaping plans include trees, they should be planted a minimum distance of one-half the

anticipated mature height of the tree from slabs or pavements to reduce the effects of tree roots on these improvements.

## 6.5 BASEMENT/RETAINING WALLS

Basement/retaining walls must be designed to resist both lateral earth pressures and any additional lateral loads caused by surcharging.

We recommend that unrestrained walls be designed to resist an equivalent fluid pressure of 40 pounds per cubic foot. This assumes a level backfill. Walls with inclined backfill should be designed for an additional equivalent fluid pressure of 1 pound per cubic foot for every 2 degrees of slope inclination. In addition, a uniform seismic pressure of 14H (psf) should be applied to the entire wall height, where H is the height of backfill above the top of the wall footing, in feet. Cantilevered walls subjected to surcharge loads should be designed for an additional uniform lateral pressure equal to one-third the anticipated surcharge load.

Restrained walls should be designed to resist an equivalent fluid pressure of 40 pounds per cubic foot, plus an additional uniform lateral pressure of 10H psf, where H = height of backfill above the top of the wall footing, in feet. Walls with inclined backfill should be designed for an additional equivalent fluid pressure of 1 pound per cubic foot for every 2 degrees of slope inclination. In addition, the walls should be designed for a uniform seismic pressure of 14H (psf) applied to the entire wall height, where H is the height of backfill above the top of the wall footing, in feet and where the seismic pressure acts in conjunction with an active earth pressure of 40 pounds per cubic foot. Restrained walls subjected to surcharge loads should be designed for an additional uniform lateral pressure equal to one-half the anticipated surcharge load.

Surcharge loads from adjacent structures need to be considered if the proposed basement walls extend below the zone of influence of adjacent foundations. The zone of influence of adjacent foundations can be defined as the area below an imaginary 1½:1 (horizontal to vertical) line extending downwards from the bottom of the footing nearest the new basement wall. The foundation support systems for the proposed classroom structure located upslope, and to the north of the proposed classroom structure adjacent to the existing gymnasium is not known to us at this time, but in our opinion, are likely to consist of shallow spread footing foundations.

The recommended lateral pressures assume walls are fully back drained to prevent the build-up of hydrostatic pressures. Adequate drainage could be provided by means of either weep holes with permeable material installed behind the walls or by means of a system of subdrains.

For the subdrain system, the top of the perforated pipe should be below the bottom of the adjacent slab or grade. Drains should consist of a drain rock layer at least 12 inches thick that extends to within 2 feet of the ground surface. Four-inch-diameter perforated plastic pipe should be installed (with perforations down) along the base of the walls on a two-inch-thick bed of drain rock. The pipe should be sloped to drain by gravity to a suitable drainage facility. Drain rock should conform to Caltrans specifications for Class 2 permeable material. A more open-

graded material, such as ¾-inch crushed rock, could be used provided the rock is surrounded by a geotextile, filter fabric (Mirafi 140 N or equivalent) to reduce the migration of fine-grained soils into the drain rock. Paving or a two-foot-thick cap of clayey soil should be placed over the drain rock to inhibit surface water infiltration. Alternatively, wall back-drainage can be provided by prefabricated drainage material (such as Miradrain 6000 or an approved alternative). The drainage material can be installed on the back (soil) face of the basement wall and should terminate at a 4-inch-diameter perforated plastic pipe surrounded by at least 6 inches of drain rock as defined above. Drainpipes should outlet to an appropriate drainage facility.

Retaining wall backfill less than 5 feet deep should be compacted to at least 90 percent relative compaction using light compaction equipment. Backfill greater than 5 feet deep should be entirely compacted to at least 95 percent relative compaction. If heavy compaction equipment is used, the walls should be appropriately designed to withstand loads exerted by the heavy equipment, and/or temporarily braced.

Retaining walls should be supported on spread footing foundations designed in accordance with the recommendations presented previously under Section 6.3.1, *Spread Footings*.

## 6.6 PAVEMENTS

### 6.6.1 Flexible Pavement Design

One R-value (resistance) test was conducted on a representative bulk sample of the onsite surface materials. The results of this test are presented in Appendix B and indicate an R-value of 8. We developed the following alternative preliminary pavement sections based on Topic 608 of the State of California Department of Transportation Highway Design Manual, R-value test results, and assumed traffic indices. Pavement designs for pavement lives of 1 to 5 years, 6 to 10 years, and 11 to 20 years are presented below.

Table 2. Recommended Pavement Design Alternatives

Location	Anticipated Pavement Life (years)	Pavement Components		Total Thickness (inches)
		Asphalt Concrete (inches)	Caltrans Class 2 Aggregate Base (inches)	
Automobile Parking & Access Areas (T.I. = 4.5)	11-20	2.5	9.0	11.5
	6-10	2.5	8.0	10.5
	1-5	2.5	7.0	9.5
Heavy Truck Access (T.I. = 6.5)	11-20	3.5	14.0	17.5
	6-10	3.5	12.0	15.5
	1-5	3.5	11.0	14.5

The traffic indices used in our design were established assuming a typical mix of automobile and "delivery or garbage" truck type of use in the proposed development once construction has been completed. However, if the pavements are planned to be placed prior to,

or during construction, the traffic indices and pavement sections may not be adequate for support of what is typically more frequent and heavier construction traffic. Therefore, if the pavement sections will be used for construction access, our firm should be consulted to provide recommendations for alternative pavement sections capable of supporting the heavier use. If requested, we could provide recommendations for a phased placement of the asphalt concrete to minimize the potential for mechanical scars caused by construction traffic on the finished grade.

The traffic indices should provide the indicated pavement lives with only a normal amount of pavement maintenance. Selection of the design traffic parameters, however, was based on engineering judgment, and not on an equivalent wheel load analysis developed from a traffic study or furnished to us.

In areas where pavements will abut planted areas, the pavement aggregate base layer, pavement section subgrade soils and trench backfill should be protected against saturation. Planned concrete sidewalks, driveways, and curb and gutters should be supported directly on the properly compacted native soils. Planned concrete curbs should extend at least to the bottom of the aggregate base layer, forming a concrete barrier between the landscaped areas and the pavement section. In addition, a compacted impermeable soil plug, as described in Section 6.2.5, *Trench Backfill*, should be constructed within any lateral or other trench backfill that passes beneath the curb and gutter and under the adjoining pavement. In addition, water should never be allowed to pond behind the curb and gutter during or after the completion of construction.

The Aggregate Base for use in flexible pavements should conform to Caltrans Standard Specification Section 26-1.02A for Class II Aggregate Base. The Aggregate Base used in the pavement sections should be compacted to 95 percent relative compaction (ASTM D1557) and be firm and unyielding.

## 6.7 ADDITIONAL GEOTECHNICAL SERVICES

Fugro should review geotechnical aspects of the plans and specifications to check for conformance with the intent of our recommendations. The analyses, designs, opinions, and recommendations submitted in this report are based in part upon the data obtained from the subsurface explorations conducted for the Windrush School project, and upon the conditions existing when services were conducted. Variations of subsurface conditions from those analyzed or characterized in the report are possible, as may become evident during construction. In that event, it may be advisable to revisit certain analyses or assumptions.

We recommend that Fugro be retained to provide geotechnical services during site grading and foundation installation to observe compliance with the design concepts, specifications and recommendations presented in this report. Our presence will also allow us to modify design if unanticipated subsurface conditions are encountered. During construction, our field engineer should observe and/or test the following:

- Soil conditions exposed by site grading and foundation excavations, to check that they are consistent with those encountered during the field exploration;

- Pavement subgrade preparation; and
- Fill placement and compaction, including backfill of utilities and compaction of aggregate base.

## 7.0 LIMITATIONS

Our services consist of professional opinions, conclusions, and recommendations that are made in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

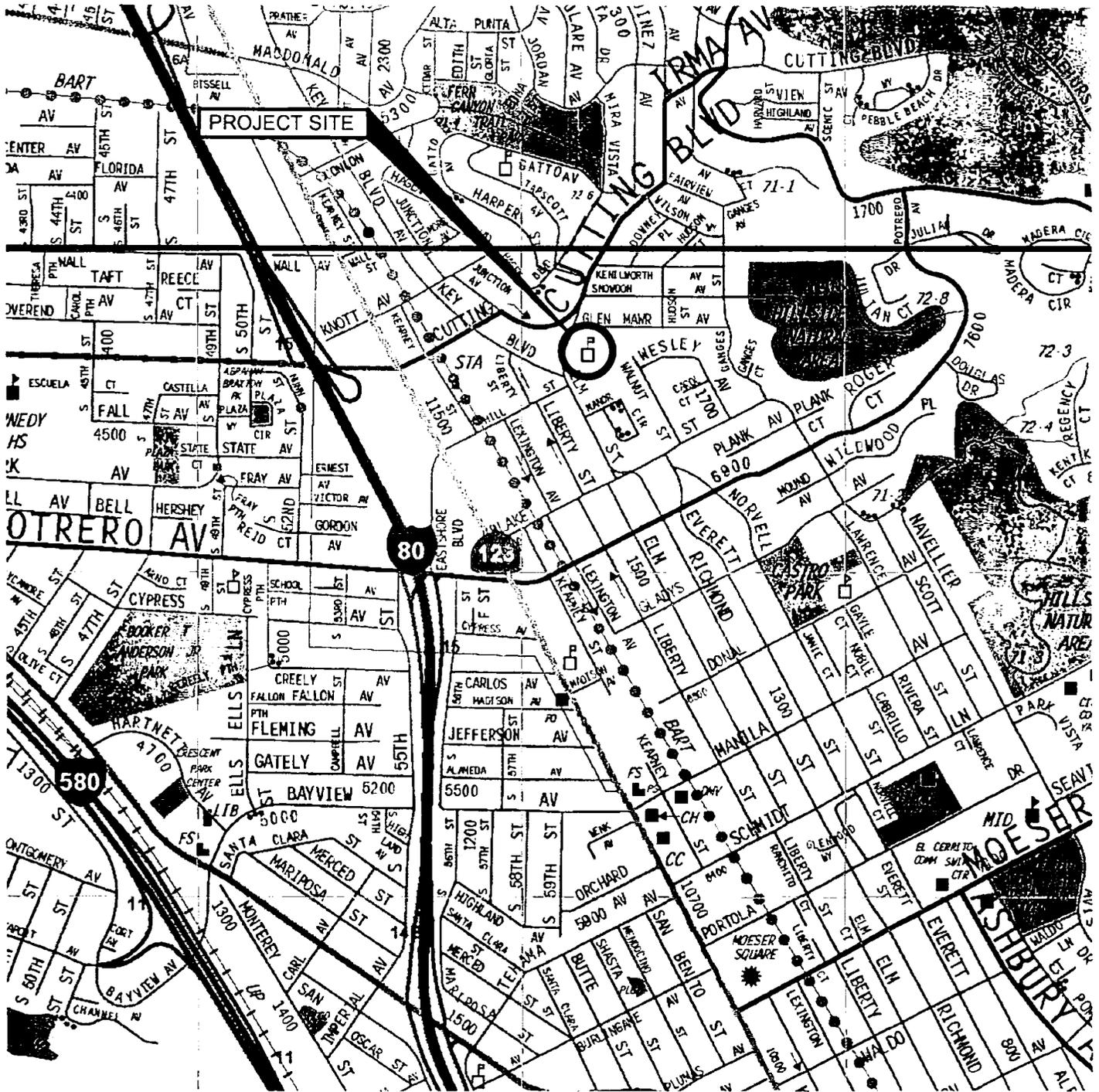
The analyses and recommendations contained in this report are based on the data obtained from the subsurface explorations conducted for this study. These explorations indicate subsurface conditions only at specific locations and times, and only to the depths penetrated. Variations may exist and conditions not observed or described in this report could be encountered during construction. Our conclusions and recommendations are based on our analysis of the observed conditions. If conditions other than those described in this report are encountered, we should be notified so that we can provide additional recommendations, if warranted.

This report has been prepared for the exclusive use of Windrush School and their consultants for specific application to the Windrush School project as described herein. In the event that there are any changes in the ownership, nature, design, or location of the proposed project, or if any future additions are planned, the conclusions and recommendations contained in this report should not be considered valid unless (1) the project changes are reviewed by Fugro, and (2) conclusions and recommendations presented in this report are modified or verified in writing. Reliance on this report by others must be at their risk unless we are consulted on the use or limitations. We cannot be responsible for the impacts of any changes in geotechnical standards, practices, or regulations subsequent to performance of services without our further consultation. We can neither vouch for the accuracy of information supplied by others, nor accept consequences for unconsulted use of segregated portions of this report.

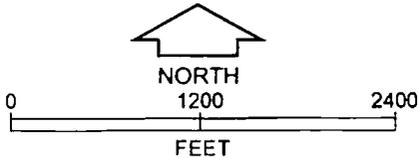
## PLATES



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SOURCE: This Site Vicinity Map is based on The Thomas Guide Digital Edition 2003, Bay Area Metro, Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara Counties.



VICINITY MAP  
Windrush School  
El Cerrito, California



**LEGEND**

⊙ B-1 APPROXIMATE LOCATION OF BORING

**NORTH**

0 80 160  
FEET

**BASE MAP SOURCE:** This Site Plan is based on a Site Plan provided by Moran Engineering of the Windrush School in El Cerrito, California, dated September 2004.

**SITE PLAN**  
Windrush School  
El Cerrito, California

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**APPENDIX A  
FIELD EXPLORATION**



## APPENDIX A FIELD EXPLORATION

The field exploration consisted of a surface reconnaissance and a subsurface exploration program. The exploration was conducted using a drill rig equipped with a truck-mounted, hollow stem auger. Six, 8-inch diameter exploratory borings, designated B-1 through B-6 were drilled on August 23, 2004, to a maximum depth of 31½ feet. The approximate locations of the exploratory borings are shown on the Site Plan, Plate 2. The soils encountered in the borings were logged in the field by our representative. The soils are described in accordance with the Unified Soil Classification System (ASTM D-2487.) Upon completion of our field explorations, the borings were backfilled with neat cement grout. The logs of the borings, as well as a key for the classification of the soil (Plate A-1) are included as part of this appendix.

Representative soil samples were obtained from the borings using a Modified California split-barrel drive sampler (outside diameter of 3.0 inches, inside diameter of 2.5 inches). All samples were transmitted to our laboratory for evaluation and appropriate testing. The sampler type is indicated in the "Sampler" column of the boring logs as designated in Plate A-1.

Resistance blow counts were obtained with the samplers by dropping a 140-pound hammer through a 30-inch free fall using a down-hole wire line hammer system. The sampler was driven 18 inches, or a shorter distance where hard resistance was encountered, and the number of blows were recorded for each 6 inches of penetration. The blows per foot recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches. Due to the use of the down-hole wire line hammer system the blow counts are not standard penetration resistance values.

The elevations indicated on the boring logs were obtained by interpreting the topographic contours on a site plan titled "Grading Drainage and Site Improvements, Windrush School, El Cerrito, California," dated June 3, 1999, prepared by Moran Engineering. Elevations are based on the City of El Cerrito datum.

The attached boring logs and related information show our interpretation of the subsurface conditions at the dates and locations indicated, and it is not warranted that they are representative of subsurface conditions at other locations and times.



MAJOR DIVISIONS			GROUP NAMES		GENERAL NOTES
COARSE-GRAINED SOILS More than 50% retained on the No. 200 sieve	GRAVELS  MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	Clean gravels less than 5% fines	GW		
			GP		Poorly Graded Gravel
		Gravels with more than 12% fines	GM		Silty Gravel
			GC		Clayey Gravel
	SANDS  MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	Clean sand less than 5% fines	SW		Well-Graded Sand
			SP		Poorly Graded Sand
		Sands with more than 12% fines	SM		Silty Sand
			SC		Clayey Sand
FINE-GRAINED SOILS 50% or more passes the No. 200 sieve	SILTS AND CLAYS  Liquid Limit Less than 50%	ML		Silt	
		CL		Lean Clay	
		OL		Organic Silt	
	SILTS AND CLAYS  Liquid Limit Greater than 50%	MH		Elastic Silt	
		CH		Fat Clay	
		OH		Organic Clay	
HIGHLY ORGANIC SOILS	PT		Peat or Highly Organic Soils		
	FILL		Debris or Mixed Fill		
	AC		Asphalt Concrete Pavement with Aggregate Base		

**GENERAL NOTES**

Classification of Soils per ASTM D2487 or D2488

Geologic Formation noted in bold font at the top of interpreted interval

Sloped line in break column indicates transitional boundary

Blow counts for California Liner Sampler shown in ( )

Length of sample symbol approximates recovery length

**SAMPLER DRIVING RESISTANCE**

Number of blows with 140 lb. hammer, falling 30-in. to drive sampler 1-ft. after seating sampler 6-in.; for example,

Blows/ft	Description
25	25 blows drove sampler 12" after initial 6" of seating
50/7"	50 blows drove sampler 7" after initial 6" of seating
Ref/3"	50 blows drove sampler 3" during initial 6" seating interval (Ref=Refusal)

**STRENGTH TEST METHOD**

U = Unconfined Compression  
 Q = Unconsolidated Undrained Triaxial  
 T = Torvane  
 P = Pocket Penetrometer  
 M = Miniature Vane  
 F = Field Vane

**OTHER TESTS**

k = Permeability      EI = Expansion Index  
 Consol = Consolidation      OVM = Organic Vapor  
 Gs = Specific Gravity      Measurement  
 MA = Particle Size Analysis

**WATER LEVEL SYMBOLS**

Initial or perched water level  
 Final ground water level  
 Seepages encountered

**SAMPLER TYPE**

1 SPT   2 MC   3 CA   4 SH   5 BB   6 HA   7 LS   8 PS   9 VS   10 NR   11 RC

Samplers and sampler dimensions (unless otherwise noted in report text) are as follows:

1 SPT Sampler, driven 1 3/8" ID, 2" OD	6 Hand Auger Sample
2 MOD CA Liner Sampler 2 3/8" ID, 3" OD	7 Lexan Sample
3 CA Liner Sampler 1 7/8" ID, 2.5" OD	8 Pitcher Sample
4 Thin-walled Tube, pushed 2 7/8" ID, 3" OD	9 Vibracore Sample
5 Bulk Bag Sample (from cuttings)	10 No Sample Recovered
	11 Rock Core

**SOIL STRUCTURE**

**Fissured:** Containing shrinkage or relief cracks, often filled with fine sand or silt, usually more or less vertical.

**Pocket:** Inclusion of material of different texture that is smaller than the diameter of the sample.

**Parting:** Inclusion less than 1/8 inch thick extending through the sample.

**Seam:** Inclusion 1/8 inch to 3 inches thick extending through the sample.

**Layer:** Inclusion greater than 3 inches thick extending through the sample.

**Laminated:** Soil sample composed of alternating partings or seams of different soil types.

**Interlayered:** Soil sample composed of alternating layers of different soil type.

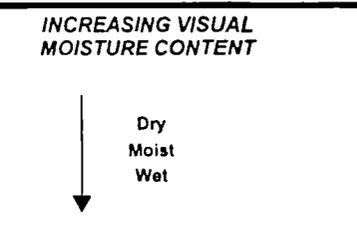
**Intermixed:** Soil sample composed of pockets of different soil type, and layered or laminated structure is not evident.

**CONSISTENCY**

Clays	Blows/Foot SPT	Undrained Shear Strength (ksf)
Very Soft	0 - 2	0 - 0.25
Soft	3 - 4	0.25 - 0.5
Firm	5 - 8	0.5 - 1
Stiff	9 - 16	1 - 2
Very Stiff	17 - 32	2 - 4
Hard	Over 32	Over 4

**RELATIVE DENSITY**

Sands and Gravels	Blows/Foot SPT
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	Over 50



Information on each boring log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as from laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines on the logs may be transitional and approximate in nature. Water level measurements refer only to those observed at the time and places indicated, and can vary with time, geologic condition, or construction activity.

**TERMS AND SYMBOLS USED ON BORING LOGS**



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION: N 37.92587 W 122.31306  SURFACE EL: 131.0 ft +/- (rel. MSL datum)	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, $S_u$ , ksf	OTHER TESTS
					MATERIAL DESCRIPTION							
5		1		(50/6")	Sandy Fat CLAY with gravel (CH): very stiff to hard, brown, moist, fine to coarse-grained sand, fine gravels (Qls-landslide debris)	129	9					
10		2 3		(44)								
15		4 5		(42)	Lean CLAY with sand (CL): very stiff to hard, yellowish-red, moist, fine to coarse-grained sand (Qls-landslide debris)							
20												
25												
30												
35												
40												
45												

BORING DEPTH: 16.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: R Storesund

**LOG OF BORING NO. B-1**  
 Windrush School  
 El Cerrito, California



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION:	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, S <sub>u</sub> , ksf	OTHER TESTS
					SURFACE EL: 131.0 ft +/- (rel. MSL datum)							
					MATERIAL DESCRIPTION							
0 - 1		1		(17)	ASPHALT CONCRETE: 0.5 inches	104	18		53	36		
1 - 2		2			AGGREGATE BASE: 2.5 inches							
2 - 3					Lean CLAY with gravel (CL): stiff, brown, moist, fine gravels, FILL							
3 - 4		3		(41)	Sandy Fat CLAY with gravel (CH): very stiff to hard, brown, moist, fine to coarse-grained sand, fine gravel (Qls-slide debris)	119	13					
4 - 5		4										
5 - 6												
6 - 7		5		(44)								
7 - 8		6										
8 - 9												
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39 - 40												
40 - 41												
41 - 42												
42 - 43												
43 - 44												
44 - 45												
45 - 46												
46 - 47												
47 - 48												
48 - 49												
49 - 50												

BORING DEPTH: 16.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: R Storesund

**LOG OF BORING NO. B-2**  
 Windrush School  
 El Cerrito, California



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION:	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, $S_u$ , ksf	OTHER TESTS
					SURFACE EL: 118.0 ft +/- (rel. MSL datum)							
					MATERIAL DESCRIPTION							
0		1		(19)	Sandy Lean CLAY with gravel (CL): stiff, dark brown, moist, with some roots (FILL?)							
5		2		(35)	Fat CLAY with sand (CH): very stiff, greenish gray, moist, fine to coarse-grained sand, trace fine gravel (Qls-landslide debris)	98	25					
5		3		(50/0")								
10				(50/0")								
15		4		(36)	- color changes to greenish gray/yellowish brown, cobbles and boulders encountered							
20		5		(50/6")	- color changes to yellowish brown, cobbles and boulders encountered							
25		6		(50/6")	- color changes to greenish gray, cobbles and boulders encountered							
30		7		(44)								
30		8										
35												
40												
45												

BORING DEPTH: 31.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: Linda Al Atik

**LOG OF BORING NO. B-3**  
 Windrush School  
 El Cerrito, California



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION:	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, $S_u$ , ksf	OTHER TESTS
					SURFACE EL: 122.0 ft +/- (rel. MSL datum)							
					MATERIAL DESCRIPTION							
0-5	(Diagonal hatching)	1	(29)	(29)	Gravelly Lean CLAY (CL): very stiff, brown to dark brown, moist, fine gravels, trace rootlets, FILL							
5-10	(Diagonal hatching)	2	(29)	(29)	Fat CLAY with gravel (CH): very stiff, greenish gray, moist, fine gravel (Qls-landslide debris) - cobbles/boulders							
10-15	(Diagonal hatching)	3	(65/11")	(65/11")	becomes hard,							
15-20	(Diagonal hatching)	4	(79)	(79)	Sandy Lean CLAY with gravel (CL): hard, olive gray to dark gray, moist, fine to coarse-grained sand, fine gravel, cobbles/boulders (Qls-landslide debris)							
20-25	(Diagonal hatching)	5	(50/6")	(50/6")	- sand content increases	127	10					
25-30	(Diagonal hatching)	6	(54)	(54)	Lean CLAY with sand (CL): hard, olive gray, moist, fine-grained sand, trace fine gravel	111	19	75				
30-35	(Diagonal hatching)	7	(50/5")	(50/5")								
35-40	(Diagonal hatching)	8										
40-45	(Diagonal hatching)	9										

BORING DEPTH: 31.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: Arie Suliwan

**LOG OF BORING NO. B-4**  
 Windrush School  
 El Cerrito, California



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION:	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, $S_u$ , ksf	OTHER TESTS
					SURFACE EL: 99.0 ft +/- (rel. MSL datum)							
MATERIAL DESCRIPTION												
5		1	-	(20)	Sandy Lean CLAY with gravel (CL): brownish yellow, moist, fine to coarse-grained sand, fine to coarse gravel							R Value = 8
5		2			Lean CLAY (CL): stiff, dark brown, moist, trace fine-grained sand							
10		3	-	(30)	- becomes very stiff							
10		4										
15		5	-	(53)	-							
15		6										
20												
25												
30												
35												
40												
45												

BORING DEPTH: 16.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: Linda Al Atik

**LOG OF BORING NO. B-5**  
 Windrush School  
 El Cerrito, California



DEPTH, ft	MATERIAL SYMBOL	SAMPLE NO.	SAMPLER TYPE	SAMPLER BLOW COUNT/ PRESSURE, psi	LOCATION:	DRY UNIT WEIGHT, pcf	WATER CONTENT, %	% PASSING #200 SIEVE	LIQUID LIMIT, %	PLASTICITY INDEX	UNDRAINED SHEAR STRENGTH, $S_u$ , ksf	OTHER TESTS	
					SURFACE EL: 102.0 ft +/- (rel. MSL datum)								
MATERIAL DESCRIPTION													
5		1	-	(20)	Lean CLAY with sand (CL): stiff, brown to greenish gray, moist, fine to medium-grained sand, trace fine gravel  - becomes greenish gray and brown	106	21						
		2											
10		3	-	(40)									
		4											
15		5	-	(62)									
		6											
20													
25													
30													
35													
40													
45													

BORING DEPTH: 16.5 ft  
 DEPTH TO WATER: Not Encountered  
 BACKFILL: Cement grout  
 COMPLETION DATE: August 23, 2004  
 NOTES: 1. Terms and symbols defined on Plate A-1.

DRILLING METHOD: 8-in. dia. Hollow Stem Auger  
 HAMMER TYPE: Downhole hammer, wireline trip  
 RIG TYPE: Mobile B-53  
 DRILLED BY: Exploration Geoservices, Loren  
 LOGGED BY: Arie Suliwan

**LOG OF BORING NO. B-6**  
 Windrush School  
 El Cerrito, California

**APPENDIX B**  
**LABORATORY TESTING PROGRAM**



## APPENDIX B LABORATORY TESTING PROGRAM

The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site.

The natural water content was determined on seven samples of the materials recovered from the borings in accordance with ASTM Test Designation D-2216. These water contents are recorded on the boring logs at the appropriate sample depths.

Dry density determinations were performed on seven samples of the subsurface soils to evaluate their physical properties. The results of these tests are shown on the boring logs at the appropriate sample depths.

Atterberg Limit determinations were performed on one sample of the subsurface soils to determine the range of water content over which these materials exhibit plasticity. The Atterberg Limits were determined in accordance with ASTM Test Designations D-428 and D-424. These values are used to classify the soil in accordance with the Unified Soil Classification System and to indicate the soil's compressibility and expansion potentials. The results of these tests are presented on Plate B-1, and on the logs of the borings at the appropriate sample depths.

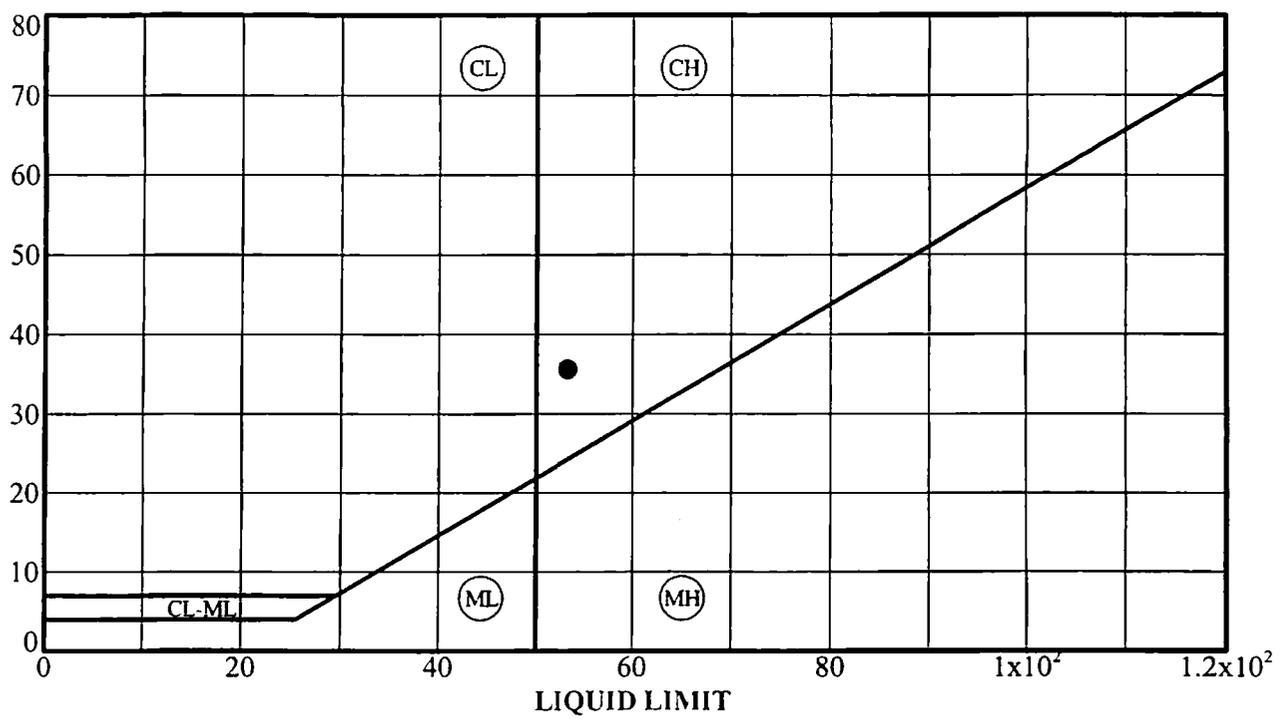
The percent passing the #200 sieve was determined on one sample of the subsurface soils to aid in the classification of these soils. These tests were performed in accordance with ASTM Designation D-1140. The results of these tests are shown on the boring logs at the appropriate sample depths.

A resistance R-value test was performed on a representative sample of the surface soils on-site to provide data for pavement design. The test was performed in accordance with California Test Method 301-F and indicated an R-value of 8 at an exudation pressure of 300 pounds per square inch. The results of the tests are presented below:

### RESULTS OF R-VALUE TESTS

Description of Material	Dry Density (pcf)	Water Content (%)	Exudation Pressure (psi)	Expansion Pressure (psf)	R-Value
Dark brown lean clay with sand (CL)	103	21.5	199	0	7
	103.7	20.9	302	0	8
	104.8	20.4	374	0	9
R-Value = 8 at Exudation pressure of 300 psi					

PLASTICITY INDEX



Key Symbol	Boring No.	Depth (Feet)	Liquid Limit	Plasticity Index	Liquidity Index	Water Content (%)	% Passing #200 Sieve	USCS
●	B-2	1.5	53	36	-0.005	18		CH

File Name: C:\WINNT\PROFILES\BIMBA\UNEN\DESKTOP\LAB CRAP\1656-001\_1ST.GPJ Report Template: ATT B Output Date: 10/4/04



PREP'D BY  
 APP'D BY  
 DATE  
 10/4/04  
 DWG FILE

PLASTICITY CHART AND DATA

WINDRUSH SCHOOL  
 El Cerrito, California

FIGURE  
**B-1**  
 PROJECT No.  
 1656.001

**APPENDIX B**  
**HISTORICAL RESOURCES EVALUATION REPORT**

# HISTORICAL RESOURCES EVALUATION FOR THE WINDRUSH SCHOOL PROJECT

EL CERRITO, CONTRA COSTA COUNTY, CALIFORNIA



LSA

March 2007

# HISTORICAL RESOURCES EVALUATION FOR THE WINDRUSH SCHOOL PROJECT

EL CERRITO, CONTRA COSTA COUNTY, CALIFORNIA

Submitted to:

City of El Cerrito  
Community Development Department  
City Hall, 10890 San Pablo Ave.  
El Cerrito, California 94530

Prepared by:

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LSA Project No. CEC0602

LSA

March 19, 2007

## TABLE OF CONTENTS

INTRODUCTION .....	1
PROJECT DESCRIPTION.....	1
PROJECT AREA.....	2
RESOURCE DESCRIPTION.....	2
HISTORICAL OVERVIEW.....	6
Chinese in California.....	6
Chinese Exclusion Laws.....	7
Institutional Homes for Children.....	8
Project Area Historical Overview.....	8
LEGISLATIVE CONTEXT .....	9
California Environmental Quality Act (CEQA).....	9
California Register of Historical Resources .....	11
Public Resources Code §5097.5 .....	12
Human Remains .....	12
METHODS .....	12
Background Search.....	12
Consultation.....	13
Internet and Archival Research .....	13
Project Meeting .....	14
Field Methods.....	14
ELIGIBILITY EVALUATION .....	14
Period of Significance .....	14
Significance .....	15
Integrity .....	15
Eligibility.....	15
POTENTIAL EFFECTS .....	16
Project Design .....	16
Impacts Assessment.....	16
RECOMMENDATIONS .....	21
Design Approaches.....	21
Mitigation .....	21
Accidental Discoveries.....	22
Human Remains .....	22
REFERENCES .....	23

## APPENDICES

- A: Figures
- B: Photographs
- C: California Department of Parks and Recreation form 523 record
- D: Consultation Letters
- E: El Cerrito Historical Society Documents

## FIGURES

### In Text

Figure 1: Project Location and Vicinity

Figure 2: Project Area

Figure 3: Chung Mei Home for Chinese Boys – Historic District

### Appendix A

Figure 4: Proposed Changes to Windrush School Master Plan

Figure 5a-b: 1949 Blueprints of Gymnasium

Figure 6a-b: 2006 Blueprints of Gymnasium

Figure 7: Proposed Gymnasium, Detailed Elevation West

## INTRODUCTION

Windrush School (applicant) is amending the Master Plan (project) for its four-acre campus in El Cerrito, Contra Costa County, California (Figures 1 and 2). The Windrush School campus, opened in 1987, consists of a main administrative/classroom building, a maintenance building, an old garage converted to an art studio, an L-shaped classroom building, a gymnasium, playfields, basketball court, lawn areas, pathways, roads, and trees. From 1935 to 1954, the campus served as the Chung Mei Home for Chinese Boys, an orphanage that provided care and education for boys of Chinese ancestry. Since 1954, the campus served as a part of the Western Baptist Bible College (1956-1974) and the Armstrong Preparatory School (1974-1987). The proposed project will be implemented in four phases: phases one and two will involve the removal and replacement of a portion of the gymnasium, and the construction of a new library/performing arts classroom adjacent to the gymnasium. Phases three and four will consist of renovation of the main classroom building and the demolition and replacement of the L-shaped classroom building. LSA Associates, Inc. (LSA) prepared this historical resources evaluation for the applicant in support of environmental documentation being prepared for the project.

The purposes of this historical resource evaluation are to: (1) evaluate the California Register of Historical Resources (California Register) eligibility of Windrush School and, specifically, the gymnasium; (2) assess the potential for impacts to cultural resources that may result from project implementation; and (3) recommend ways to avoid or mitigate significant impacts to cultural resources that may result from project implementation. The evaluation was conducted in accordance with the California Environmental Quality Act (CEQA) and the California Register.

LSA's archival research and field study identified one cultural resource in the project area: the Chung Mei Home for Chinese Boys Historic District (District). LSA's historical evaluation found that the District, consisting of four contributing buildings and one non-contributor, appears to be eligible for listing in the California Register at the local level for its association with the history of the East Bay Chinese. The District, because it appears eligible for listing in the California Register, is considered a historical resource under CEQA.

The proposed project will diminish some aspects of the District's historical integrity. However, implementing the design developed by the applicant, as well as mitigation recommended by LSA, will reduce the potential impacts to the District to less than significant levels.

## PROJECT DESCRIPTION

The project would result in an amendment to the existing use permit (which was last amended in November 1998). The amended use permit would allow Windrush School to proceed with the following key changes to the existing Master Plan over a four phase, 20-year period:

- Increase enrollment from 250 students to 330 students (+/- 5 percent) during the regular school year and from 125 students to 175 students during summer sessions;
- Improve accessibility;
- Undertake a 23,750 square foot (net) increase in additional floor space; and
- Increase building height limits from two stories to a maximum of 35 feet.

Phase one would include the replacement of an existing one-story classroom wing in front of the gymnasium with a new two-story 13,500 square-foot addition in the same location. The new addition would contain an interim library, classrooms, and a supporting circulation area. Phase two would include the construction of a new library, performing arts classroom, and a dance classroom adjacent to the gymnasium and Phase one classrooms. These uses would be accommodated in a 9,000 square-foot addition. Phases three and four would include the renovation of the existing main classroom and administration building, and the replacement of an existing 5,000 square-foot classroom with a new 5,500 square-foot classroom, respectively.

## **PROJECT AREA**

The project area is in El Cerrito, Contra Costa County, California, in the unsectioned lands of the Rancho San Pablo land grant. The project area is located on an undulating hillside bordered by Elm Street to the west and residential housing to the north, east, and south. Currently, the project area contains five buildings and associated playfields, pathways, roads, and trees. The buildings consist of a main administrative/classroom building, a maintenance building, an old garage converted to an art studio, an L-shaped classroom building, and a gymnasium (Figure 3).

## **RESOURCE DESCRIPTION**

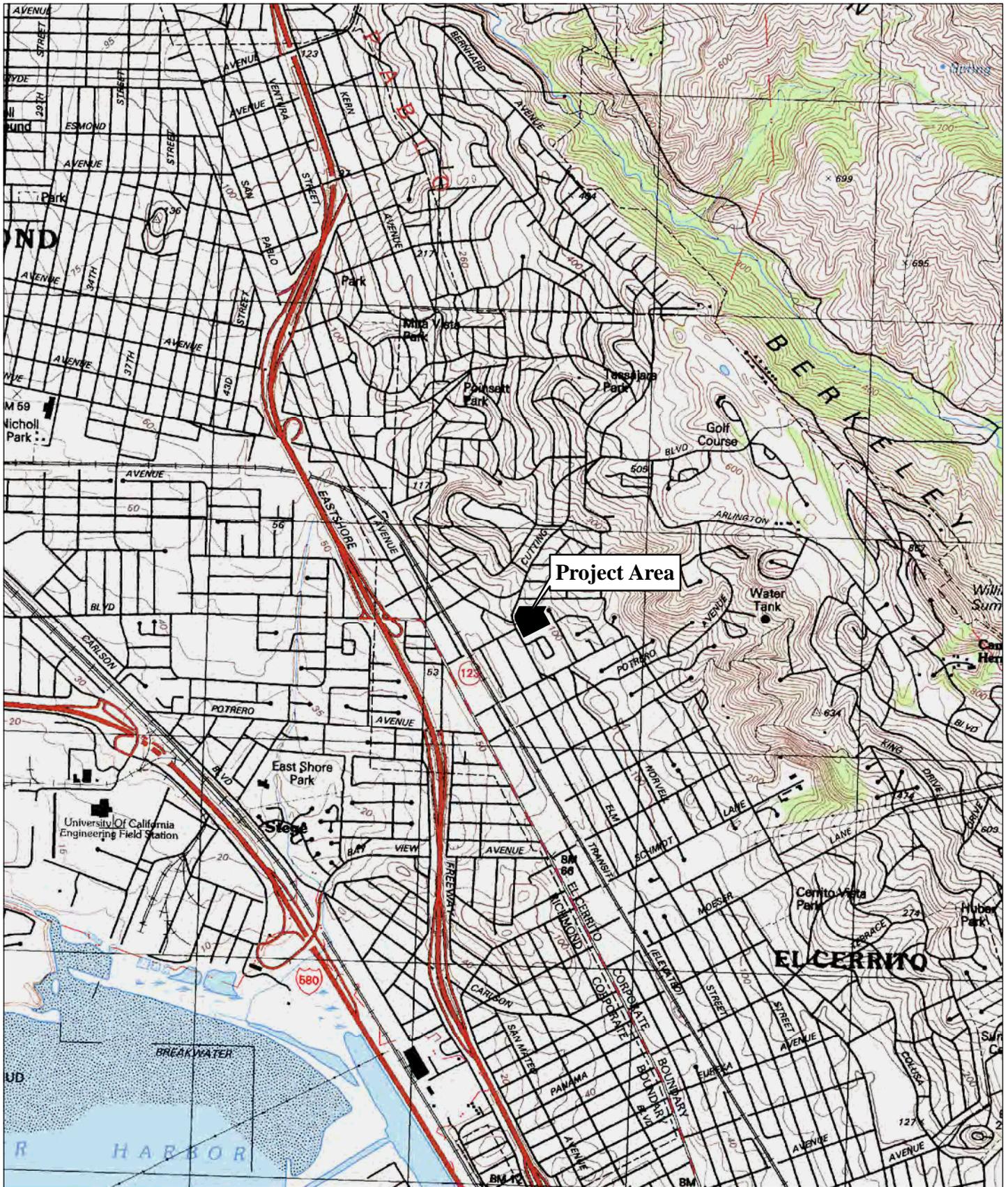
The District is the remnant of a 5.5-acre campus in El Cerrito, where, from 1935 to 1954, abandoned or orphaned boys of Chinese ancestry in the East Bay were cared for and educated. The District consists of the current Windrush School campus, with four of its five buildings contributing to its California Register eligibility. Contributors to the District include the main building (administrative/classroom); the former garage (classroom); the maintenance building (attached to main building on the east elevation by a covered walkway); and the gymnasium (Figure 3). The L-shaped classrooms building in the northeast corner of the campus is the only building on campus that does not contribute to the District. See Appendix C for detailed descriptions.

The entrance to the campus, once gated with a sign (Appendix B: Photo 1), is on Elm Street; the paved drive curves up the hill to the main building where the driveway circles around a planter that once contained rose bushes and a flag pole, both no longer present (Appendix B: Photo 2). Tall trees, also no longer present, blocked the view of the gymnasium from the lower levels of the campus (Western Baptist Bible College 1956; Appendix C). Sidewalks and stairs join the upper level main building, art studio, and L-shaped classrooms with the gymnasium, play areas, and the newer visitor parking lot, on the lower levels (Figures 3 and 4).

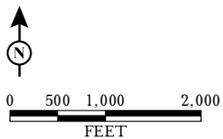
The main building, constructed in 1935, is a three-story, poured-in-place reinforced concrete modified International-style building with Chinese architectural embellishments. This building was the primary residence for the boys at Chung Mei. The low-pitched, hipped roof is clad in terra cotta tile painted green and flared at the corners and ridge ends to evoke Chinese architecture. Decorative molding on the exterior walls, stylistic fenestration, and dragon motifs add to the Chinese-style architecture (Appendix B: Photo 3; Appendix C).

The former garage, north of the main building, is a one-story, flat roofed, stucco-clad Art Moderne style building constructed in 1935 (City of El Cerrito v.d.). This building is currently used as an art





LSA



Source: USGS 7.5' Quads: Richmond, Calif. (1980)  
 I:\CEC0602\GIS\Maps\Project Area.mxd (2/16/2007)

FIGURE 2

Historical Resource Evaluation  
 Windrush School Project  
 El Cerrito, Contra Costa County, California

Project Area



LSA



— — HISTORIC DISTRICT

FIGURE 3

*Historical Resources Evaluation  
Windrush School Project  
El Cerrito, Contra Costa County, California*

Chung Mei Home for Chinese Boys - Historic District

studio (Appendix B: Photo 4; Appendix C).

The maintenance building is a one-story, hipped roof, stucco-clad Art Moderne-style building constructed in 1948 (City of El Cerrito v.d.). The building is attached to the main building via a covered walkway. The east entrance is framed by a modified torii (Appendix B: Photo 5; Appendix C).

The gymnasium is a one-story, stucco-clad International-style building constructed in 1949. The front (west) elevation, which housed classrooms, lockers and bathroom facilities, has a flat roof, while the back (east) elevation is the open beam, side-gabled roof of the gymnasium (Appendix A: Figures 5 and 6). The gabled roof was clad in tile and topped with a prominent red Chinese motif ridge beam (Western Baptist Bible College 1956). The tile was replaced with composition shingle in the early 1980s, but the roof line and Chinese motif ridge beam, and the skylights that flank both sides of the ridge beam, remain (Appendix B: Photo 6; Appendix C).

The L-shaped classroom building is a split-level, stucco-clad modern building constructed sometime between 1956-1959 (U.S. Geological Survey 1959; Western Baptist Bible College 1956). The shallow-pitched, side-gabled roof is clad in composition shingles. The east-west wing is one-story; the north-south wing is two-story. Fenestration consists of aluminum sliders. This building is not a contributor to the District because it was constructed after the District's period of significance.

## **HISTORICAL OVERVIEW**

This overview provides the historical context for the California Register eligibility evaluation of the District. The overview discusses the initial in-migration of Chinese during the Gold Rush, the development of immigration restrictions and exclusion laws, and the advent of the Chung Mei Home for Chinese Boys in El Cerrito, California.

### **Chinese in California**

As with many others, the majority of Chinese immigrants came to California during the Gold Rush (Daniels 1988:12-13, 15). The Chinese ideogram for California, "Golden Mountain," represents the economic importance of California. The economic boom created by the discovery of gold in 1848, brought political refugees and economic opportunists to California, where the tremendous labor shortage in the developing mining and collateral industries created the highest wage level in the world. The Chinese in California quickly became an integral part of the labor force, participating in the mining industry and railroad construction, as well as in the unskilled workforce of collateral industries such as laundry service. Although Chinese laborers in California were paid less than the average white male, they made considerably higher wages than their counterparts back home (Daniels 1988:15).

The Chinese population in California between 1860 and 1880 was more than 8 percent of the total population of the state. The overwhelming majority of Chinese immigrants, however, had no intention of emigrating permanently. The very word for emigrant in Chinese means "sojourner" and carries the implication of eventual return. The "sojourners" were encouraged to seek their fortune in the United States and then come back to China for their families (Mock Wyman 1997:247).

One reason for Chinese immigrants to maintain only temporary resident status was the imbalance of males to females in California and the nation as a whole. Confucian belief dictated that a wife should stay home to care for her husband's family (Mock Wyman 1997:247). In 1880, California listed more than 70,000 Chinese males, with fewer than 4,000 Chinese females. Johnson (1993:16) states that by the late nineteenth century, Oakland's "sex ratio was approaching parity," with many women finding work in food processing plants. In 1920, seventy years after the immigration to California began, the Chinese community was still a "bachelor society" with women numbering fewer than ten percent (Daniels 1988:16-17). The imbalanced gender ratio of the Chinese community within the United States remained distorted for years due to subsequent legislation that prevented further immigration by Chinese to the United States.

### **Chinese Exclusion Laws**

In 1882, the United States Congress passed the Chinese Exclusion Act, which suspended immigration of Chinese laborers to the United States for 10 years, issued residency certificates to those that were already in the country and leaving with intent to return, and restated the bar against naturalization. Amendments and renewals of the act occurred over several decades when, in 1924, the United States Congress passed the Immigration Act (also known as the National Origins Act) imposing a quota on immigration of only 2 percent of the number of people from any nonwestern country based on the number of people from that country in the United States at the time of the 1890 census (Daniels 1988:96).

Illegal immigration into the United States began as early as the exclusionary laws were instituted, and became commonplace after the San Francisco earthquake in 1906 destroyed the city's vital statistics records, which allowed many Chinese to enter the country using counterfeit paperwork (Daniels 1988:94). Chinese fraudulently claiming American citizenship could not only enter and exit the country at will, but "any children fathered abroad could also claim derivative citizenship under American laws," (Daniels 1988:94). These children were predominantly sons; forged documentation also allowed Chinese to enter as other men's sons, known as "paper sons" (Daniels 1988:94).

The 1924 immigration law contributed to the already existing gender imbalance of the Chinese community, making it impossible for United States citizens of Chinese ancestry to bring alien Chinese wives to the country (Daniels 1988:96). The concept of paper sons further shifted the gender ratios. The census of 1930 showed four times as many married men as married women (Daniels 1988:97). Anti-Chinese sentiments and the gender imbalance created a growing population of children born of Chinese ancestry living on the streets; children who were orphaned by their parents "because of illness, unfit homes, abandonment, or because of the death of a parent or a parent having to temporarily return to China" (Mock Wyman 1997:260). These children were banned from non-Chinese orphanages due to their ancestry (Chung Mei / Ming Quong 2003; Gutman 2002:11).

The Second World War brought a dramatic change to how most Americans viewed Chinese immigrants and those already living in the United States. Prior to the attack, Chinese in California, and the nation as a whole, demonstrated against Japan's economic and military expansion that led to the Second Sino-Japanese War (against China) in 1937 (Daniels 1988:188). After Japan attacked the United States at Pearl Harbor in 1941, the status and prestige of the Chinese community was elevated in the eyes of Americans, and regard for Japan and the Japanese community in the United States fell (Daniels 1988:187,188). China, unlike Japan, had never interjected itself in the affairs of the United States, and the surprise attack on the U.S. Pacific Fleet at Pearl Harbor, which killed over 2,400

people and catapulted the United States into the Second World War, made China an ally (Daniels 1988:188,195). Perception of Chinese Americans during the early 1940s in the United States prompted a repeal of the exclusionary laws against the Chinese which allowed legal immigration for the first time since 1882 and enabled Chinese nationals already residing in the country to become naturalized citizens (Daniels 1988:193, 321). Due to these changes, the total Chinese population rose over 50 percent during the 1940s (Daniels 1988:191).

### **Institutional Homes for Children**

Shelters for indigent children were not uncommon in East Bay during the twentieth century. In the late 1920s, the Alameda County Welfare Council supervised three shelters for homeless children (Gutman 2002:10). There were two nonsectarian children's institutions in Oakland, and several faith-based orphanages. However, those institutions had rules against accepting "children of color or Asiatic races" (Gutman 2002:11).

Dr. Charles R. Shepherd, an Englishman schooled at the Southern Baptist Theological Seminary in Louisville, Kentucky, who also spent four years as a professor in China, recognized a need for an orphanage for boys of Asian ancestry in the East Bay. Ming Quong, a Presbyterian Mission Home for Chinese girls established in San Francisco in 1874 and relocated to Oakland after the 1906 earthquake and fire, provided a suitable home for girls of Chinese ancestry, but they did not admit boys until the 1950s (Mock Wyman 1997). In 1923, Dr. Shepherd established the Chung Mei Home for Chinese Boys in a wood frame house in Berkeley (Appendix B: Photo 7; Shepherd 1938). Chung Mei was the only institution of its kind in the United States (El Cerrito Historical Society, Appendix E).

The residents of Chung Mei attended public schools and went to Sunday services at the First Baptist Church in Berkeley (Deaton 2001). Dr. Shepherd, known as "Captain," was a "firm" and "consistent" leader who believed in the regimented style of the military to shape the children's upbringing (Appendix B: Photo 8; El Cerrito Historical Society, Appendix E). The boys planted and maintained their gardens, cleaned and ironed clothes, performed minstrels, and harvested fruits and vegetables to earn money (El Cerrito Historical Society, Appendix E; Shepherd 1938:65). The Chung Mei Home soon outgrew itself, and moved from Berkeley to the current Windrush School campus on Elm Street, in El Cerrito in 1935.

### **Project Area Historical Overview**

The Chung Mei Home was relocated to El Cerrito on land that was previously owned by the Heidie family who operated a dairy (Lim 2007:6). The land was purchased for \$10,000 which was earned by the boys through musical performances and other endeavors (El Cerrito Historical Society, Appendix E). The main building was constructed in 1935 and dedicated in June of that year (El Cerrito Historical Society, Appendix E).

By 1940, the Chung Mei Home was already in need of expansion, and again the boys stepped up to raise money for the cause. They earned \$12,000 by harvesting crops and salvaging paper and other scrap materials (El Cerrito Historical Society, Appendix E). Additional funds were donated by entertainer (and adoptive parent) Bob Hope, who contributed 10 percent of the proceeds from several of his Bay Area performances. Money raised locally and in the greater San Francisco Bay Area added to the fund, and in 1948 a maintenance building was attached to the east elevation of the main building (El Cerrito Historical Society, Appendix E). In 1949, a gymnasium was constructed to the

southeast of the main building of the Chung Mei Home (El Cerrito Historical Society, Appendix E; Figure 5a,b). Both of these buildings incorporated motifs, fenestration, and roof lines that evoked Chinese architecture (Appendix B: Photos 5 and 6).

The Chung Mei Home was established to provide for young Chinese boys who were in need of care and guidance and for whom there was no other provision (El Cerrito Historical Society, Appendix E). After World War II, the need for welfare facilities like the Chung Mei Home was reduced because of the change in perception toward people of Chinese descent. The Chinese community had become fairly integrated into the general society and the children were more welcomed into regular child care facilities and foster homes. The Chung Mei Home for Chinese Boys, the only institution of its kind, closed its doors in the summer of 1954. For over 30 years, nearly 700 boys benefited from the care, guidance, and structure provided by Dr. Charles R. Shepherd and the Chung Mei Home (El Cerrito Historical Society, Appendix E).

For two years the former site of the Chung Mei Home for Chinese Boys remained unoccupied when in 1956 the “property evolved to the Western Baptist Bible College” (El Cerrito Historical Society, Appendix E). It was during this ownership the L-shaped building in the northeast corner of campus was constructed, as well as minor additions to the gymnasium (Western Baptist Bible College 1956; Windrush School v.d.). The campus changed hands in 1974 when Armstrong Preparatory School took over (El Cerrito Historical Society, Appendix E). It appears that during this ownership, the roof on the gymnasium was changed from tile to composite shingle, while keeping the roof line, ridge beam and Chinese motif, and skylights intact (El Cerrito Historical Society, Appendix E).

The Windrush School purchased the campus in 1987 (City of El Cerrito v.d.). Windrush was a private primary education facility until 1989, when it added a middle school (grades six through eight). Enrollment today is around 250 students.

## **LEGISLATIVE CONTEXT**

### **California Environmental Quality Act (CEQA)**

CEQA applies to all discretionary projects undertaken or subject to approval by the state’s public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). CEQA states that it is the policy of the State of California to “take all action necessary to provide the people of this state with... historic environmental qualities...and preserve for future generations examples of the major periods of California history” (Public Resources Code [PRC] §21001(b), (c)). Under the provisions of CEQA, “A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (CCR Title 14(3) §15064.5(b)).

CEQA defines a “historical resource” as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements of §5024.1(g) of the Public Resources Code; or

- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of “Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing in the California Register of Historical Resources” (CCR Title 14(3) §15064.5(a)(3)).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14(3) §15064.5; PRC §21083.2). If feasible, adverse effects to the significance of historical resources must be avoided, or the effects mitigated (CCR Title 14(3) §15064.5(b)(4)). The significance of an historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register of Historical Resources. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14(3) §15065(a)).

If the cultural resource in question is an archaeological site, CEQA (CCR Title 14(3) §15064.5(c)(1)) requires that the lead agency first determine if the site is a historical resource as defined in CCR Title 14(3) §15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered in the same manner as a historical resource (California Office of Historic Preservation 2001a:8). If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then the archaeological site is treated in accordance with PRC §21083.2 (CCR Title 14(3) §15069.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource (Bass, Herson, and Bogdan 1999:105). CEQA defines a “unique archaeological resource” as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC §21083.2(g)).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) §15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Generally, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (California Office of Historic Preservation 2001a:9; see also CCR Title 14(3) §15126.4(a)(1)).

## California Register of Historical Resources

The California Register of Historical Resources (California Register) is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The California Register helps government agencies identify and evaluate California's historical resources (California Office of Historic Preservation 2001b:1), and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC §5024.1(a)). Any resource listed in, or eligible for listing in, the California Register is to be considered during the CEQA process (California Office of Historic Preservation 2001a:7).

A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

- 1) Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage;
- 2) Is associated with the lives of persons important in our past;
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

**Age.** In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (California Office of Historic Preservation 2006:3; CCR Title 14(11.5) §4852 (d)(2)). The State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (California Office of Historic Preservation 1995:2).

**Period of Significance.** The period of significance for a property is "the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics" (National Park Service 1999:21). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1999:21). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is likely to yield important information" (National Park Service 2000:34). Archeological properties may have more than one period of significance.

**Integrity.** The California Register also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (California Office of Historic Preservation 2006:2).

**Eligibility.** Resources that are significant, meet the age guidelines, and possess integrity will generally be considered eligible for listing in the California Register.

## **Public Resources Code §5097.5**

California Public Resources Code §5097.5 prohibits excavation or removal of any “vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands.” Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. Section 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

## **Human Remains**

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner’s authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

## **METHODS**

### **Background Search**

Background research was conducted to identify previously recorded cultural resources within, and previous studies of, the project area. On January 11, 2007, LSA conducted a records search (File No. 06-1075) of the project area and a 1/8-mile radius at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resources records and reports for Contra Costa County.

As part of the records search, the following inventories were reviewed:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Sites Survey for California* (California Office of Historic Preservation 1988)
- *California Points of Historical Interest* (California Office of Historic Preservation 1992 and updates)
- *California Historical Landmarks* (California Office of Historic Preservation 1996)
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation, September 18, 2006). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

No cultural resources have been recorded within or adjacent to the project area. Two previous cultural resource studies have been done, one study is along the eastern periphery of the Windrush School, and the other study adjacent to the school. Neither study identified cultural resources within or adjacent to Windrush School.

### **Consultation**

On January 19, 2007, LSA sent a letter to Tom Panas at the El Cerrito Historical Society (Society) inquiring about the Chung Mei Home for Boys and several of the buildings that are now part of the Windrush School campus (Appendix D). Mr. Weinstein asked for information the Society had on the historic significance of these buildings, including: (1) the building's architect and architectural style; (2) the historical use of these buildings, including the Chung Mei Home; and (3) information relating to notable persons who may have used the buildings in the past.

Mr. Panas of the Society graciously provided photographs and newspaper articles regarding the Chung Mei Home and the fundraising efforts for the gymnasium. Some newspaper articles do not contain the name of the newspaper.

Mr. Panas forwarded Mr. Weinstein's letter to Lynne Choy Uyeda Gin and Henry Gin (a former resident of the Chung Mei Home) of Belmont, California (Appendix D). Included in the responses from Mr. and Mrs. Gin was information about campus buildings in 1949, and the fundraiser and dedication ceremony for the gymnasium.

On February 13, 2007, LSA sent an email to the American Institute of Architects (AIA) in Washington, D.C. regarding the architect of the Windrush School gymnasium, Donald Powers Smith. Ms. Hadley, Associate AIA, Archivist and Records Manager for the Library and Archives of AIA, responded on February 15, 2007, with information about Smith's AIA membership and suggestions for further research on Smith's career (Appendix D).

On February 20, 2007, LSA sent a letter and a map depicting the project area to the Chinese Historical Society of America in San Francisco, asking for any concerns or information they may have about the project area (Appendix D). On March 12, 2007, LSA made a follow-up phone call, and left a message on the answering machine requesting a response to the letter. No response has been received to date.

On February 20, 2007, LSA sent a letter and a map depicting the project area to the Contra Costa County Historical Society in Martinez, asking for any concerns they might have regarding the project area (Appendix D). On March 12, 2007, LSA made a follow-up phone call, and left a message on the answering machine requesting a response to the letter. No response has been received to date.

### **Internet and Archival Research**

An internet search for the Chung Mei Home was done, and identified an interview with George Haw, a former resident of the Chung Mei Home (El Cerrito Wire 2007). Mr. Haw was one of the original seven boys that lived in the home in Berkeley, California, when the Chung Mei Home for Chinese Boys first opened its doors in 1923.

Historical background research was conducted in February and March 2007 at the Bancroft Library and the Environmental Design Library of the University of California, Berkeley, as well as the Contra Costa County Library in El Cerrito. This research included a review of the Avery Index of Architectural Periodicals at the Environmental Design Library; the San Francisco News-Call Bulletin Newspaper Photograph Archive, the Chinese in California Collection, and the Charles C. Dobie Papers at the Bancroft Library; and other books and a video about the Chinese orphans' experience in the mid-20th century in California at the El Cerrito branch of the Contra Costa County Library.

### **Project Meeting**

On March 13, 2007, LSA met with Ratcliff project designer and architect Brian Feagans regarding project design considerations for the Windrush School Master Plan. Mr. Feagans provided LSA with information about the applicant's goals for retaining the historical setting and character of the campus and its architecture. Mr. Feagans described the various considerations that affected the project design, including incorporating Chinese architectural elements in the new construction; preserving open space; and providing disabled accessibility within the challenging context of a hilly project site.

### **Field Methods**

On February 21, 2007, LSA archaeologists Karin Goetter and Joy Longfellow conducted a field review of the project area. The field review was documented through notes and photographs. During the field review, Ms. Goetter and Ms. Longfellow met with Bonnie Whitler, Director of Finance and Operations at Windrush School, for a tour of the gymnasium and main administration buildings. Ms. Whitler provided photocopies of blue prints and other historical documents pertaining to the Chung Mei Home for Chinese Boys. Based on the field review, California Department of Parks and Recreation form 523 records were completed for each building, as well as a form for the District (Appendix C).

## **ELIGIBILITY EVALUATION**

The District appears eligible for listing in the California Register at the local level under Criterion 1, because it "is associated with events that have made a significant contribution to the broad patterns of . . . history." A historic district is described by the National Park Service as follows: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. . . . The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties" (National Park Service 1997).

### **Period of Significance**

The Chung Mei Home for Chinese Boys was established in 1923 by Dr. Shepherd to provide a much-needed care system for male children of Chinese ancestry that fell victim to the "bachelor society" resulting from the United States's strict immigration laws. For over 30 years, the Chung Mei Home provided shelter and tutelage to abandoned and orphaned Chinese boys in the East Bay until it closed in 1954, when the need for this type of institution lessened due to changing American perceptions of the Chinese community. The period of significance for the District is from 1935, when the Chung Mei Home moved to the 1800 Elm Street location in El Cerrito, until 1954, when Chung Mei Home

ceased to exist. The buildings that contribute to the District are those that were built within the period of significance of the Chung Mei Home: the main building, the old garage converted to an art studio, the maintenance building, and the gymnasium.

### **Significance**

The Windrush School campus was the site of the Chung Mei Home for Chinese Boys from 1935 to 1954, and the contributing buildings that were used by the Chung Mei boys constitute “a significant and distinguishable entity whose components may lack individual distinction” (National Park Service 1997:5). Under Criterion 1, the District is associated with events that have made a significant contribution to the history of Chinese experience in the East Bay. Specifically, the District provided institutional care for Chinese-American orphans, which helped the Chinese community of the East Bay to adapt to the social constraints of mainstream American society. According to several undated and unsourced newspaper articles provided by the El Cerrito Historical Society (Appendix E), the Chung Mei Home was the only institution of its kind in the United States for orphaned or abandoned Chinese boys. Under Criterion 2, although the Chung Mei Home was associated with Donald Powers Smith, a recognized architect, he is not a significant figure in California or East Bay history. Under Criterion 3, except for the main building, which may qualify due to it embodying distinctive characteristics and high artistic values, the District as a whole is not remarkable in design construction or artistic values. Under Criterion 4, the District does not appear to be able to answer questions important in history.

### **Integrity**

The District maintains the historical integrity of location, design, setting, materials, workmanship, feeling, and association. The District is in its original location since it moved from Berkeley in 1923. It retains virtually all elements of its design, with the exception of the addition of the L-shaped building and the playing field and area. The L-shaped building, however, does not detract from the campus feeling of the district. The setting of the District retains the general flow of the pathways and relationships between the buildings and open space. Windrush School has maintained appropriate landscaping, although the landscaping on campus, specifically the several areas around the proposed construction and renovation that is slated for removal, appear to have been planted after the period of significance (Western Baptist Bible College 1956). Materials in the District buildings are generally those of the period of significance. The original roof tiles on the gymnasium have been replaced with composition shingles, but the change does not detract from the setting or feeling of the building as a contributor to the District. The workmanship of the District has been retained and can be clearly seen in the construction of the buildings and their Chinese motifs. The Chinese architectural elements of each building link them to each other, giving a sense of unity to the District. The District retains its integrity of association as it is the same place the provisional care was provided, and it continues in an educational capacity today.

### **Eligibility**

The Windrush School campus appears eligible for listing as a district in the California Register under Criterion 1 at the local level for its association with Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito. The campus' buildings, with the exception of the L-shaped building built in the late 1950s, contribute to the eligibility of the District and have the integrity necessary to convey the District's historical significance. As a California Register-eligible cultural resource, the District is a historical resource under CEQA.

## POTENTIAL EFFECTS

The proposed project will result in physical effects on a portion of the gymnasium, which is a contributor to the historical significance of the District. The project will also introduce new architectural features to the setting of the District. However, design elements incorporated by the project and documentation and mitigation recommended by LSA will substantially reduce the impact of the effects. Based on the project's mitigation, no substantial adverse change to the District's significance will occur. Therefore, it is LSA's opinion that the project will not result in significant impacts to the gymnasium or the District.

### Project Design

The project applicant is minimizing effects on the historical values of the District through project design. The proposed design takes into account the form and setting of the school campus and buildings, and uses several design approaches to minimize effects on the existing campus architecture and, therefore, the District. The following list presents key elements of the project design approaches:

- the exterior walls of the new construction will be made of cast-in-place concrete with horizontal form seams to emulate the walls of the main building in form, material, and texture;
- the proposed construction will incorporate balcony panel and window pane patterns reflective of the square and rectangle forms on the main building;
- the vertical sunshade that will form a large portion of the proposed addition's west façade is designed to express classical ordering and frontal regularity, and is intended to create an "institutional" feel to match that of the main building;
- the western façade was also designed to include repetitive vertical planar elements, alternating solid and transparent surfaces, horizontal ties at the vertical midpoint, stylistic design panels, and a cornice consistent with the main building. An example of the horizontal ties, balcony and window design, and design panels, is presented in Figure 7 in Appendix A;
- the roof of the proposed addition will use skylights to take advantage of natural light, consistent with the use of skylights in the gymnasium;
- the core of the campus open area, including the entrance, lawn, and trees, will be preserved as open space to maintain the historical spatial organization of the campus, as well as to maintain open space values for the neighborhood.

### Impacts Assessment

The proposed project includes the following elements: (1) replacement of the one-story classroom addition to the west elevation of the gymnasium with a two-story, 13,500 square foot classroom building; (2) construction of a new library, performing arts classroom, and a dance classroom adjacent to the gymnasium; (3) renovation of the main classroom building; and (4) demolition and replacement of the L-shaped classroom building. This construction will require the removal of a portion of the gymnasium that was added to the building during the District's period of significance, as well as the introduction of new architectural features to the campus. Therefore, the project will alter a portion of a building that contributes to the historical significance of the District, as well as the immediate setting of the campus. The construction of the new classroom addition and library will also introduce buildings not present during the District's period of significance. These changes will affect

some aspects of the District's historical integrity. Below, the seven aspects of integrity are assessed as it relates to the District's significance and the proposed construction.

**Integrity.** In addition to meeting one or more of the significance criteria, a cultural resource must retain its historical integrity to be considered eligible for listing in the California Register (14 CCR §4852(c)). To retain integrity, a property must be able to convey its significance. There are seven aspects of integrity to consider: location, design, setting, materials, workmanship, feeling, and association. The potential of the project to diminish the integrity of the District is discussed below, aspect by aspect.

**Location.** Location is the place where the historic property was constructed or the place where the historic event occurred.

The District currently possesses integrity of location. Aside from minor changes in vegetation and the alignment of circulation elements, the District and its contributing elements are in the same location as they were during the District's period of significance. The District will not be moved as part of the project. Therefore, the District and the gymnasium will retain integrity of location after project implementation.

**Design.** Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The District currently possesses integrity of design. The proposed addition will alter the form of the gymnasium by removing the existing western addition, and will diminish the District's integrity of design.

The current project was designed with the intention of minimizing impacts to the historical values of the Windrush School campus. The incorporation of the design elements discussed above will create a new addition and library that, while distinguishable from the original District buildings, will be consistent in form, composition, and institutional appearance with the main building. To further offset diminishing the District's integrity of design, LSA recommends mitigation to document the existing gymnasium and addition through photographs, a historical summary, and an interpretive panel. Please see the Recommendations section for details.

The L-shaped building will be removed for the construction of a new classroom building on roughly the same footprint. This removal, however, will not affect the District's integrity of design because the L-shaped building was constructed outside of the District's period of significance, and is a noncontributing element.

The renovation of the main building will be accomplished in a manner consistent with the *Secretary's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* (Secretary's Standards). This approach will retain the main building's integrity of design, and will reduce potential impacts to less-than-significant levels.

Based on proposed project design elements that will be architecturally compatible with the historical values of the District, as well as adherence to the Secretary's Standards, integrity of design will be retained after project implementation.

**Setting.** Setting is the physical environment of a historic property, and refers to the character of the place in which the property played its historical role.

The District currently possesses integrity of setting. The urban setting of today is not significantly different than during its period of significance, when houses were beginning to surround the campus. The project will introduce a two-story addition adjacent and to the west of the gymnasium, as well as a new library building adjacent and north of the gymnasium and a new classroom building to replace the L-shaped building. The proposed addition, library, and classroom building will affect the internal setting of the District. In particular, the new addition and library will obscure the roofline of the gymnasium.

LSA's research suggests that conditions that existed during the District's period of significance lessen the effect the proposed addition and library will have on the District's integrity of setting. Historical photos indicate that views of the gymnasium from the school entrance and main open grounds were substantially blocked during the District's period of significance by large trees. Because of this, the gymnasium was not as visually prominent in the District setting. Historically, the roofline of the gymnasium, which will be visually blocked by the proposed addition and library, could only be clearly seen as a visitor neared the southeast corner of the main building. Therefore, the gymnasium was not an integral part of the District's setting during its period of significance.

The construction of the new classroom building will occur on roughly the same footprint as the existing L-shaped building, with an increase of square footage from 5,000 to 5,500. The new building will not diminish the District's integrity of setting because it will merely replace a preexisting, noncontributing building rather than introduce an architectural element that substantially alters the spatial organization of the campus.

Because of the historical lack of visual prominence of the gymnasium relative to the setting of the District, as well as the project design elements incorporated to increase the architectural compatibility of the new addition, library, and classroom building, the District's integrity of setting as a whole will be retained after project implementation.

**Materials.** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The District currently possesses integrity of materials. The contributing elements of the District possess an overall consistency of materials compared to the period of significance. The project will introduce a two-story addition adjacent and to the west of the gymnasium, which will require the removal of the existing classroom addition. The removal of the addition will remove materials present during the District's period of significance. In addition, the renovation of the main building has the potential to alter interior architectural elements that contribute to the building's significance.

Despite having been constructed during the District's period of significance, the gymnasium addition consists of a wood frame and stucco building nearing the end of its serviceable life. The materials used for its construction contrast significantly with those used for the main building and

other District contributors. The proposed addition will, however, incorporate cast-in-place concrete and other design elements for consistency with the other District buildings.

The renovation of the main building will be accomplished in a manner consistent with the Secretary's Standards. This approach will retain the main building's integrity of materials, and will reduce potential impacts to less-than-significant levels.

Based on project design elements for architectural compatibility and adherence to the Secretary's Standards, the District as a whole will retain integrity of materials after project implementation.

**Workmanship.** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The District currently possesses integrity of workmanship. The contributing elements of the District possess an overall consistency of workmanship, especially with regard to the institutional character of the campus. The project will introduce a two-story addition adjacent and to the west of the gymnasium, which will require the removal of the existing classroom addition. The removal of the addition will alter the workmanship present during the District's period of significance. The renovation of the main building also has the potential to alter interior architectural features that were present during the District's period of significance.

The architectural character of the District hinges on the presence of the Chinese-themed, institutional architecture designed in the context of a unified landscape plan. The gymnasium addition, though constructed during the period of significance, does not reflect the formative years of the District's historical association that produced the architectural signature of the campus.

The renovation of the main building will be accomplished in a manner consistent with the Secretary's Standards. This approach will retain the main building's integrity of workmanship, and will reduce potential impacts to less-than-significant levels.

Based on project design elements that will be architecturally compatible, specifically those that will reinforce the dominant architectural theme of the campus, as well as adherence to the Secretary's Standards, the District as a whole will retain integrity of workmanship after project implementation.

**Feeling.** Feeling is a property's expression of the aesthetic or historical sense of a particular period of time.

The District currently possesses integrity of feeling. The contributing elements of the District are situated in the same manner as they were historically, and the institutional character of the campus, which will be emulated by the proposed addition, conveys a sense of administrative order and specialized function. The proposed addition, library, and classroom building will be new elements of the campus, but their form and composition will be compatible with the other contributors to the District.

Based on the compatibility of the proposed addition, library, and classroom building with the existing District contributors, the District as a whole will retain integrity of feeling after project implementation.

**Association.** Association is the direct link between an important historic event or person and a historic property.

The District currently possesses integrity of association. The contributing elements of the District are situated in the same manner as they were historically, and they also are used in an educational context.

Based on the continued use of the District contributors as primary or support facilities for the education of children, as well as the fact that the District is at the location of its historical association, the District as a whole will retain integrity of association after project implementation.

**Conclusion.** The project proposes a two-story addition, a library, a classroom building, and the renovation of the main building. The removal of the L-shaped building will not result in an impact because it is not a contributor to the District's significance. The applicant has committed to renovate the main building in a manner consistent with the Secretary's Standards. According to 14 CCR §15064.5(b)(3), a project that follows the Secretary's Standards will not result in a significant impact.

Some of the proposed project elements will directly and indirectly alter the physical characteristics of the District, and will result in minor diminishment of some aspects of the District's integrity. However, the project's historically sensitive design approach and LSA's recommended mitigation will reduce and offset any potential impacts to the District's significance. LSA's proposed mitigation provides for the documentation of the gymnasium prior to its alteration, as well as the interpretation of the District's historical significance (see Recommendations section). As a result of design modification and architectural mitigation, the project will not reduce the District's overall integrity and, therefore, will not materially impair its significance.

The District is significant at the local level under California Register Criterion 1 for its association with the Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito. As such, the qualities that justify the District's eligibility for the California Register lie in its expression of institutional architecture, Chinese-themed architectural elements, and educational uses. In each area, the District maintains these expressions and, in fact, the replacement of the stylistically discordant gymnasium addition with an addition that displays the dominant architectural themes of the campus will contribute to the continuity of the District's historical significance.

Based on the project design approach, recommended mitigation, and adherence to the Secretary's Standards, it is LSA's opinion that the project will not result in a substantial adverse change to the District's significance, and therefore will not result in a significant impact on the environment.

## RECOMMENDATIONS

This section describes LSA's recommendations as they pertain to the design approaches, the mitigation, accidental discoveries, and human remains.

### Design Approaches

The applicant has developed design approaches that will effectively reduce the potential impact of new construction and building renovation on the significance of the District. LSA's impacts assessment is contingent on the effectiveness of the design approaches as presented in March 2007, as well as the applicant's commitment to adhere to the Secretary's Standards for the renovation of the main building. LSA recommends that changes to the design approaches be avoided. If design changes or departures from the guidance provided in the Secretary's Standards are necessary, LSA recommends that they be developed in such a way that the original objectives of architectural compatibility be retained. Changes not in substantial conformity with the objectives of the original design approaches, or renovation inconsistent with the Secretary's Standards, may result in significant impacts to the District.

### Mitigation

The alteration of the gymnasium addition has the potential to directly and indirectly diminish the District's integrity, thereby altering the characteristics that justify its eligibility for listing in the California Register. However, design approaches that take into account the District's architectural character have been incorporated in the project. These design approaches will reduce the potential direct and indirect diminishment of the District's historical integrity. To augment the design approaches and offset any potential impacts to the District, LSA recommends that mitigation be implemented prior to project construction. The mitigation should include the following elements:

- Photo-documentation: photo-document the gymnasium prior to its modification. This should consist of photographs of the gymnasium's principal elevations, those portions of the gymnasium that will be removed, and several representative views from the gymnasium toward other portions of the District and from the District grounds toward the gymnasium;
- Historical Summary: prepare a brief historical description of the district and its historical significance to accompany the photo-documentation. The bulk of this summary could be taken from the existing evaluation report, but focused research should be done to obtain additional photographs and information from the District's period of significance. The historical summary and photo-documentation should be distributed to the El Cerrito Historical Society and the Northwest Information Center, and made available at the Windrush School Library.
- Interpretive Panel: design and install an outdoor interpretive panel to allow visitors to the Windrush School campus to gain a sense of the historical significance of the District. This panel could be placed in a location that would allow a visitor to view a photo of the pre-project gymnasium and a brief description of the history of the District. From that position, the visitor could look up to have an instant visual connection to the gymnasium.

## **Accidental Discoveries**

If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the finds, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel should not collect or move any archaeological materials or human remains and associated materials. It is recommended that adverse effects to such deposits be avoided by project activities. If avoidance is not feasible, the archaeological deposits should be evaluated for their eligibility for listing in the California Register. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological deposits discovered. The report should be submitted to the applicant, the City of El Cerrito, and the Northwest Information Center.

Prehistoric materials can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse. Project personnel should not collect or move any archaeological materials or human remains and associated materials.

## **Human Remains**

If human remains are encountered, work within 25 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation and consult with agencies as appropriate. Project personnel should not collect or move any human remains or associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archeologist should prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the applicant, the City of El Cerrito, and the Northwest Information Center.

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## APPENDIX A

### Figures

- Figure 4: Proposed Changes to Windrush School Master Plan
- Figure 5a & 5b: 1949 Blueprints of Gymnasium
- Figure 6a & 6b: 2006 Blueprints of Gymnasium
- Figure 7: Proposed Gymnasium, Detailed Elevation West



LSA



- Existing Building
- Proposed Building

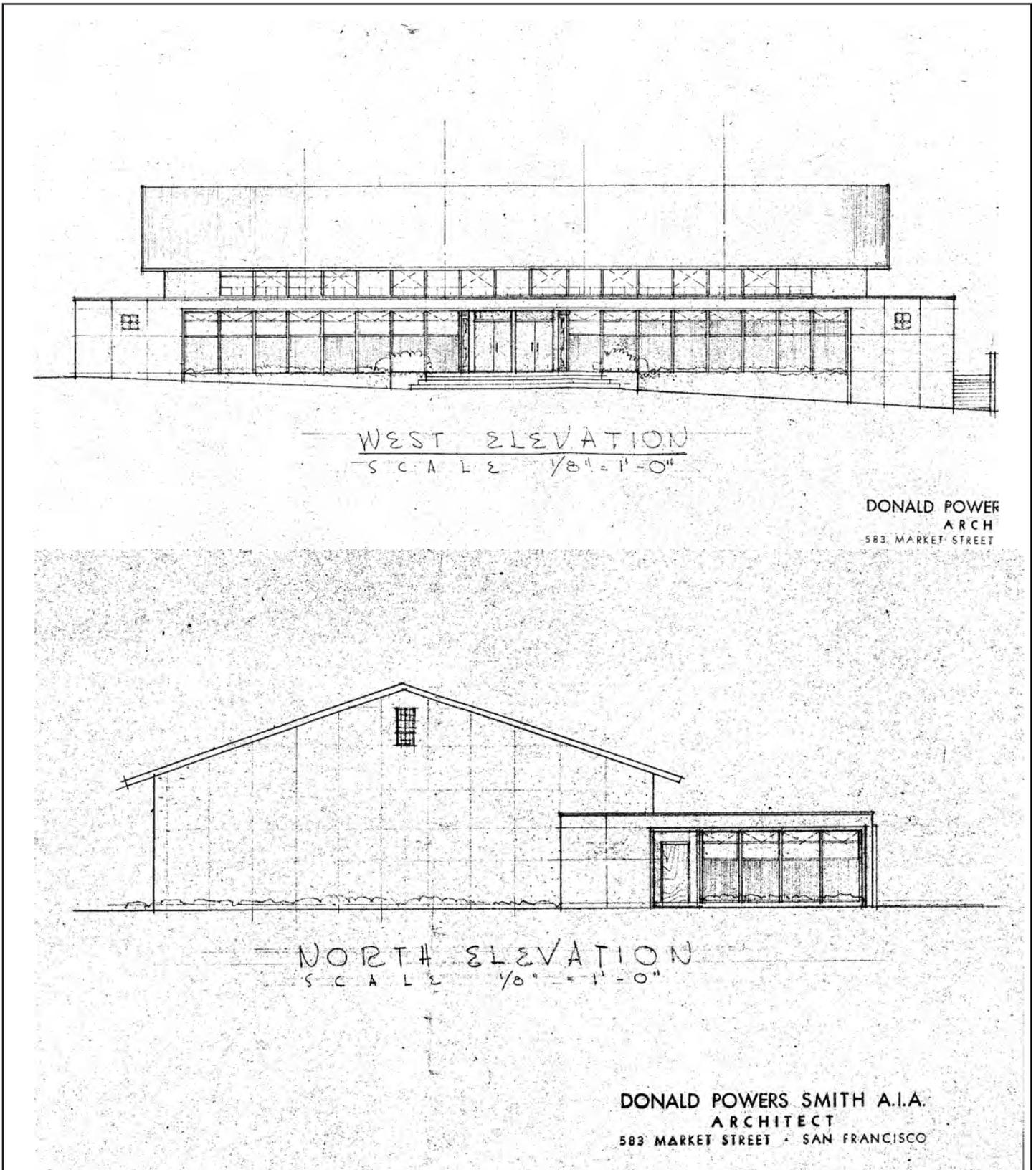
FIGURE 4

*Historical Resources Evaluation  
Windrush School Project  
El Cerrito, Contra Costa County, California*

**Proposed Changes to Windrush School Master Plan**

SOURCE: Ratcliff Architecture, Emeryville, Ca.

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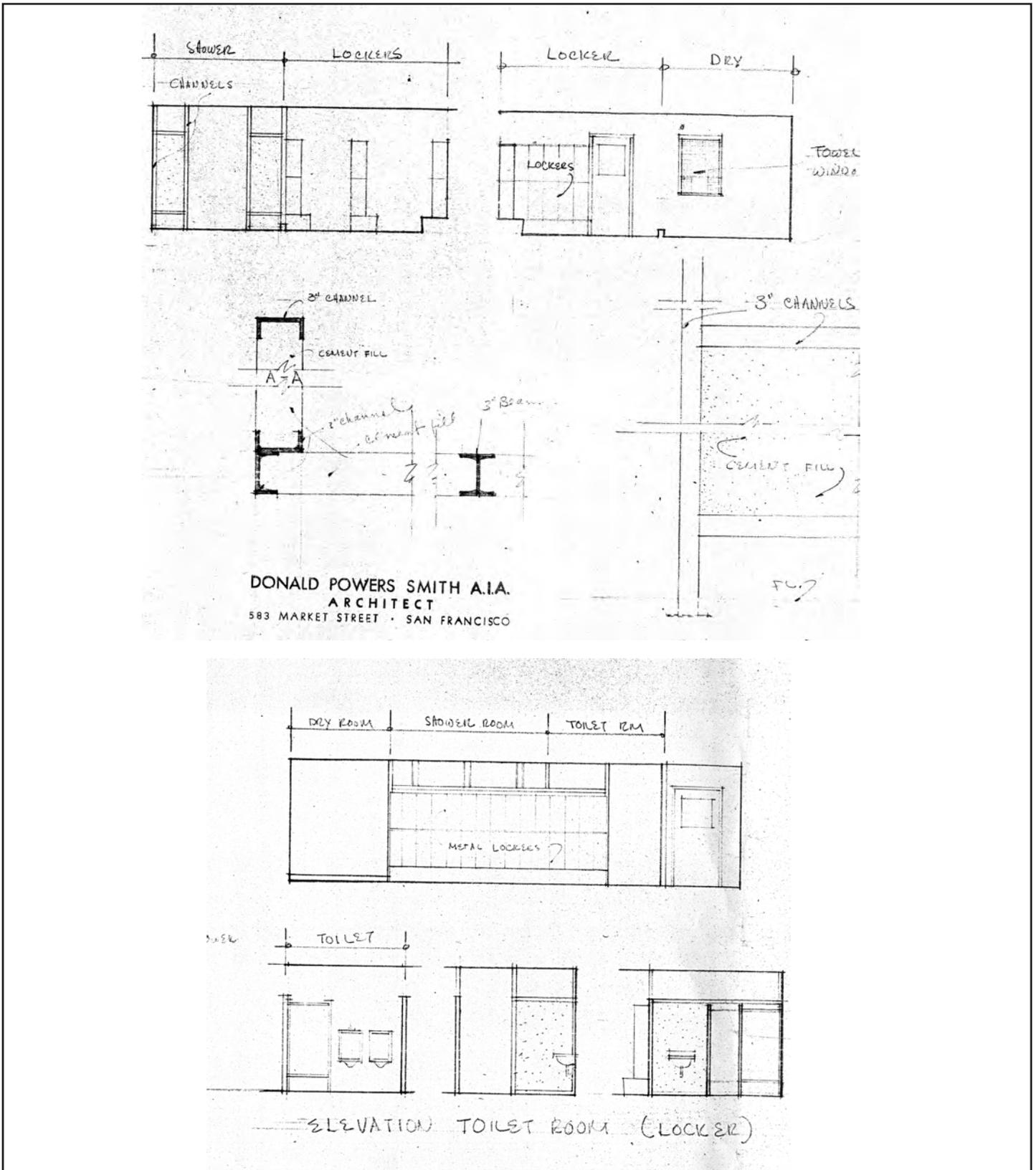


LSA

FIGURE 5A

Not to Scale

*Historical Resources Evaluation  
Windrush School Project  
El Cerrito, Contra Costa County, California  
1949 Blueprints of Gymnasium*

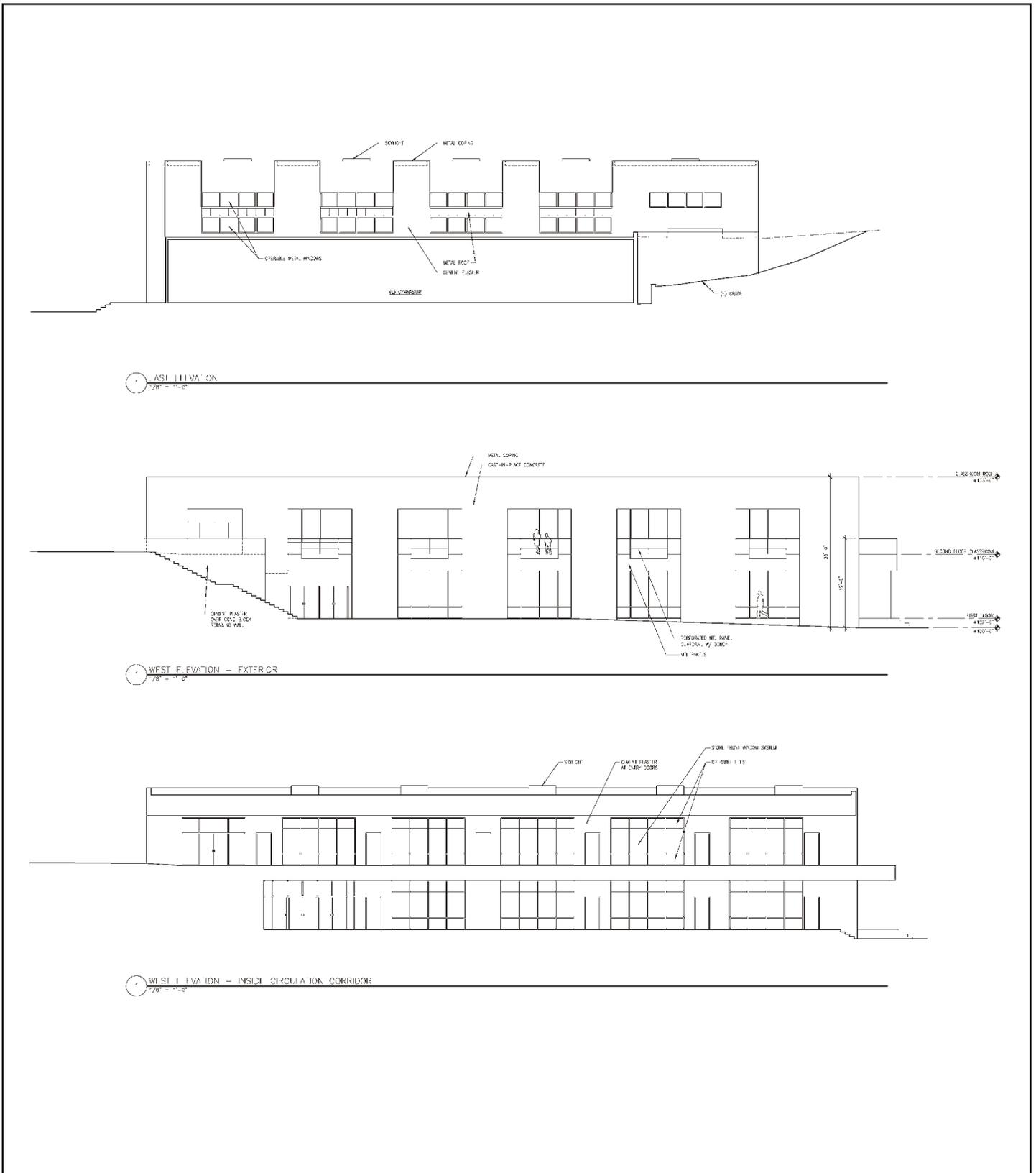


LSA

FIGURE 5B

Not to Scale

Historical Resources Evaluation  
 Windrush School Project  
 El Cerrito, Contra Costa County, California  
 1949 Blueprints of Gymnasium



LSA

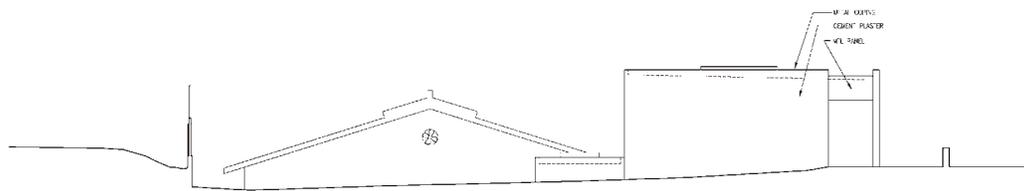
FIGURE 6A

*Historical Resources Evaluation  
Windrush School Project  
El Cerrito, Contra Costa County, California  
2006 Blueprints of Gymnasium*

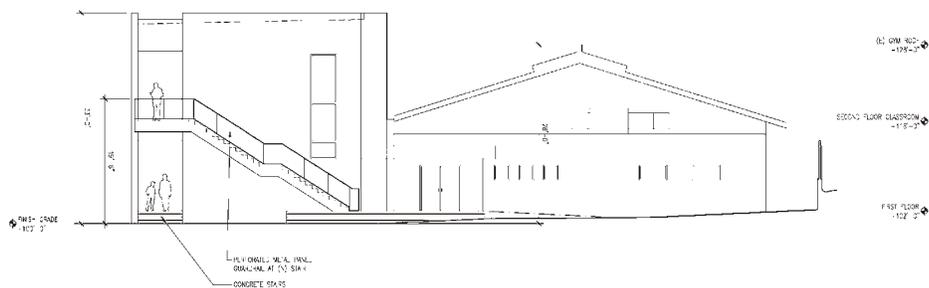
Not to Scale

SOURCE: Ratcliff Architecture, Emeryville, Ca.

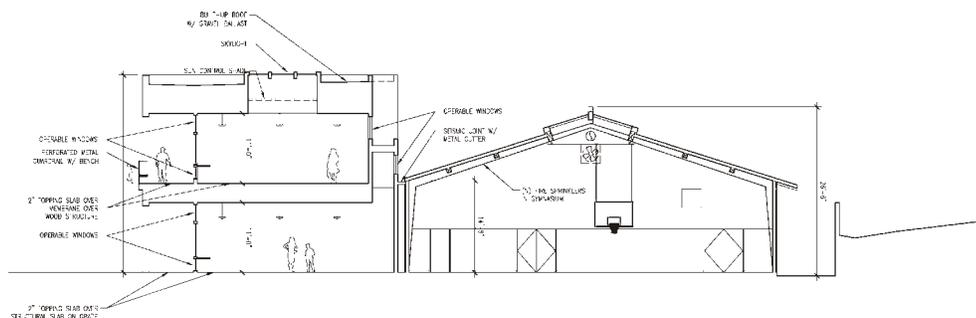
P:\CEC0602\Cultural\Figure\_6a.cdr (3/12/07)



1 NORTH ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



3 SECTION  
1/8" = 1'-0"

LSA

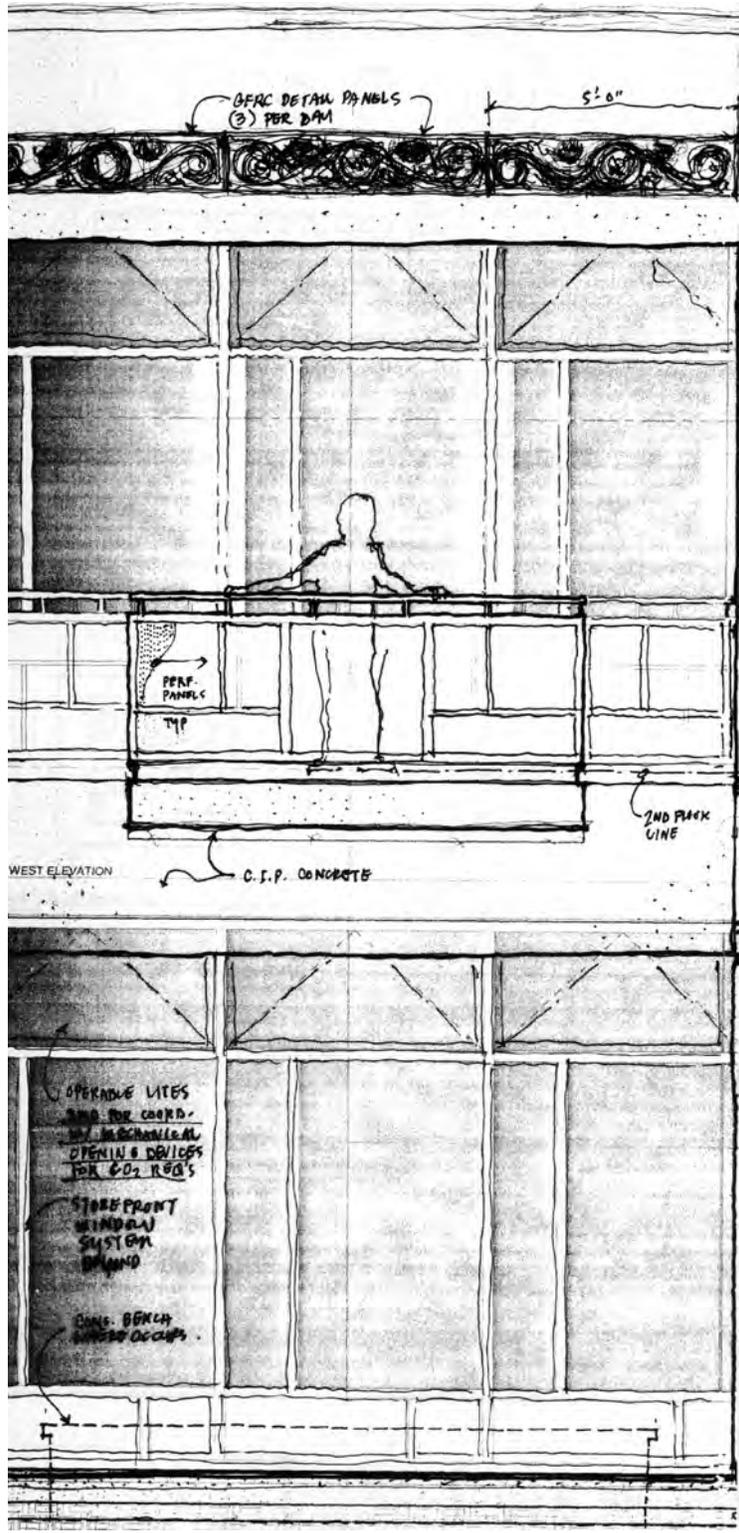
FIGURE 6B

Historical Resources Evaluation  
Windrush School Project  
El Cerrito, Contra Costa County, California  
2006 Blueprints of Gymnasium

Not to Scale

SOURCE: Ratcliff Architecture, Emeryville, Ca.

P:\CEC0602\Cultural\Figure\_6b.cdr (3/12/07)



LSA

FIGURE 7

Not to Scale

Historical Resources Evaluation  
 Windrush School Project  
 El Cerrito, Contra Costa County, California  
 Proposed Gymnasium, Detailed West Elevation

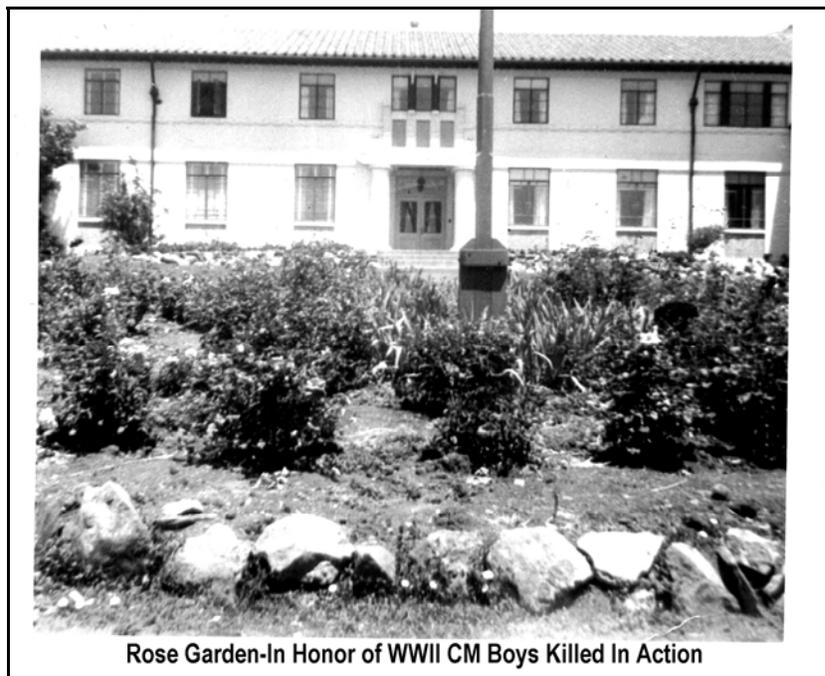
SOURCE: Ratcliff Architecture, Emeryville, Ca.

## **APPENDIX B**

### **Photographs**



**Photo 1. Entrance gate to Chung Mei Home (Courtesy of El Cerrito Historical Society [ECHS])**



**Photo 2. Rose garden in front of main building (Courtesy of ECHS)**



**Photo 3. South elevation of main building**



**Photo 4. West and south elevations of former garage**



**Photo 5. East elevation of maintenance building with main building in background**



**Photo 6. West and south elevations of gymnasium**



Photo 7. Original Chung Mei Home in Berkeley (Courtesy of ECHS)



Photo 8. Dr. Shepherd and Chung Mei resident (Courtesy of ECHS)

## **APPENDIX C**

### **California Department of Park and Recreation Form 523 Record**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 17

Resource Name: Chung Mei Home for Chinese Boys District

**P1. Other Identifier:** Windrush School

**P2. Location**  Not for Publication  Unrestricted:

a. **County:** Contra Costa

b. **USGS 7.5' Quad:** Richmond, CA **Date:** 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo **Baseline & Meridian**

c. **Address:** 1800 Elm Street **City** El Cerrito **Zip** 94530-1925

d. **UTM:** \_\_\_\_\_ **Zone** ; \_\_\_\_\_ **mE** / \_\_\_\_\_ **mN**

e. **Other Locational Data:** None

**P3a. Description:**

The Chung Mei School for Chinese Boys Historic District is the remnant of the 5.5-acre campus of an orphanage built in 1935 as a replacement for the original outmoded residential facility at Ashby and 9<sup>th</sup> Street in Berkeley, California. Four of the five existing school buildings, the Administrative-Classroom Building, the Garage, the Maintenance Building, and the Gymnasium, are contributors to the district. See individual Primary Records for detailed descriptions.

**P3b. Resource Attributes:** (HP3) Multiple Family Property: Children's Home; (CH HP36) Ethnic Minority Property

**P4. Resources Present:**  District

**P5a. Photograph:**



**P5b. Description of Photo:**

Aerial view of campus, north at top of photo.

**P6. Date Constructed/Age and Source:** 1935

**P7. Owner and Address:**  
Windrush School  
1800 Elm Street  
El Cerrito, California 94530

**P8. Recorded by:**  
Joy Longfellow  
Karin Goetter  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, California  
94801

**P9. Date recorded:**  
February 21, 2007

**P10. Survey Type:**  
Intensive

**P11. Report citation:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York.  
Goetter, Karin, and Andrew Pulcheon. 2007. *Historical Resources Evaluation Report for the Windrush School Project, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)

**D1. Historic Name:** Chung Mei Home for Chinese Boys

**D2. Common Name:** Windrush School

**D3. Detailed Description** The district, on a hillside with views of San Francisco Bay, is approximately four acres, reduced from its historical maximum of 5.5 acres during the district's period of significance. Four of the district's five buildings date from the district's period of significance (1935-1954) and are contributors: the main administrative/classroom building, the maintenance building, the garage, and the gymnasium. The main administration/classroom building has a Chinese architectural theme consisting of tile roofing, a mix of metal framed rectangular casement, round, and octagonal windows, and an elaborate dragon motif entryway. The gymnasium has a decorative "Chinese" roof ridge beam. All the buildings are tied together via concrete or asphalt walkways and landscaping. The grounds originally had a wooden flagpole and arched gate, both of which have since been removed.

**D4. Boundary Description** The original campus consisted of five and one-half acres. The district is within the current four-acre Windrush School campus, which dates to 1987.

**D5. Boundary Justification:** Fencing divides the campus from surrounding residences to the north, south, and east; the sidewalk adjacent to Elm Street bounds the western edge.

**D6. Significance: Theme:** Chinese immigration and orphanages

**Area:** East (San Francisco) Bay Area

**Period of Significance:** 1935-1954

**Applicable Criteria:** 1

By the early twentieth century anti-Chinese sentiments and a gender imbalance in Chinese immigration created a growing population of children born of Chinese ancestry living on the streets; children who were orphaned by their parents "because of illness, unfit homes, abandonment, or because of the death of a parent or a parent having to temporarily return to China" (Wyman 1997:260). These children were banned from orphan homes due to their ancestry (Chung Mei / Ming Quong 2003). A girls' orphanage had been established in San Francisco in 1874 and in Oakland in 1915, but until Chung Mei (from *Chung*: China + *Mei*: America), there was no corresponding facility for boys.

The Chung Mei Home for Chinese Boys was built in 1923 near the tidal flats of Berkeley by Charles Shepherd with the donations of mostly San Francisco Chinese and Baptist groups. Shepherd, who spoke fluent Cantonese, was born in England, received theological degrees in Kentucky, and taught church history and English in China from 1913 to 1917. Over the years the boys raised money to augment funding from Bay Cities Baptist Union by picking fruit in various counties in northern California and by mounting "minstrel shows" and original musical plays. The plays were performed both locally and in other towns for a paying public. **Continued on Page 3.**

**D7. References:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. City of El Cerrito *Property Cards*, 1948-1982. On file at the City of El Cerrito Community Development Department.

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Wyman, Nona. 1997. *Chopstick Childhood In a Town of Silver Spoons: Orphaned at the Ming Quong Home, Los Gatos, California*. MQ Press, Walnut Creek, California.

**D8. Evaluator:** Karin Goetter, M.A., RPA, RPH

**Date:** February 21, 2007

Affiliation and address: LSA Associates, Inc. 157 Park Place, Point Richmond, California 94801

### Continued from Page 2

In 1935, the State of California bought the deteriorating Berkeley home and lot for the right-of way for the Eastshore Freeway and the Bay Bridge approach. A new facility was built in El Cerrito, again with donations from Baptists and the Chung Mei boys. Nearly 700 boys came through the home until its closure in 1954 due to dwindling enrollment as the boys grew up and left. Expanding state institutions, such as foster care programs, opened to children of all backgrounds after World War II, filling the need formerly served by Chung Mei. Bay Cities Baptist Union sold the school to the Western Baptist Bible College in 1956.

### California Register of Historical Resources Eligibility

Under Criterion 1, the Chung Mei Home for Chinese Boys Historic District (District) is associated with events that have made a significant contribution to the history of Chinese experience in the East Bay. Specifically, the District provided institutional care for Chinese-American orphans, which helped the Chinese community of the East Bay to adapt to the social constraints of mainstream American society. According to several undated and unsourced newspaper articles provided by the El Cerrito Historical Society, the Chung Mei Home was the only institution of its kind in the United States for orphaned or abandoned Chinese boys. Under Criterion 2, although the Chung Mei Home was associated with Donald Powers Smith, a recognized architect, he is not a significant figure in California or East Bay history. Under Criterion 3, except for the main building, which may qualify due to it embodying distinctive characteristics and high artistic values, the District as a whole is not remarkable in design construction or artistic values. Under Criterion 4, the District does not appear to be able to answer questions important in history.

### Integrity

The District maintains the historical integrity of location, design, setting, materials, workmanship, feeling, and association. The District is in its original location since it moved from Berkeley in 1923. It retains virtually all elements of its design, with the exception of the addition of the L-shaped building and the playing field and area. The L-shaped building, however, does not detract from the campus feeling of the district. The setting of the District retains the general flow of the pathways and relationships between the buildings and open space. Windrush School has maintained appropriate landscaping, although the landscaping on campus, specifically the several areas around the proposed construction and renovation that is slated for removal, appear to have been planted after the period of significance. Materials in the District buildings are generally those of the period of significance. The original roof tiles on the gymnasium have been replaced with composition shingles, but the change does not detract from the setting or feeling of the building as a contributor to the District. The workmanship of the District has been retained and can be clearly seen in the construction of the buildings and their Chinese motifs. The Chinese architectural elements of each building link them to each other, giving a sense of unity to the District. The District retains its integrity of association as it is the same place the provisional care was provided, and it continues in an educational capacity today.

### Eligibility Conclusion

The Windrush School campus appears eligible for listing as a district in the California Register under Criterion 1 at the local level for its association with Chinese experience in the East Bay, specifically the provision of institutional childcare for Chinese boys in El Cerrito. The campus' buildings, with the exception of the L-shaped building built in the late 1950s, contribute to the eligibility of the District and have the integrity necessary to convey the District's historical significance. As a California Register-eligible cultural resource, the District is a historical resource under CEQA.

A proposed project to increase enrollment and improve classroom conditions involves the removal and replacement of a portion of the gymnasium, construction of two new classroom buildings, and renovation of the main building. These changes will diminish some aspects of the District's historical integrity. However, implementing the design developed by the applicant, and mitigation recommended by LSA, will reduce the potential impacts to the District to less than significant levels.

**Reference:** *A Historical Resources Evaluation for the Windrush School Project, El Cerrito, Contra Costa County, California* (Goetter and Pulcheon 2007). LSA Associates, Inc., Point Richmond, California.

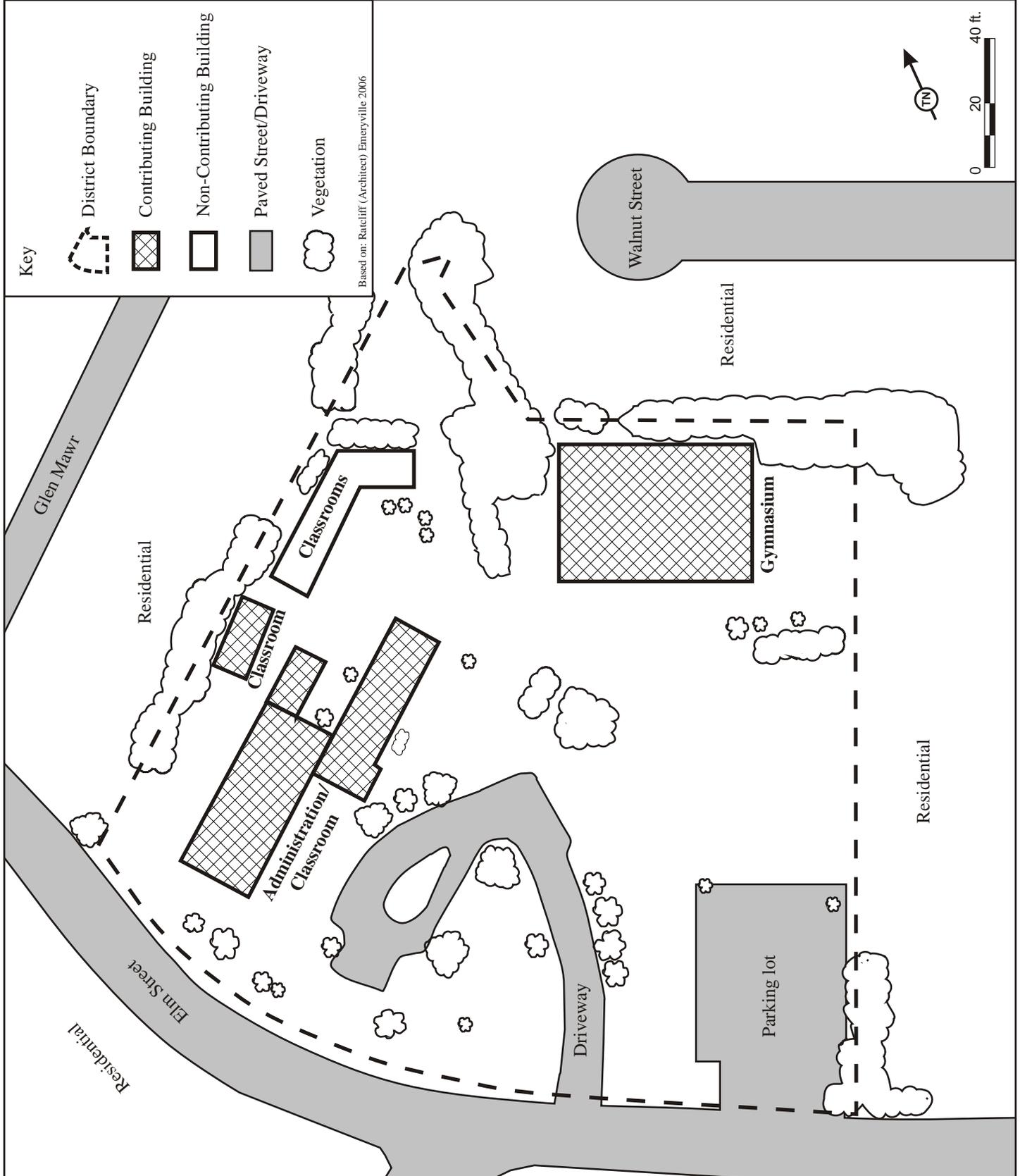


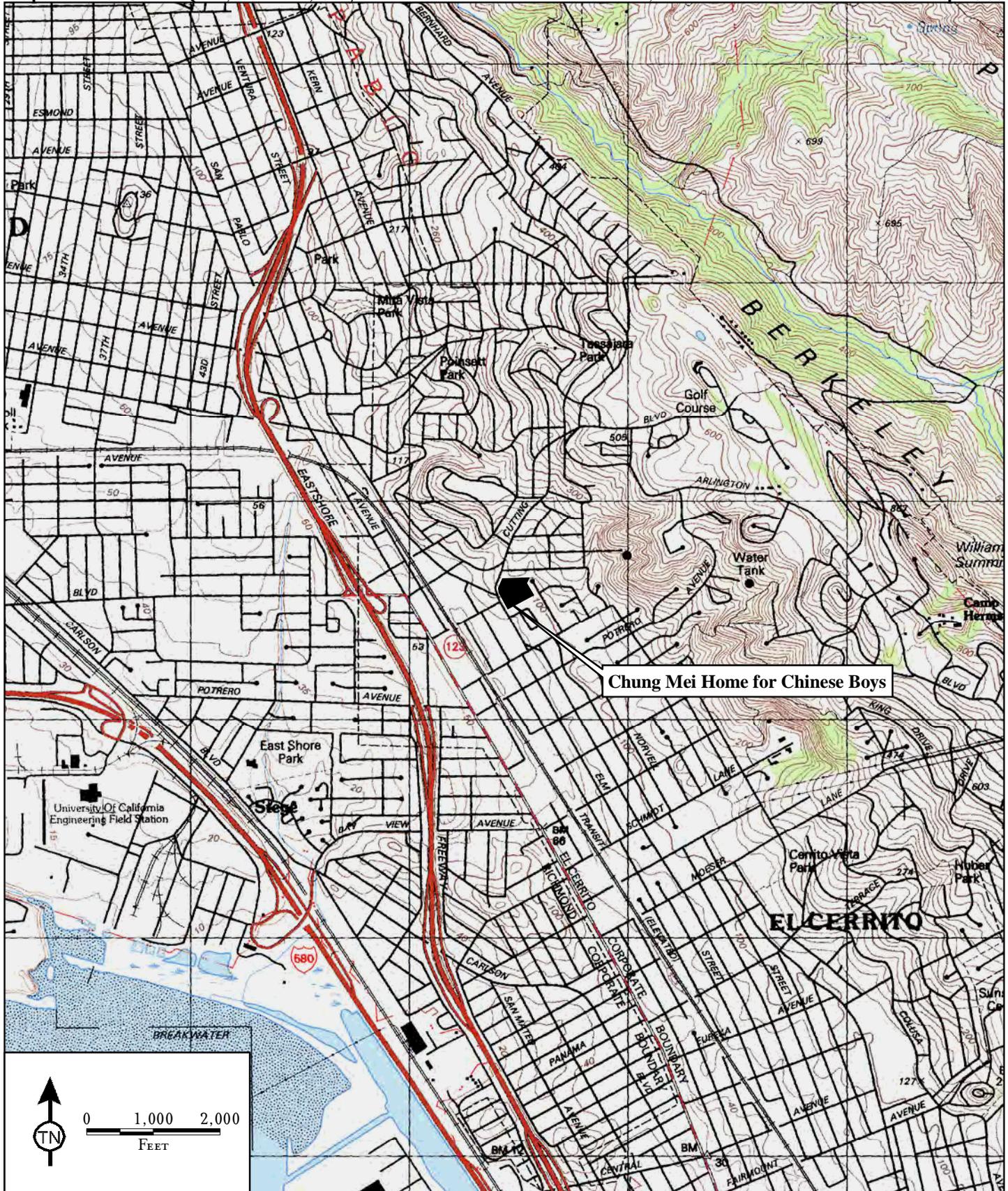
Chung Mei Home—Summer, 1938



Entry to Chung Mei Home, main building upper left. Date unknown

Photographs courtesy of El Cerrito Historical Society





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 7 of 17

Resource Name: Main Building, Chung Mei Home for Chinese Boys

**P1. Other Identifier:** Windrush School Administration Building

**P2. Location**  Not for Publication  Unrestricted:

a. **County:** Contra Costa

b. **USGS 7.5' Quad:** Richmond, CA **Date:** 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo **Baseline & Meridian**

c. **Address:** 1800 Elm Street **City** El Cerrito **Zip** 94530-1925

d. **UTM:** \_\_\_\_\_ **Zone** ; \_\_\_\_\_ **mE /** \_\_\_\_\_ **mN**

e. **Other Locational Data:** None

**P3a. Description:**

This resource is a three-story, poured-in-place reinforced concrete Art Moderne office and classroom building in a compound rectangular ground plan. The exposed rafter, low pitched hip-gable roof is clad in mission Spanish style terra cotta tile painted green and flared upward at the corners and ridge ends to evoke Chinese architecture. Ovolo and Deco molding ornament the exterior between the first and second floors. The main building is a contributor to the district. **Continued on Page 8.**

**P3b. Resource Attributes:** (HP3) Multiple Family Property: Children's Home; (CH HP36) Ethnic Minority Property

**P4. Resources Present:**  Building  Element of District

**P5a. Photograph:**



**P5b. Description of Photo:**

Front of building, south elevation  
View to northwest

**P6. Date Constructed/Age and Source:** 1935 (Shepherd 1948)

**P7. Owner and Address:**  
Windrush School  
1800 Elm Street  
El Cerrito, California 94530

**P8. Recorded by:**  
Karin Goetter  
Joy Longfellow  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, CA 94801

**P9. Date recorded:**  
February 21, 2007

**P10. Survey Type:**  
Intensive

**P11. Report citation:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. Goetter, Karin, and Andrew Pulcheon, 2007. *Historical Resource Evaluation for the Windrush School Project, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)

**Continued from Page 1**

Fenestration consists of metal framed windows. Rectangular articulating two fixed over six-lite casement windows alternate with small hexagonal windows with a center articulating pane on the second floor of the eastern and western elevations. The same casement windows carry over to the second floor on the northern and southern elevations. The first floor windows of the northern and southern elevations have three fixed lites over casement windows with offset stiles and rails. The basement level on the southern elevation has 2- and 4-lite awning windows at the west end and large circular windows at the east end. Decorative molded panels are under the first floor windows to the west of the main entrance (see Page 12).

Rain gutters and downspouts are round weathered copper, with leader-headed downspouts draining into an underground collection system. The cornice is decorated with a dentil band with ornamentation. A scallop-edged Art Moderne staircase to the second floor is located on the eastern elevation.

An elaborate Chinese dragon motif sculpture is mounted at the front entry. The Chinese theme is carried into the lobby in a colorful round mural that also dates to the early days of the building (see Page 9).

Changes made to the building over the years include front and east entrance door replacement with aluminum-framed glass doors, the removal of a fireplace chimney, and replacement of modern Spanish with Mission tile roofing.

**References Consulted**

McAlester, Virginia and Lee

1985 *A Field Guide to American Houses*. Alfred A. Knopf, New York.



Main Entrance, view to north



Lobby mural, view to north



Interior detail, inside entryway, on the reverse side of upper photo.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 11 of 17

Recorded by: Joy Longfellow and Karin Goetter

Resource Name: Main Building, Chung Mei Home for Chinese Boys

Date: February 21, 2007

Continuation



Windows, belting, and side entrance detail, west elevation, view to south.



Eastern elevation stairway



Decorative molded panel under southern elevation first floor window.



Windows at east end of south elevation, view to north

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 13 of 17

Resource Name: Maintenance Building, Chung Mei Home for Chinese Boys

**P1. Other Identifier:** Windrush School Maintenance Building

**P2. Location**  Not for Publication  Unrestricted:

a. **County:** Contra Costa

b. **USGS 7.5' Quad:** Richmond, CA **Date:** 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo **Baseline & Meridian**

c. **Address:** 1800 Elm Street **City** El Cerrito **Zip** 94530-1925

d. **UTM:** \_\_\_\_\_ **Zone** ; \_\_\_\_\_ **mE** / \_\_\_\_\_ **mN**

e. **Other Locational Data:** None

**P3a. Description:**

This resource is a one-story, hip-gable roofed, stucco-clad Chinese/Moderne building in a rectangular ground plan. Fenestration consists of metal framed eight-lite casement windows on the north and south elevations and metal framed round windows with a center articulating square lite. The front entrance was originally a closed porch and is now open stairs, framed by a modified torii. The Maintenance building is attached to the main building via a covered walkway. This resource is a contributor to the district.

**P3b. Resource Attributes:** (HP3) Multiple Family Property: Children's Home; (CH HP36) Ethnic Minority Property

**P4. Resources Present:**  Building  Element of District

**P5a. Photograph:**



**P5b. Description of Photo:**

Maintenance building, east and south elevation, view to northwest.

**P6. Date Constructed/Age and Source:** 1948 (City of El Cerrito property card)

**P7. Owner and Address:**  
Windrush School  
1800 Elm Street  
El Cerrito, California 94530

**P8. Recorded by:**  
Joy Longfellow  
Karin Goetter  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, CA 94801

**P9. Date recorded:**  
February 21, 2007

**P10. Survey Type:**  
Intensive

**P11. Report citation:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. Goetter, Karin, and Andrew Pulcheon, 2007. *Historical Resources Evaluation, Windrush School Project, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 14 of 17

Resource Name: Garage, Chung Mei Home for Chinese Boys

**P1. Other Identifier:** Windrush School Art Studio

**P2. Location**  Not for Publication  Unrestricted:

a. **County:** Contra Costa

b. **USGS 7.5' Quad:** Richmond, CA **Date:** 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo **Baseline & Meridian**

c. **Address:** 1800 Elm Street **City** El Cerrito **Zip** 94530-1925

d. **UTM:** \_\_\_\_\_ **Zone** ; \_\_\_\_\_ **mE** / \_\_\_\_\_ **mN**

e. **Other Locational Data:** None

**P3a. Description:**

This resource is a one-story, flat-roofed, stucco-clad Art Moderne building in a rectangular ground plan that was originally used as a garage for vehicle storage and repair, but is currently used as an art studio. Fenestration consists of articulating four-lite windows framed by six-over-four fixed lites. The outer corners of the building are radiused and fluted.

**P3b. Resource Attributes:** (HP3) Multiple Family Property: Children's Home; (CH HP36) Ethnic Minority Property

**P4. Resources Present:**  Building  Element of District

**P5a. Photograph:**



**P5b. Description of Photo:**

Garage, west and south elevation, view to northeast.

**P6. Date Constructed/Age and Source:** 1935 (Shepherd 1948)

**P7. Owner and Address:**

Windrush School  
1800 Elm Street  
El Cerrito, California 94530

**P8. Recorded by:**

Joy Longfellow  
Karin Goetter  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, CA 94801

**P9. Date recorded:**

February 21, 2007

**P10. Survey Type:**

Intensive

**P11. Report citation:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. Goetter, Karin, and Andrew Pulcheon, 2007. *Historical Resources Evaluation Report, Windrush School, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 15 of 17

Resource Name: Gymnasium, Chung Mei Home for Chinese Boys

**P1. Other Identifier:** Windrush School Gymnasium

**P2. Location**  Not for Publication  Unrestricted:

a. **County:** Contra Costa

b. **USGS 7.5' Quad:** Richmond, CA **Date:** 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo **Baseline & Meridian**

c. **Address:** 1800 Elm Street **City** El Cerrito **Zip** 94530-1925

d. **UTM:** \_\_\_\_\_ **Zone** ; \_\_\_\_\_ **mE** / \_\_\_\_\_ **mN**

e. **Other Locational Data:** None

**P3a. Description:**

This resource is a one-story, stucco-clad Art Moderne style building in a rectangular ground plan. A classroom section with a tar and gravel clad flat roof extends from the gymnasium on its west elevation. The open beam, side gabled roof of the gymnasium was originally clad in clay tile like the main and maintenance buildings. The ceramic tiles were replaced with composition shingles in 1982, but the prominent red Chinese motif ridge beam was retained. A band of skylights flank both sides of the ridge beam. Fenestration consists of a mix of metal framed three-lite awning windows on the west, north and south elevations, and aluminum sliders on the eastern portion of the north and south elevations. The gymnasium is a contributor to the district.

**P3b. Resource Attributes:** (HP3) Multiple Family Property; Children's Home; (CH HP36) Ethnic Minority Property

**P4. Resources Present:**  Building  Element of District

**P5a. Photograph:**



**P5b. Description of Photo:**

Gymnasium, west elevation, view to east

**P6. Date Constructed/Age and Source:** 1949 (City of El Cerrito Property Card)

**P7. Owner and Address:**  
Windrush School  
1800 Elm Street  
El Cerrito, California 94530

**P8. Recorded by:**  
Joy Longfellow  
Karin Goetter  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, CA 94801

**P9. Date recorded:**  
February 21, 2007

**P10. Survey Type:**  
Intensive

**P11. Report citation:** Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. Goetter, Karin, and Andrew Pulcheon, 2007. *Historical Resources Evaluation Report for the Windrush School Project, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)



Gymnasium north and west elevation, view to southeast.



Gymnasium south elevation, view to northeast.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 17 of 17

Resource Name: L-Shaped Classroom Building

P1. Other Identifier: Windrush School Classroom Building

P2. Location  Not for Publication  Unrestricted:

a. County: Contra Costa

b. USGS 7.5' Quad: Richmond, CA Date: 1995 T1N; R 4W in unsectioned lands of the San Pablo Rancho; Mount Diablo Baseline & Meridian

c. Address: 1800 Elm Street City El Cerrito Zip 94530-1925

d. UTM: Zone ; mE / mN

e. Other Locational Data: None

P3a. Description:

This resource is a split-level, stucco-clad modern building in an L-shaped linear rectangular ground plan. The shallow pitch side gabled roof is clad in composition shingles. The east-west wing is one-story; the north-south wing is two-story. Fenestration consists of aluminum sliders. This building is a non-contributor to the Chung Mei Home for Chinese Boys Historic District.

P3b. Resource Attributes: (HP15) Educational building

P4. Resources Present:  Building

P5a. Photograph:



P5b. Description of Photo:

L-Shaped Building, west and south elevation, view to northeast.

P6. Date Constructed/Age and Source: Ca. 1959 and 1980, USGS topo Richmond, Calif. 1959 (1980)

P7. Owner and Address: Windrush School  
1800 Elm Street  
El Cerrito, California 94530

P8. Recorded by: Karin Goetter  
Joy Longfellow  
LSA Associates, Inc.  
157 Park Place  
Point Richmond, California  
94801

P9. Date recorded: February 21, 2007

P10. Survey Type: Intensive

P11. Report citation: Shepherd, Charles. 1948. *The Story of Chung Mei*. American Baptist Home Mission Society, New York. Goetter, Karin and Andrew Pulcheon, 2007. *Historical Resources Evaluation Report for the Windrush School Project, El Cerrito, Contra Costa County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments:  Location Map  Sketch Map  Continuation Sheet  District Record

DPR 523A (1/95)

## **APPENDIX D**

### **Consultation**

January 19, 2007

Tom Panas, President  
El Cerrito Historical Society  
P.O. Box 304  
El Cerrito, Ca 94530

Subject: Windrush School

Dear Tom:

My firm, LSA Associates, Inc. (Berkeley), has been hired by the City of El Cerrito to conduct an environmental review of a proposed change to the Windrush School Master Plan. As you know, the school (located to the east of the intersection of Elm Street and Hill Street) is the site of the former Chung Mei Home for Chinese Boys, which moved to El Cerrito in 1935.

The main building currently located on the Windrush campus that housed Chung Mei (and was constructed in 1935) clearly has historic significance for the local Chinese-American community and El Cerrito. The building is also likely eligible for the National and California Registers of Historic Places. The exterior of this building would remain virtually unchanged as part of the proposed Windrush Master Plan amendment.

I am contacting you to find out if you have information about the history of two other buildings that are located on the Windrush campus (see "Buildings of Interest" on the attached map). Our review of building records indicates that these buildings (one is a gymnasium and one is a classroom building) were originally constructed around 1949; additions were made to both structures in the 1960s.

Our background research has failed to uncover any information that would indicate that these buildings are historically significant. Based on our review, the buildings are characterized by conventional post-World War II architecture, and are typical of institutional/academic buildings of the period.

**We would appreciate any information you have on the potential historic significance of these buildings, including, but not limited to: 1) the building architect or architectural style; 2) the historic use of these buildings, including in relation to the Chung Mei Home; and 3) notable persons who have used the buildings in the past (if any).**

Also, please let me know if there are additional individuals I could contact to get more information on these buildings.

Thanks, and please feel free to call (510-672-5645) or e-mail ([adam.weinstein@lsa-assoc.com](mailto:adam.weinstein@lsa-assoc.com)) me if you have any questions or comments.

Regards,

A handwritten signature in black ink, appearing to read "Adam Weinstein". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

**Adam Weinstein**  
Senior Planner

LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, CA 94710

Phone/Fax: (510) 672-5645

P.S. I also sent this letter as an e-mail to [elcerritohistoricalsociety@yahoo.com](mailto:elcerritohistoricalsociety@yahoo.com)

# Windrush School Master Plan

October 2006

## EXISTING SITE PLAN

INCLUDING LANDSCAPE DEMOLITION

### PROJECT INFORMATION TABLE

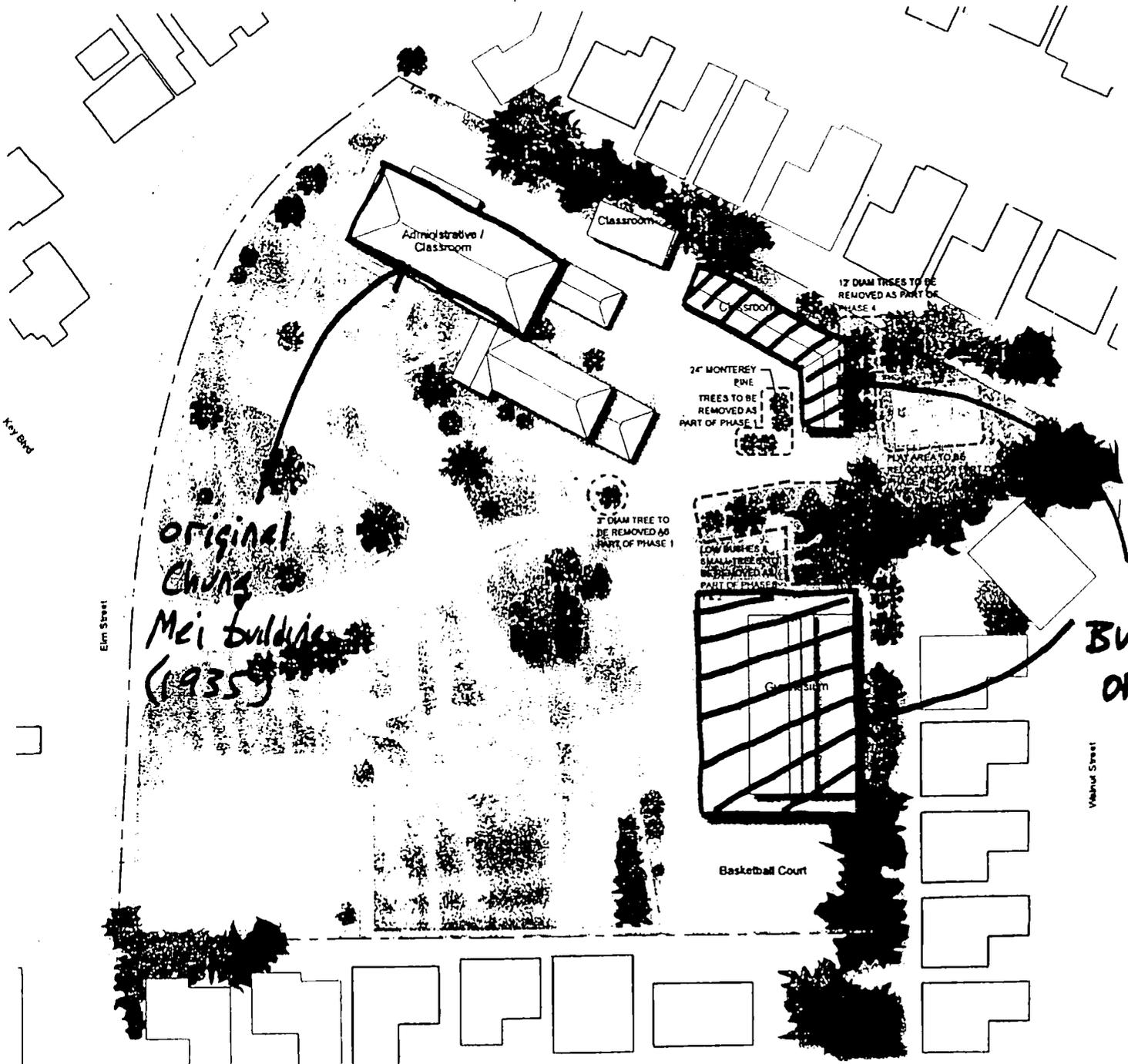
APN: 502-122-041  
ZONING: R-1

Maximum Lot Coverage: 50% of Lot Area  
Lot Area: 173,250 SF (3.98 acres)  
Existing Lot Coverage: 24,150 SF  
Lot Coverage to Area Ratio: 13.9% < 50%  
Existing Building Area: 35,500 SF  
Existing Floor Area Ratio: 0.20

Height (Existing): See Elevations

Parking (Existing):

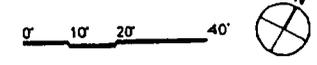
	Existing
% Impervious	37.1%
% Landscaping	49.0%
% Built	13.9%
Total	100.0%



**BUILDINGS  
OF INTEREST**

Owner:  
  
 Windrush School  
 1800 Elm Street  
 El Cerrito, CA 94530  
 Bonnie Whittier, Business Manager

Architect:  
**RATCLIFF**  
 5856 Doyle Street,  
 Emeryville, CA 94608  
 Brian Feagans, Project Architect



3

**Lynne Choy Uyeda Gin and Henry Gin**  
2410 Ralston Avenue  
Belmont, CA 94002  
(650) 593-0803 • Cell: (650) 703-1009  
eMail: [Lynnechoy@earthlink.net](mailto:Lynnechoy@earthlink.net)

LSA

JAN 29 2007

RECEIVED  
Berkeley

January 20, 2007

Mr. Adam Weinstein, Senior Planner  
LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, CA 94710

Dear Mr. Weinstein:

Tom Panas of the El Cerrito Historical Society forwarded your email to me regarding the historical significance of the buildings on the Windrush School property in El Cerrito. I sent you an email in response to your request, but the email bounced back to me "Undeliverable" so I am enclosing a hard copy of that email.

My husband looked at the "master plan." He said that in 1949, the building attached to the main building was under construction. The intention could have been for more housing (dormitories.)

The building labeled "classrooms" was used as a garage for the Chung Mei bus and storage. The "L" shaped building in question labeled "classrooms" was not there when my husband was there.

If there is any more information I can assist you with, you may contact me directly.

Best wishes in your pursuits.



From: lynne choy gin <lynnechoy@earthlink.net>  
Subject: **T. PANAS: Chung Mei Site**  
Date: January 20, 2007 9:01:33 AM PST  
To: "PANAS, Tom" <tmapanas@yahoo.com>  
Cc: Adam.Weinstgein@lsa-assoc.com

*"undeliverable"*

Happy New Year, Tom:

I read the email from Mr. Weinstein.

Other than the stories my husband told me about how they "raised money to build the gymnasium" I don't know of any "historical" architectural significance of the building.

The boys and the Chinese community made an all-out effort to raise money to build the gymnasium and is well-documented in the book, "The Story of Chung Mei."

My husband and several former residents (now in their 70's and 80's) told me that upon completion of the gymnasium there was a "Dedication" ceremony. There was a bronze plaque placed on the front of the gymnasium with the names of the "boys" who lost their lives during WW2. I was also told that after Chung Mei closed and the building went to others, the plaque was removed by the new owners. Wouldn't it be nice to have that plaque and placed at the Windrush School? The plaque is probably gone forever.

---

My brother (also a former resident) told me that many of the Chinese architectural embellishments INSIDE the main building were removed. Perhaps the new owners thought these embellishments were "too Chinese looking."

You may also want to contact our friend, Allan Hom. Allan was there in 1954, when Chung Mei closed its doors for good - before the owners came in.

Allan Hom  
2891 Fleetwood Dr.,  
San Bruno, CA 94066  
home: (650) 873-2344

Good luck in your research to have the building registered by the National and California Registers of Historic Places.

Lynne Choy Uyeda [Gin] and Henry Gin  
2410 Ralston Avenue  
Belmont, CA 94002  
Res: (650) 593-0803  
Cell: (650) 703-1009  
eMail: Lynnechoy@earthlink.net

February 20, 2007

Contra Costa County Historical Society  
610 Main Street  
Martinez, California 94553

Subject: Windrush School Master Plan Modification  
LSA Project #CEC0602

Dear Historical Society:

LSA Associates, Inc., has been hired by the City of El Cerrito to conduct an environmental review of a proposed change to the Windrush School Master Plan, which includes several phases of construction. The first phase proposes to partially demolish the gymnasium in order to build additional classrooms. The school is the site of the former Chung Mei Home for Chinese Boys, which moved to El Cerrito in 1935. The project area is located at 1800 Elm Street, El Cerrito, in unsectioned lands of the San Pablo Rancho, Township 1 North/Range 4 West, Mount Diablo baseline and meridian, as depicted on the accompanying portion of the USGS *Richmond, CA 7.5'* topographic map.

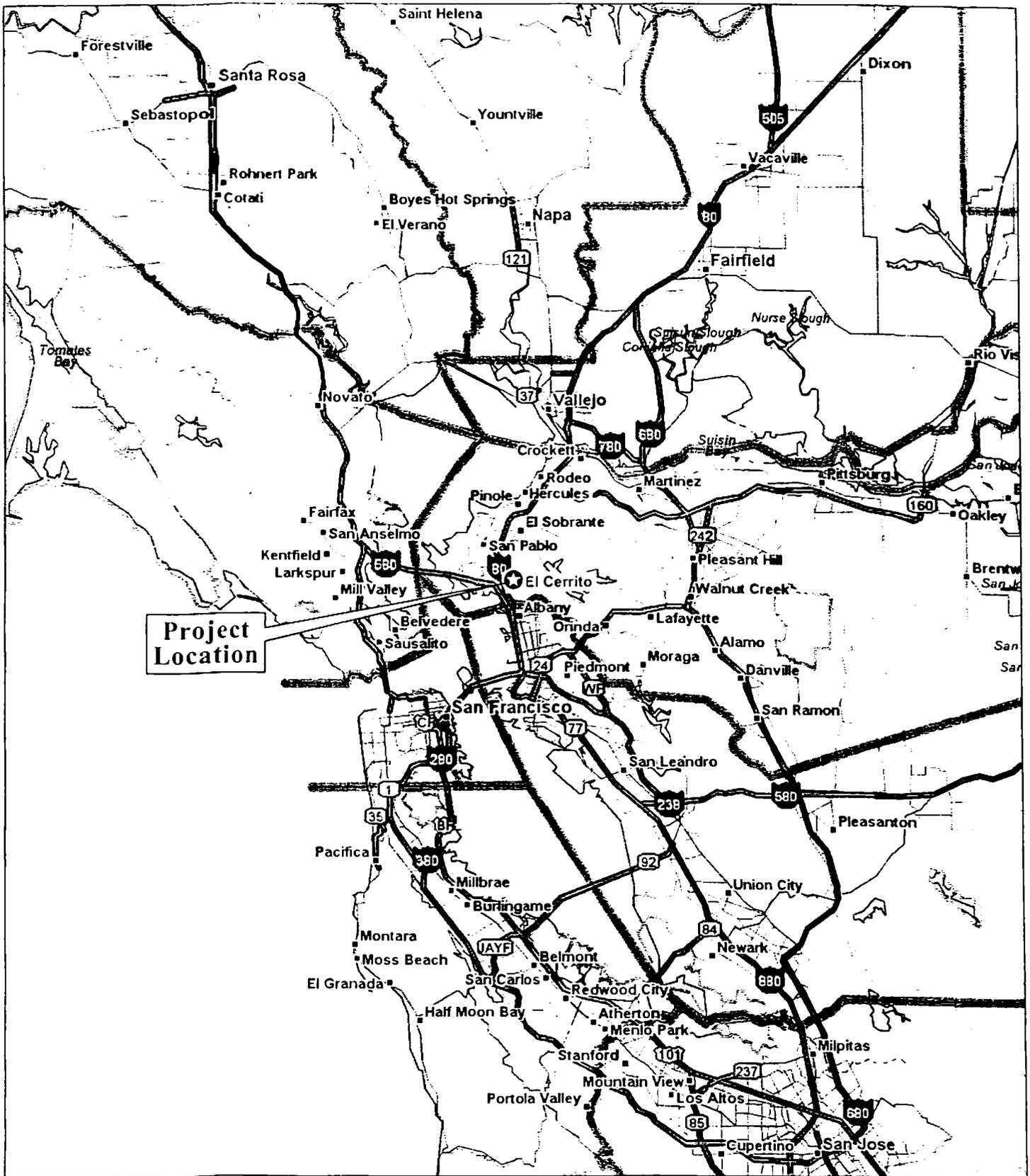
Please notify us if your organization has any information or concerns about historical sites in the project area. This is not a request for research; it is solely a request for public input for any concerns the historical society may have. If you have any questions, please contact me at the address and phone number above or via email ([karin.goetter@lsa-assoc.com](mailto:karin.goetter@lsa-assoc.com)). We look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.

*For* 

Karin Goetter, M.A., RPA #15758, RPH #597  
Archaeologist/Cultural Resource Analyst  
Cultural Resources Group



**Project Location**

LSA

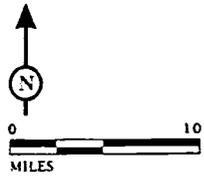


FIGURE 1

*Historical Evaluation Report  
Windrush School Project  
El Cerrito, Contra Costa County, California  
Regional Location*

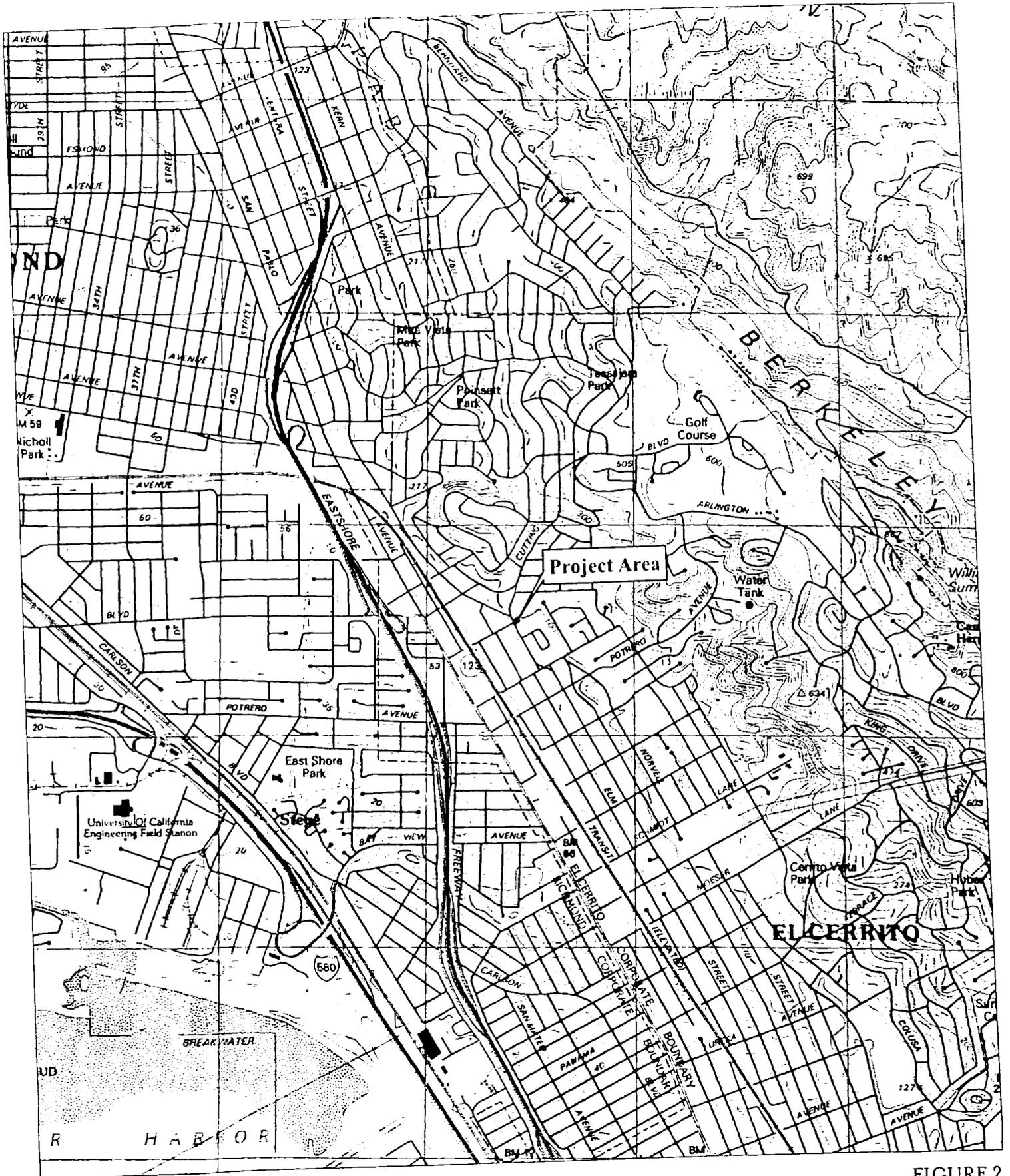
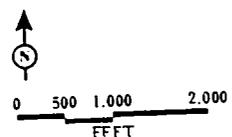


FIGURE 2

LSA



Historical Evaluation Report  
 Windrush School Project  
 El Cerrito, Contra Costa County, California

Project Area

February 20, 2007

The Chinese Historical Society of America  
965 Clay Street  
San Francisco, CA 94108, USA

Subject: Windrush School Master Plan Modification  
LSA Project #CEC0602

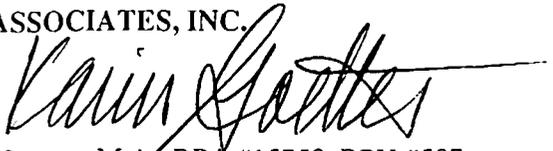
Dear Historical Society:

LSA Associates, Inc., has been hired by the City of El Cerrito to conduct an environmental review of a proposed change to the Windrush School Master Plan, which includes several phases of construction. The first phase proposes to partially demolish the gymnasium in order to build additional classrooms. The school is the site of the former Chung Mei Home for Chinese Boys, which moved to El Cerrito in 1935. The project area is located at 1800 Elm Street, El Cerrito, in unsectioned lands of the San Pablo rancho, Township 1 North/Range 4 West, Mount Diablo baseline and meridian), as depicted on the accompanying portion of the USGS *Richmond, CA 7.5'* topographic map.

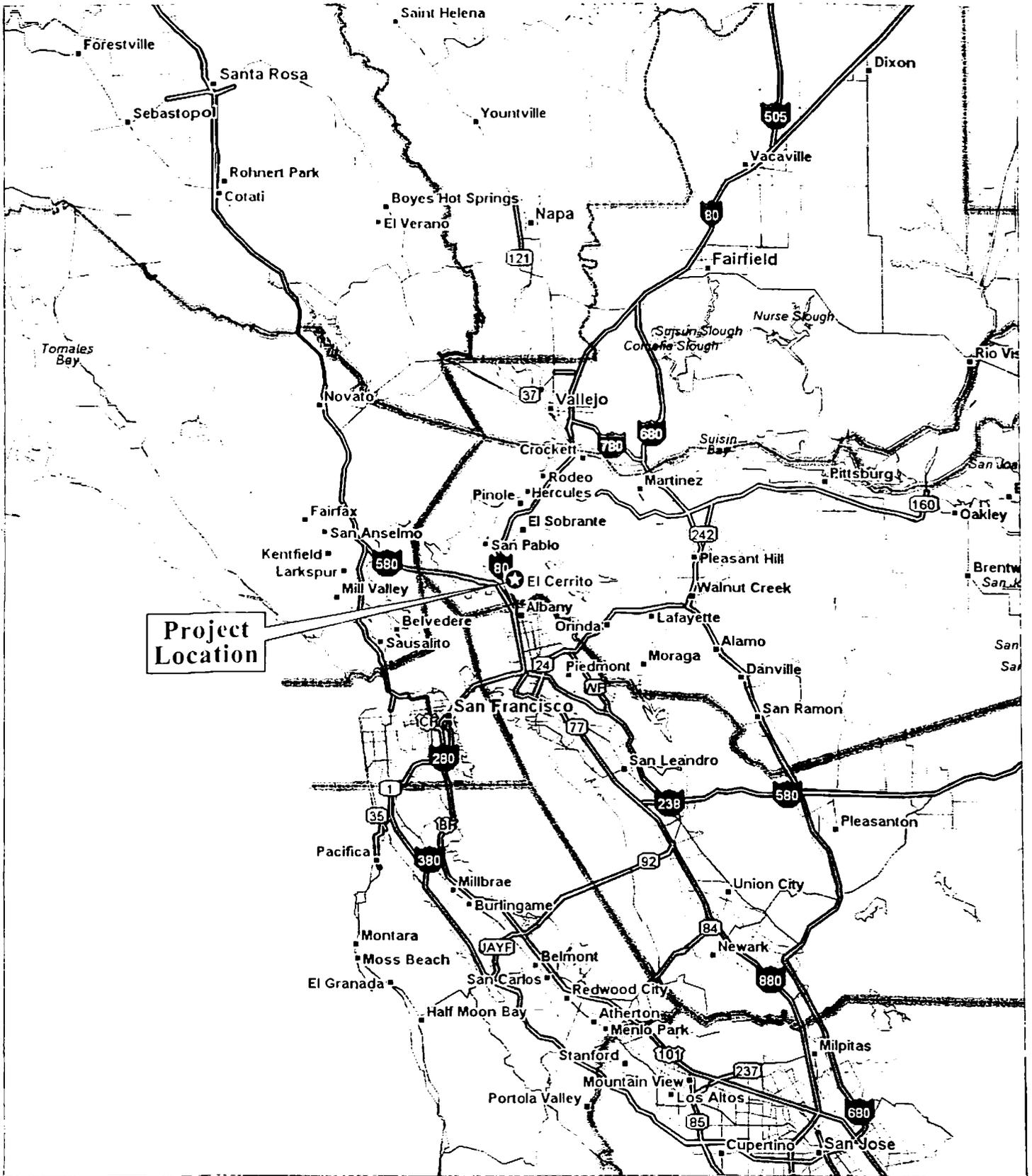
Please notify us if your organization has any information or concerns about historical sites in the project area. This is not a request for research; it is solely a request for public input for any concerns the historical society may have. If you have any questions, please contact me at the address and phone number above or via email ([karin.goetter@lsa-assoc.com](mailto:karin.goetter@lsa-assoc.com)). We look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.

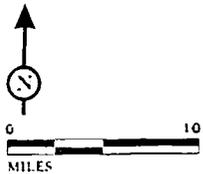


Karin Goetter, M.A., RPA #15758, RPH #597  
Archaeologist/Cultural Resource Analyst  
Cultural Resources Group



**Project Location**

LSA



SOURCE: ©2002 D&LORME, STREET ATLAS USA® 2003.

FIGURE 1

*Historical Evaluation Report  
Windrush School Project  
El Cerrito, Contra Costa County, California  
Regional Location*

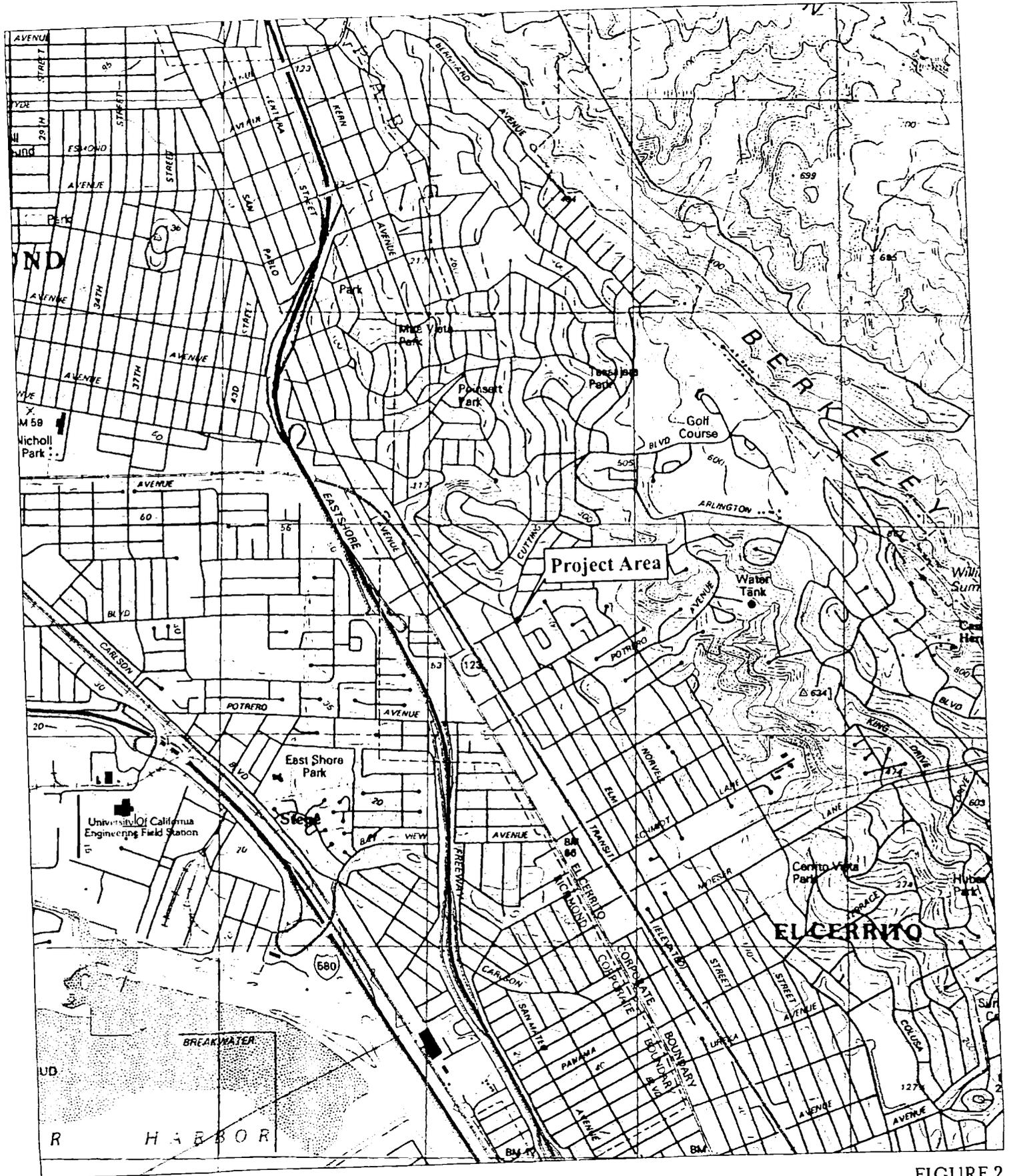
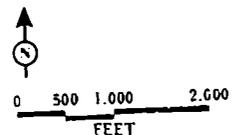


FIGURE 2

LSA



Historical Evaluation Report  
 Windrush School Project  
 El Cerrito, Contra Costa County, California

Project Area

**Karin Goetter**

---

**From:** Hadley, Nancy [NHadley@aia.org]  
**Sent:** Thursday, February 15, 2007 8:50 AM  
**To:** Karin Goetter  
**Subject:** RE: Biographical/Historical info  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Bowker\_1970\_S 59.pdf

Hello, Karin—

Donald Powers Smith was a member of the AIA from 1945 to 1974. Here is his entry from *American Architects Directory* (3<sup>rd</sup> edition, 1970, published by R. R. Bowker for The American Institute of Architects). You might check with the Environmental Design Archives at Berkeley <http://www.ced.berkeley.edu/cedarchives/>.

Good luck with your research,  
Nancy

***Nancy Hadley, Assoc. AIA, CA  
Archivist and Records Manager  
Library & Archives  
The American Institute of Architects  
1735 New York Ave., NW  
Washington, DC 20006  
phone: 202-626-7496  
fax: 202-626-7587***

*The American Institute of Architects is the voice of the architectural profession and the resource for its members in service to society.*

---

**From:** Karin Goetter [mailto:Karin.Goetter@lsa-assoc.com]  
**Sent:** Tuesday, February 13, 2007 11:30 AM  
**To:** Infocentral  
**Subject:** Biographical/Historical info

I am doing research on a building designed by architect Donald Powers Smith, AIA, in 1949. Smith had an office at 583 Market Street, San Francisco, California, and the building was constructed in El Cerrito, Calif. Do you have any information on this architect? Or can you advise me on where I might find information about his work?

Thank you, Karin

**Karin Goetter, M.A., RPA #15758**  
Archaeologist  
Cultural Resources Group  
LSA Associates, Inc.  
157 Park Place  
Pt. Richmond, CA 94801  
510-236-6810  
510-236-3480 fax  
916-835-7661 cell  
[karin.goetter@lsa-assoc.com](mailto:karin.goetter@lsa-assoc.com)

**SMITH, CLARENCE W.** AIA 60. Idaho Chapter

† Clarence W. Smith, P.O. Box 1373, Pocatello, Idaho 83201.

Home Add: 4995 Chinook, Pocatello, Idaho 83201.

b. Pocatello, Idaho, Jan. 27, 33. Educ: B.Arch, Idaho State Univ, 59. Pres. Firm: Clarence W. Smith, org. 64. Reg: Idaho.

**SMITH, COLE.** AIA 67. Dallas Chapter

Smith & Ekblad, 2500 McKinney Ave, Dallas, Tex. 75201.

Home Add: 2822 Country Club, Garland, Tex. 75040.

b. Topeka, Kans, Dec. 7, 26. Educ: B.S.Arch, Kans. State Col, 50; Tau Sigma Delta, 50. Pres. Firm: Partner, Smith & Ekblad, Archit. & Engrs, org. 59. Reg: Tex. Prin. Wks: Lee Park Bldg, Dallas, 60; Preston Forest Tower Bldg, Dallas, 65; Forest Tower Bldg, Garland, 66; South Bank & Trust Co, Garland, 67; Comput. Bldg. & Employee Cafeteria, Campbell Taggart Assoc. Bakeries, Inc, Dallas, 68.

**SMITH, COLIN LOUIS MELVILLE.** AIA 70. Boston Society of Architects

Architectural Resources Cambridge, Inc, 102 Mt. Auburn St, Cambridge, Mass. 02138.

Home Add: 283 Upland Rd, Cambridge, Mass. 02140.

b. Burnley, Eng, Dec. 30, 33. Educ: A.A. Dipl, Arch. Assn, London, 57; M.Arch, Harvard, 59. Pres. Firm: Prin, Arch. Resources Cambridge, Inc, org. 69, joined firm, 69. Reg: Mass.

**SMITH, CRAIG DUDLEY.** AIA 68. Detroit Chapter

Smith-Schurman Assocs, Inc, 700 Maple E, Birmingham, Mich. 48011.

Home Add: 3052 Oakhill Dr, Troy, Mich. 48064.

b. Detroit, July 20, 39. Educ: Univ. Mich; Lawrence Inst. Technol. Pres. Firm: Partner, Smith-Schurman Assocs, Inc. Reg: Mich.

**SMITH, CYRIL KINSELLA, JR.** AIA 67. Connecticut Society of Architects

† Cyril K. Smith, Jr. Architect, 892 Main St, Branford, Conn. 06405.

Home Add: Mountain View Terr. Northford, Conn. 06472.

b. Hartford, Conn, Apr. 23, 25. Educ: B.Arch, Yale, 49. Pres. Firm: Cyril K. Smith, Jr, Archit, org. 63, joined firm, 63. Reg: Conn. Prin. Wks: Parish Ctr, St. Joseph Church, Chester, Conn, 68; South. New Eng. Tel. Co. Off. Bldg, Hartford, Conn, 69; East. Liquor Warehouse & Off. Bldg, North Haven, Conn, 69; Therapy & Activ. Bldg, Seaside Regional Ctr, Waterford, Conn, 69; Towle Mfg. Co, Meriden, Conn, 69. Pub. Serv: Past chmn, Town Planning Cmn, North Branford, Conn, 58-70; chmn, Conserv. Cmn. Study Cmt, North Branford, 65; mem, Commun. Develop. Action Plan, Agency, North Branford, 68- Govt. Serv: U.S.A. A.F. 43-45. AIA Activ: Conn. Soc. Archit, mem. exec. cmt, 58-64, v-pres, 62-64.

**SMITH, D. C.\*** AIA 31, E. Monroe Chapter

P.O. Box 52, Monroe, La. 71203.

**SMITH, D. H.\*** AIA 48, E. Iowa Chapter

1040 5th St, Des Moines, Iowa 50314.

**SMITH, D. S.\*** AIA 64. Santa Barbara Chapter

653 Mayrum St, Santa Barbara, Calif. 93105.

**SMITH, DALE D.** AIA 70. Dayton Chapter

Richard Levin Assocs, Inc, 24 N. Jefferson, Dayton, Ohio 45402.

Home Add: 409 Forest Park Dr, Dayton, Ohio 45405.

b. Lebanon, Ind, June 12, 42. Educ: B.S.Arch, Univ. Cincinnati, 66. Pres. Firm: Partic. assoc, Richard Levin Assocs, Inc, org. 60, joined firm, 67. Reg: Ohio. Educ. Activ: Critic, Univ. Cincinnati, 70-

**SMITH, DARRELL DEAN.** AIA 65. Houston Chapter

Caudill, Rowlett & Scott, 1111 W. Loop S, Houston, Tex. 77027.

Home Add: 7927 Ravenwood Circle, Apt. 141, Houston, Tex. 77055.

b. Hutchinson, Kans, Oct. 23, 33. Educ: B.Arch, Tex. Tech Univ, 58. Pres. Firm: Caudill, Rowlett & Scott. Reg: Tex.

**SMITH, DARRELL LYLE.** AIA 68. Southwestern Oregon Chapter

Balzhtser, Rhodes, Smith & Morgan, 725 Country Club Rd, Eugene, Ore. 97401.

Home Add: 3650 Knob Hill Lane, Eugene, Ore. 97405.

b. Wallowa, Ore, Apr. 5, 35. Educ: B.Arch, Univ. Ore, 61. Pres. Firm: Partner, Balzhtser, Rhodes, Smith & Morgan, org. 68, joined firm, 68. Reg: Ore, Wash. Prin. Wks: Stud. Health Serv, 66 & Clin. Serv. Bldg, 69, Univ. Ore, Eugene; Fox Hollow Sch, Eugene, 66; Pac. First Fed. Savings & Loan, Eugene, 67; Lane Commun. Col, Eugene, 69. Pub. Serv: Mem, Eugene Zoning Bd. Appeals, 69- AIA Activ: Southwest. Ore. Chap, secy. elect, 69.

**SMITH, DAVID LEE.** AIA 68. Cincinnati Chapter

Wiester, Smith & Stevens, 58 E. Hollister St, Cincinnati, Ohio 45219.

Home Add: 511 Evanswood Pl, Cincinnati, Ohio 45220.

b. Providence, R.I., Jan. 26, 40. Educ: A.B, Harvard, 61, B.Arch, Grad. Sch. Design, 64. Prev. Firm: Partner, Smith-Stevens, 67-70. Pres. Firm: Partner, Wiester, Smith & Stevens, org. 69, joined firm, 69. Reg: Ohio. Prin. Wks: Am. Tel. & Tel. Long Lines Div. Offs, Cincinnati, 69; Bergstein Res, Cincinnati, 69. Educ. Activ: Asst. prof. arch. & coord. arch. evening col. prog, Univ. Cincinnati, 65- Pub. Serv: Chmn, Clifton Citizens for Open Housing, Cincinnati, 69-

**SMITH, DAVID LESTER.** AIA 70. San Joaquin Chapter

Walter Douglas Vogel, 1525 C South Mooney, Visalia, Calif. 93277.

Home Add: 1464 Kamm Ave, Dinuba, Calif. 93618.

b. Stockton, Calif, Apr. 27, 40. Educ: A.A. Dukersfield Col, 60; B.S. (arch. eng), Calif. State Polytech. Col, 64, B.Arch-Eng, 65. Pres. Firm: Proj. archit, Walter Douglas Vogel, joined firm, 68. Reg: Calif; NCARB Cert.

**SMITH, DELBERT RAY.** AIA 61. Central Illinois Chapter

The Office of Delbert R. Smith, Suite 204, Dusey Bank Bldg. Urbana, Ill. 61801.

Home Add: 43 G.H. Baker Dr. Urbana, Ill. 61801.

\*No answer to questionnaire. †Denotes architectural firm.

b. Decatur, Ill, Sept. 2, 31. Educ: B.Arch, Univ. Ill, 54, M.S. 59; James M. White, Univ. Ill, 53-54; Gargoyle Soc, 54. Prev. Firms: Partner, Clark

Daily, Smith & Assocs, 62-63; prin, Clark, Daily, Dietz & Assocs, 54-62; partner, Smith, Seaton & Olach, 63-70. Pres. Firm: The Off. of Delbert R. Smith, org. 70. Reg: Fla, Ill, Ind, Mo, Ohio, Pa, Tenn; NCARB Cert; Lic. Eng. Prin. Wks: Am. Pad & Paper Co, Mattoon, Ill, 65; Christian Sci. Found, Champaign, Ill, 66, assoc. archit. w. Paul Rudolph; Dextrose Hydrate Plant Addn, Decatur, Ill, 68; Woodland Chapel Educ. Wing, Decatur, 69; Urbana Civic Ctr. Phase I, 69. Hon. Awards: James F. Lincoln award for Interstate Bldg, James F. Lincoln Arch. Welding Found, 68. Publ: Contrib, Welded interstate highway bridges, 60. AIA Activ: Cent. Ill. Chap, Champaign-Urbana Sect. pres, 69-70; mem. cmt. on prfnl. consult, AIA, 67.

**SMITH, DONALD C(HARLES).** AIA 64. New York Chapter

Skidmore, Owings & Merrill, 400 Park Ave, New York, N.Y. 10022.

Home Add: 211 E. 62nd St, New York, N.Y. 10021.

b. Fostoria, Ohio, Aug. 10, 29. Educ: B.S.Arch, Univ. Cincinnati, 60; M.Arch, Univ. Pa, 61; Tribunal award to outstanding sr. Univ. Cincinnati, 60; Scarab Sr. Medal, 60. AIA award, 60. Pres. Firm: Partner, Skidmore, Owings & Merrill, org. 36, joined firm, 61. Reg: N.Y: NCARB Cert. Govt. Serv: U.S.A. Inf, Capt, 51-52.

**SMITH, DONALD HALL.** AIA 60. Northern Indiana Chapter

† Donald H. Smith, 629 W. Colfax Ave, South Bend, Ind. 46601.

Home Add: 52400 Portage Hwy, South Bend, Ind. 46628.

b. Kewanee, Ind, Mar. 22, 12. Educ: B.S.Arch, Eng. Univ. Notre Dame, 38. Prev. Firms: Smith & Mass; Smith, Mass & Becker. Pres. Firm: Donald H. Smith. Reg: Ind, Mich, Wis; NCARB Cert; Lic. Eng. Prin. Wks: Assocs. Investments Co. Accounting & Comput. Bldg, South Bend, 58 & 62; St. Matthews Co. Cathedral, South Bend, 60; Wheel Horse Prod. Offs. & Mfg. Plants, South Bend, 63 & 69; St. Johns Church, Fenton, Mich, 64; Wheelabrator Corp. Mfg. Plants & Offs, Mishawaka, Ind, 64 & 69. Govt. Serv: U.S.A. Corps Eng, T/Sgt, 43-46. AIA Activ: North. Ind. Chap, treas, 66-67; mem. joint cmt. arch-eng, AIA, contrib. mem. nat. cmt. on prod. off. procedure, 70.

**SMITH, DONALD LEO.** AIA 61. Dallas Chapter

† Donald Leo Smith, 2828 N. Haskell, Dallas, Tex. 75221.

Home Add: 13839 Leinsper Green, Dallas, Tex. 75240.

b. Earl Park, Ind, Apr. 24, 34. Educ: B.Arch, Iowa State Univ, 57; Alpha Rho Chi medal, 57. Pres. Firm: Donald Leo Smith, org. 64. Also corp. archit, The Southland Corp. Reg: Calif, Tex. AIA Activ: San Diego Chap, chmn. pub. rels. cmt, 62, mem. mag. cmt, 62-63, chmn, 63.

**SMITH, DONALD LLOYD.** AIA 65. Southwestern Oregon Chapter

Lutes & Amundson, 200 S. Mill St, Springfield, Ore. 97477.

Home Add: 2140 Agate, Eugene, Ore. 97403.

b. Fruitland, Idaho, Jan. 4, 35. Educ: B.Arch, Univ. Ore, 60. Pres. Firm: Partner, Lutes & Amundson, org. 57, joined firm, 60. Reg: Ore. Prin. Wks: Marist High Sch, Eugene, 68; Lost River High Sch, Klamath Falls, Ore, 70. Educ. Activ: Vis. lectr, Univ. Ore, 68-69. Govt. Serv: U.S.A. Inf, Capt, 61-67. AIA Activ: Southwest. Ore. Chap, secy, 66, v-pres, 67, pres, 68; Ore. Coun. Archit, secy-treas, 68, secy, 69.

**SMITH, DONALD POWERS.** AIA 45. Northern California Chapter

Architecture California, 133 Kearny St, San Francisco, Calif. 94108.

Home Add: 1309 Campus Dr, Berkeley, Calif. 94708.

b. Modesto, Calif, June 26, 08. Educ: B.A. (magna cum laude), Univ. Calif, Berkeley, 31, M.A., 32; three bronze medals, Univ. Calif. Sch. Arch. 30-31; AIA silver medal, 31; Tau Sigma Delta & Tau Beta Pi, 30-31; John Galen Howard traveling scholar, 32-33. Pres. Firm: Partner, Architecture Calif, org. 69. Also prin, Architecture Inc, Berkeley, 61- Reg: Calif. Prin. Wks: 150 Unit. Pub. Housing Proj, Modesto, 52; Lab. Bldg, Univ. Calif, Davis, 53; Carillon Tower (103 apts), San Francisco, 65; Martin Luther Tower (125 apts), S.F. 66; Standard Oil Data Processing Ctr, Concord, Calif, 70. Hon. Awards: Prize for church chancel design & prize for churches seating 200-300, Int. Conf. Relig. Arch, 51; finalist, Corregidor Bataan Mem. Competition, 60; award of merit for Carillon Tower, San Francisco Art Cmn, 61. Pub. Serv: v-pres, Guild Relig. Arch, 67; pres, North. Calif. Coun. Churches, 69-70. Publ: Contrib. to the following: Churches and temples, Reinhold Press, When you build your church, 1st ed, Stahl im Kirchenbau, Odenhausen and Gladischewski, How to get your church built, Doubleday & Co and Building and equipping for Christian education. AIA Activ: North. Calif. Chap, treas, 56, v-pres, 57, pres, 58-59; Calif. Coun. Archit, dir, 57-59. mem. relig. arch. cmt, AIA, 66.

**SMITH, DONALD THOMAS.** AIA 65. Chicago Chapter

Smith & Neubek, 7227 W. 127th St, Palos Heights, Ill. 60463.

Home Add: 7837 Oak Ridge Dr, Palos Park, Ill. 60464.

b. Chicago, Feb. 25, 27. Educ: B.S.Arch, Univ. Ill, 52. Pres. Firm: Partner, Smith & Neubek, org. 57, joined firm, 57. Reg: Ill. Prin. Wks: Coral Theater, Oak Lawn, Ill, 63; Midlothian Plaza Shopping Ctr, Ill, 64; Hamlin Hts. Sch, Atsip, Ill, 68; Meadowlane Sch, Merriotte Park, Ill, 68; Glenwood Bank, Ill, 69. Govt. Serv: U.S.A., 45-46. AIA Activ: Chicago Chap, treas. S.Sect, 67, secy, 68, v-pres, 69, pres, 70.

**SMITH, DONALD WILLIAM.** AIA 60. Detroit Chapter

O'Dell, Hewlett & Luckenbach, Inc, 950 N. Hunter Blvd, Birmingham, Mich. 48011.

Home Add: 18560 Hillcrest, Birmingham, Mich. 48009.

b. Grosse Pointe Farms, Mich, Feb. 15, 30. Educ: Lawrence Inst. Technol. Pres. Firm: Partic. assoc, O'Dell, Hewlett & Luckenbach, Inc, joined firm, 65. Reg: Mich.

**SMITH, DOUGLAS CLARK.** AIA 86. Washington-Metropolitan Chapter

Automotive Safety Foundation, 1200 18th St. N.W, Washington, D.C. 20036.

Home Add: 11508 Maple Ridge Rd, Reston, Va. 22070.

b. Hastings, Nebr, Nov. 8, 32. Educ: B.Arch, Univ. Kans, 59; Scarab, 57; Tau Sigma Delta & Tau Beta Pi, 58; AIA Scholar, 59. Pres. Occup: Archit-plan-

**Adam Weinstein**

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**From:** Lynn DeJonghe [lsdejonghe@windrush.org]  
**Sent:** Thursday, January 25, 2007 4:31 PM  
**To:** Adam Weinstein  
**Subject:** Historical chronology of Windrush/Chung Mei site (Sorry Adam, your email came back this morning. Here it is again. Lynn)

**Attachments:** Windrush School Campus History 1\_2007



Windrush School  
Campus History...

Dear Adam,

Attached is the chronology that I have constructed from your check of property records and from materials in our archives. I hope that these are helpful in determining any possible historical significance of buildings on the site. Please feel free to keep the dialogue with us and the folks at Ratcliff open as you continue your analysis, particularly concerning the possible advisability of consulting with an architectural historian as part of your study.

Lynn  
Dr. Lynn S. De Jonghe  
Head  
Windrush School  
1800 Elm Street  
El Cerrito, CA 94530  
510-970-7580  
lsdejonghe@windrush.org

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## Windrush School Campus History

### Sources:

- Property records (PR)
- El Cerrito Journal (ECJ)
- Western Baptist Bible College letter and brochure 1956
- Western Baptist Bible College Development Brochure 1966
- May 9, 1930 Mortgage on Elm Street land paid off by Chung Mei (ECJ 9/10/87))
- Month? 1935 Chung Mei Home Main building permit (PR)
- June 30, 1935 Chung Mei Home dedication ceremony (ECJ 9/17/87)
- 1940 Chung Mei launched building fund to expand site (ECJ 9/17/87)
- Nov 25, 1949 Gymnasium \$61,927 (filed by Charles J. Shinn) (PR)
- 1954 Chung Mei closed "property evolved to Western Baptist Bible College"  
ECJ 9-17-87
- 1956 Western Baptist College use permit (PR)
- Aug 1956 Western Baptist Bible College brochure 1956  
Describes the college's "new campus" on the site of Chung Mei Home in El Cerrito. See aerial view and descriptions of main building. Brochure describe a "steel and concrete gymnasium with 5,700 sq. ft. of high ceiling play area and are 1,152 sq. feet in locker, shower, office and furnace rooms. plus three classrooms. Photo shows building with current front exterior. The same brochure also describes a "single story five room apartment attached to main building and a "large garage building, with stucco exterior and concrete floor with extra undeveloped height..."  
Western Baptist Bible College development brochure 1966  
"Western Baptist Bible College moved to El Cerrito in 1956 and immediately acquired the Gate House. Soon Elm Cottage came our way and one by one the steps followed.
- Oct 12 1961 permit 2 classroom, 2 offices, Western Baptist (filed by Maurice Oller)  
"Classroom building" (PR)
- Oct 10, 1962 Add 12' by 48' storage room to gym (PR)
- Oct 10, 1962 gas, electrical, wall furnace location? (PR)
- Jan 21, 1963 Special Use permit Western Baptist Bible College (PR)
- Month? 1964 3 rooms for music practice add to gym (filed by Maurice Oller) (PR)
- Month? 1964 electrical (PR)
- Month? 1965 electrical (PR)
- 1963 to 1966 Western Baptist Bible College development brochure 1966  
"In the last three years God has enabled Western to begin the realization of a dream we had more than ten years ago when we moved to the El

Cerrito Campus. That vision was to add to the campus the properties on Elm Street and Blake Street abutting the campus. The campus now includes:

The Roche House 1738 Elm Street

The Olivero House "Freedom Hall" (1728?) Elm Street

The Arcella House 1718 Elm Street

The Blake House, 6835 Blake Street

The Ruse House 6805 Blake Street

The brochure adds that Morgan Howell AIA has been hired to convert the gymnasium into a dining hall. Plans dated 1970 show the plans of the gym much as described in the 1956 brochure.

- Month? 1970 vent application owner: Christian Heritage School (PR)
- Month? 1970 plg (plumbing?) fixtures (PR)
- June 30, 1970 (Central Bay Church) permit to "remove non-bearing walls: cut through doorways" (PR)
- Aug 21, 1970 permit to "remove walls for classroom purposes filed by Bob Coll owner: Western Baptist Bible College (PR)
- Dec 31, 1970 Kaiser Aetna subdivision application (PR)
- Month? 1974 Armstrong Preparatory School founded in EC by Armstrong University (ECJ 1987)
- Mar 15, 1974 Armstrong College Permit (PR)
- Mar 18, 1974 Elm Tree Center (Armstrong College) use permit denied (PR)
- May 31, 1974 East Bay Christina School use permit application (PR)
- Oct 22, 1974 permit by Contra Costa Concrete for curbs and gutter work (PR)
- Dec 3, 1974 Armstrong Prep permit for lawn sprinkler (PR)
- Apr 12, 1976 Armstrong College use permit filed (PR)
- Aug 20 1987 Armstrong Preparatory School closes (ECJ Aug 1987)
- Mar 7, 1988 Windrush use permit
- Oct 1998 Windrush permit to build sound wall, construct playfield, demolish building
- Aug 2006 LUP amended use permit filed for master plan and Phase 2

Draft chronology compiled 1/2007 lsd

WR XServe:Admin:DOCUMENTS-LYNN:Philosophy & history:Windrush School  
Campus History 1/2007

## **APPENDIX E**

### **El Cerrito Historical Society Documents**

**PROPERTY CARD**

①

Address 1800 Elm St Chung Mei Home Owner Bay City Baptist Union  
 Lot 56 Block Schmidt Village 1244  
 Type of Construction Maintenance Bldg. Add. Building Permit Valuation \$ 9000  
 Total Area Sqft. \_\_\_\_\_ Stories \_\_\_\_\_ Rooms \_\_\_\_\_ Garage \_\_\_\_\_  
 Building Permit No. 3058 Date 6/10/48 Fee 19<sup>00</sup> Contractor J. E. Harder  
 Building Inspection Dates — Form \_\_\_\_\_ By \_\_\_\_\_ Frame \_\_\_\_\_ By \_\_\_\_\_  
 Outside Lath \_\_\_\_\_ By \_\_\_\_\_ Inside Lath \_\_\_\_\_ By \_\_\_\_\_ Final \_\_\_\_\_ By \_\_\_\_\_  
 Plumbing Permit No. \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_ Contractor \_\_\_\_\_  
 Plumbing Inspection Dates — Rough \_\_\_\_\_ Final \_\_\_\_\_ By \_\_\_\_\_  
 Electrical Permit No. \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_ Contractor \_\_\_\_\_  
 Electrical Inspection Dates — Rough \_\_\_\_\_ Final \_\_\_\_\_ By \_\_\_\_\_  
 Plastering Permit No. \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_ Contractor \_\_\_\_\_  
 Sewer No. \_\_\_\_\_ Permit No. \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_ Insp. Date \_\_\_\_\_ By \_\_\_\_\_  
 Permit No. \_\_\_\_\_ Date \_\_\_\_\_ Fee \_\_\_\_\_ Insp. Date \_\_\_\_\_ By \_\_\_\_\_  
 Remarks: #1995- 1/29/52- Chas J. Shinn - Ret. wall & drain tile-\$4000-  
 Owner: Chung Mei Home  
 Ro. Pig Insp - 5/5/53- D

502-122-028  
 A-2184- 2/2/68- Owner, Western Baptist College- Replace damaged sign to entrance-\$150  
502-122-028 (FINAL-5-2-62-F2)

County Records show: 1935 - CHUNG MEI HOME BUILT (Historical Cost - \$83,000)  
 #983 - 6/20/50 - C.J. Shi - <sup>1934 Permit issued</sup> Vegetable Addn - \$ - Chung Mei Home (not permit cost)  
 #546 - 11/25/49 - Gymnasium - Gymnasium - \$61,927 - Chas J. Shinn - Chung Mei  
 #2174 - 7/8/58 - W.A. Rose Co. - Repair pagoda damaged by auto - \$800 -  
 Owner - Western Baptist Bible College  
 Memo of 3/18/62 - W.B. College - Requirements for dorm - see correspondence file "W" -  
 #1245 - 10/10/62 - Maurice Oller - Add 12x48 storage rm to gym - \$4600-  
 Owner; Western Baptist Bible College  
 Forms 10-18-62 & name - 11-2-62  
 # E-253 - 10/29/62 - Insurance + Berk - electric 20 Elect 10-29-62 & L  
 # 1389 - 11/2/62 - Keystone Mechanical - gas outlets - 11-2-62 & L  
 #1398 - 11/5/62 - Avenue S/m - wall furnace -  
 → possibly of convert gym to dining room  
 #1794 - 1/21/63 - Special Use Permit - by owner → owned by Western Baptist  
 Club  
 #1913 - 2/13/63 - 12x3 sign replacing old 5x6" sign - owner  
 #3465 - 10/21/63 - Western Baptist College - Plan Com #1888  
 Deck Forms 1-30-64  
 #5530 - 9/22/64 - Maurice Oller - Add 3 room for Music practice - (to existing gym)  
 \$4,100 - Forms 10-1-64 MM  
 Forms 11-4-64 MM  
 B-308 10/16/64 - Addn SWS & Plugs  
 #6786 - 5/13/65 - Undergo Lange Electric 11-4-64 MM  
 E-377 - 10/29/65 - El Cerrito Electric - Service Change - Main Bldg  
 4550  
 Elm Street - 1800  
 Forms 1-17-66 MM  
 S. ELEC. 11-10-65 MM  
 12-11-65 MM

SURVEY NO. 4550

# PROPERTY CARD

*Renovator  
building 5*

Address 1800 Elm Street Owner Western Baptist Bible College

Lot 1.5 Block            Tract           

Type of Construction 2 classrooms-3 offices Valuation \$10,368.00

502-122-141

PERMITS	CONTRACTOR	INSPECTIONS	DATE	INSPECTOR
Building # 8925	Maurice Oller	-10-12-61 Forms & Steel	<i>partial 10-22-61</i> 10-18-61	<i>JKC</i>
		Rough Plumbing		
Plumbing # 9011	<i>Timmons &amp; Berk</i>	10-26-61 Rough Gas	10-27-61	<i>JKC</i>
		Rough Electric	10-27-61	
Gas		Frame	10-27-61	
		Exterior Lath	11-1-61	<i>JKC</i>
Electric # 8935	<i>El Curtis Elect.</i>	9-12-61 Interior Lath		
	<i>Timmons &amp; Berk</i>	10-25-61 Sewer		
Plastering # 9042	<i>M. Oller</i>	10-31-61 Final Pl. & Gas		
		Final Electric		
Heating & S/M # 9033	<i>Avenue Stm. City</i>	10-31-61 Final Building	11-1-61	<i>JKC</i>
Sidewalk		Sidewalk		
Driveway Approach		Driveway Approach		
Power Pole		Power Pole		

A-5890- 5/28/70- Owner, Christian Heritage School- Vent- Final: \_\_\_\_\_

A-5971- 6/23/70- Olivero Plg - Plg Fixtures - \_\_\_\_\_ Final: \_\_\_\_\_

A-5975- 6/27/70- Kaiser Actna - Planning Development Appl. #2311

A-6001- 6/30/70- Central Bay Area Church- Remove non-bearing walls - cut two doorways- \$250 Final: \_\_\_\_\_

A-6213- 8/21/70- Owner, Western Baptist Bible College- Remove walls for classrm purposes \$400- Final: 3-12-71-FJ-

A-6721- 12/31/70- Kaiser Actna- Ex. SubDivn- Appl. #2359

B-1974- 3/15/1974- Armstrong College- Use Permit 2601 - *approved*

B-1984- 3/18/1974- Elm Tree Center (Armstrong College) #2607 Permit #2602 - *denied*

B-2315- 5/31/74- East Bay Christian Hi Sch - Use Permit

B-2860- 10/22/74- Contra Costa Concrete- Approach & Curb & Gutter

B-3010- 12/3/1974- Owner: Armstrong Prep School- 6' x 54' Redwood Fence rear of property-\$150 Final: \_\_\_\_\_

B-3097- 1/10/75- Armstrong Prep School- Lawn Sprinkler- Final: 4-28-75

B-4687 - 4/12/76 - Armstrong College - Use Permit - night classes, extension

Application # 2892-renewal of Use Permit and to change hours for adult school

Elm - 1800

4550

SURVEY NO. 4550

# PROPERTY CARD

ADDRESS 1800 Elm Street C.O. Western Baptist Bible College

Lot Por. 54-55-56 Block            Tract Schmidt Village

Type Construction Add 12x48 storage rm to gym Valuation \$4600

PERMITS	NO.	CONTRACTOR	DATE	INSPECTIONS	DATE	INSPECTOR
Building	1245	Maurice Oller -	10/10/62	Forms & Steel	10-18-62	de
				Rough Plumbing		
Electric	E-253	Timmons & Berk -	10/29/62	Rough Gas	11-2-62	de
Gas	1809	Keystone Mechanical -	1/23/63	Rough Electric	10-29-62	de
	1856	Avenue S/M	2-4-63	Frame	11-2-62	de
Heating-S/M	1398	Avenue S/M -	11/5/62	Exterior Lath	11-8-62	de
Plastering	1819	Oller, M.	1-25-63	Interior Lath		
Plumbing	1389	Keystone Mechanical -	1-25-63	Sewer		
				Final Plg. & Gas	1-30-63	de
Power Pole				Final Electric	1-30-63	de
Sewer				Final Building	1-30-63	de
Sidewalk				Sidewalk		

#546- 11/25/49- Chas J. Shinn- Gymnasium-\$61,927- Chung Mei Home  
 #5530- 9/22/64- Maurice Oller- Add 3-rms for Music practice-(to exist. gym)  
 \$4,100- Forms- 10/1/64- WM  
 Frame- 11/4/64- WM  
 E-308- 10/16/64- Add Switches & Plugs- - Lange Electric- Final- 11/4/64- WM

#9378/ 8/3/66- Owner, Western Baptist Bible College- Install telephone Rm  
 on second floor- \$450-

#9590- 9/12/66- Olivero Plg- 4 Space Heater (Safty Vent)

A-2111- 1/15/68- Replace water service-

*R. Oller + frame 10-12-66 WM*  
*Jan. Vent 9-2-66 WM*  
*FINAL- 1/30/67 CA*  
 FINAL - 4-24-68 - E.S.  
 FIN - 9-24-68 - E.S.

A-3123- 8/19/68- Olivero Plumbing Co.; Water Heater; Owner, W.B.B.C.

C-3026-5/26/82-Village Builders-\$7500.-reroof-Owner: Armstrong **NOT FINALED**

#A4660 - 8/10/87 - Wilson Way Builders - Sheetrock in janitors closet, install one new door, sheetrock in attic - Owner: Windrush School 8-28-87 *Final*

#A4687 - 8/14/87 - Owner - Moving play structure on to school - Owner: Windrush

Elm St- 1800 (Gym)

4550

SURVEY NO. 4550

# PROPERTY CARD

2 of 2 cards

C.O.

ADDRESS 1800 Elm Street Owner Western Baptist Bible College

Lot Por 54-55-56 Block Traschmidt Village

Type Construction 2-story classrm bldg with basement Valuation \$3615  
502-122-28 (apt for teacher) (wrong)

PERMITS	NO.	CONTRACTOR	DATE	INSPECTIONS	DATE	INSPECTOR
Building	3615	Maurice Oller	11/13/63	PARTIAL SLAB - 9-11-63 Forms & Steel	12-4-63 12-5-63	J
Electric	E-66	Timmons + Berk	2-19-64	Rough Plumbing	1-9-64	J
Gas				Rough Gas		
Heating-S/M		Arvenue S/M + Htg.	1-13-64	Rough Electric	1-10-64	J
Plastering	3869	M. Oller	1-8-64	Frame	1-10-64	J
Plumbing	3803	J. Phillips Plg.	12-24-63	Exterior Lath		
				Interior Lath		
Power Pole				Sewer		
Sewer				Final Plg. & Gas	1-6-64	J
Sidewalk				Final Electric	1-6-64	J
Approach				Final Building	1-6-64	J
				Sidewalk		
				Driveway Approach		
				Power Pole		

Elm Street - 1800

*Over*

C-2554-12/23/81-Olivero Pbg-gas opening-Owner: Armstrong College Gas test 12/23/81 w  
 C-3023-5/25/82-Mastercraft Tile & Roof-reroof-Owner: Armstrong Final 6/15/82 w

1800 Elm St

4550

SURVEY NO. 4550

6



**BUSY AND HAPPY**

Proceeds from the Bob Hope show here June 12 will help enlarge the Chung Mei Home in El Cerrito. Orphans (from left): Tom Gong, Paul Chan and Norman Leong.

—Call-Bulletin Photographs.



**CO-OPERATIVE BATH NIGHT**

Boys at the Chung Mei Home, who believe in doing all they can before seeking outside aid, even manage a co-operative effort on bath night.

**Pledges Funds For Bigger Home**

More than seventy-eight Chinese orphans and innocent victims of broken families need a larger home

They have already done their part to get it by earning a \$12,000 building fund since 1940 by harvesting crops, salvaging paper and other scrap material. Now they need your help.

The boys, ranging in age from 6 to 17, are the children of the nationally known Chung Mei Home in El Cerrito.

**FLOW OF MONEY STARTS**

Bob Hope, radio comedian, has already touched off the much needed flow of money into the home's coffers.

Hope, the war's "No. 1 Soldier in Greasepaint," who will appear in San Francisco and Oakland next week, has pledged to the home 10 per cent of his receipts while here.

His two shows in the bay area, which, reports say, will be up to the Hope standard for hilarity, will take place in the San Francisco Civic Auditorium June 12 and the Oakland Auditorium June 11.

**FOUNDED IN 1923**

The home, founded in 1923 by Dr. Charles R. Sheperd, has steadily grown from a group of fifteen youngsters living in an old wooden frame house to a gang of seventy-eight in a single eight year old building which serves as dormitory, infirmary, dining hall and administration building.

But the boys have always believed in themselves doing all that is possible before seeking help.

The five acres surrounding the Chung Mei (Chinese-American) Home cost \$10,000, all of which was paid by the boys out of their earnings in musical performances and other jobs.

**CHEST PAYS PART**

Each of the youngsters at the home has a daily job, besides study in Richmond public schools. They follow a regular routine, starting with religious services and school in the morning, and ending with play and work at home.

They eat 1,000 pounds of rice



**COMEDIAN HOPE**  
*His Show to Aid Orphans*

a month—when they can get it.

Almost half the \$40,000 a year it takes to run the home comes in the form of fees paid by parents and relatives. Maximum monthly fee is about \$30. The rest comes from the San Francisco Community Chest, which provides \$4,200 a year, and from the county and state public aid funds.

These eager young Americans, who are so willing to help themselves, need your aid. Donations may be sent to the Chung Mei Home Campaign Committee, Room 819, 111 Butler street. Telephone EX 1867.

JUNE 23, 1946

Fate has hyphenated some 78 small boys who live at the Chung Mei Home in El Cerrito.

Regardless of the fact that more than 90 per cent of these youngsters were born in the United States they are and will remain Chinese-Americans until the day they die.

And it is because they are Chinese-Americans in a day when universal brotherhood remains a dream that a special institution must be maintained for them.

The Chung Mei Home is the only such orphanage in the United States. Through its green-tiled, up-tilted gate scamper youngsters from homes broken by death, illness, divorce and poverty. And within its walls they find love and tenderness; unique in institutional living.

**\$181,000 NEEDED**

There is only one unfortunate aspect to all this. The Chung Mei Home is filled to capacity and in the last few years has been forced to turn away scores of little boys who, under the benign tutelage of Dr. Charles R. Shepherd, might have grown to sturdy manhood.

It is for this reason that an \$181,000 campaign is now being conducted throughout the Bay Area. The money, if contributed, will finance construction of a new dormitory to house an additional 25 boys and will pay for urgently needed training buildings, work shops and a gymnasium.

The Chung Mei Home sits high on a hill but its "graduates" have walked through the world's bomb-scarred valleys in the war just ended. One hundred and thirty-five Chinese boys served with the American armed forces. Seven died in the country that gave them and their parents haven.

**APPEAL FOR FUNDS**

This, says Dr. Shepherd, is a pretty good record. But he feels that an equally good record is being built by the little fellows at the home whose desire to aid other unfortunate Chinese-American boys has led them to contribute \$12,500 to the current building drive.

The boys earned the money by picking fruit during the summer,



These youngsters have found love and tenderness in their El Cerrito orphanage. Chung Mei boys, through their earnings, have contributed \$12,500 to the current building drive.

by participating in every salvage drive; by after-school jobs. And the gifts were voluntary, since the money earned by each boy belongs to him.

The boys will go on working for expansion of the only home they know. But their efforts are not enough.

Contributions to Chung Mei's Community Chest-approved drive may be sent to room 879 at 111 Sutter street.

Chairman of the campaign is Paul C. Smith, editor and general manager of The Chronicle. Joe Shoong, president of the National Dollar Stores, is vice chairman, and Russell G. Smith, executive vice president of the Bank of America, is treasurer.

6/14 1946

# Scores of Small Boys Are Turned Away Chung Mei Home Needs Help---Badly

## BOYS HOME GETS \$4847

San Francisco and Oakland Bob Hope shows this week raised \$4847 for the Chung Mei Home of El Cerrito, Russell G. Smith, treasurer of the home's building fund drive, announced today.

Chung Mei, only home for Chinese boys in America, was given a percentage of gross proceeds and the donations of spectators at the shows, Mr. Smith said.

Since 1923 Chung Mei has cared for 550 boys, but is now filled to capacity. The drive for \$181,000 would allow construction of quarters for 25 more youths.

The Oakland area, including Piedmont, Emeryville and San Leandro, will seek to raise \$35,000 as its share of a Bay area goal of \$181,000 in behalf of Chung Mei Home, Charles P. Howard, chairman of the Oakland Area General Appeals Board, announced today. Situated in El Cerrito, Chung Mei is the only home for Chinese orphan boys in America. The Oakland area quota was set on the basis of admissions to the home which indicated that 25 per cent of the boys were registered from Alameda County. 4/22/46

**Hollywood Show Here Next Wednesday**

# Bob Hope to Aid S. F. Chinese Orphans

## DRIVE FOR NEW DORMITORIES AT CHUNG MEI OPENS

An all-out drive to provide the Chung Mei Home, the only home for Chinese orphans in the United States, with additional dormitory facilities and other improvements is now under way. The goal is set at \$47,000 for Alameda County, its share of a Bay area goal of \$181,000 needed to provide the expansion of the home.

Because of the lack of facilities at present, many boys are being turned away.

The Chung Mei Home building and campaign committee, headed by J. R. Knowland Jr., recently revealed that 97 per cent of the former Chung Mei boys of military age served in the armed forces during the war, pointing out the type of care given the boys. That 97 per cent comprised 135 boys, of whom 21 made the rank of sergeant, six made the rank of lieutenant, two gained captaincies, one was a major and three were ensigns in the Navy.

The home also records eight gold stars.

"The war records of these boys is the best testimonial of the fine training they received at the Chung Mei Home," Knowland said.



## \$181,000 NEEDED FOR BUILDINGS

This is artist's sketch of projected new buildings for the Chung Mei (Chinese-American) Home in El Cerrito. The young orphans

who live in the home have themselves earned \$12,000 for building fund, which will be augmented by funds from Bob Hope show.

### FUNDS FOR WORTHY CAUSE

The campaign which has been launched to raise \$47,000 in Alameda County for the Chung Mei Home for Chinese orphans is worthy of generous support.

To alleviate crowded conditions at the home, the only one for Chinese orphan boys in America, it has become necessary to construct a new 25-bed dormitory with adequate staff quarters and a recreational and occupational training building. A campaign goal of \$181,000 has been set for the San Francisco Bay region's contribution toward the cost of the improvement.

So that Chung Mei Home can expand its human work of caring for Chinese orphans, Oaklanders are urged to respond liberally to the appeal for contributions which may be sent to the campaign headquarters, Room 502, 1166 Broadway, Oakland 4.

# \$1200 Added to Boys' Home Fund

EL CERRITO, Sept. 29.—The building fund of the Chung Mei Home for Chinese boys is \$1200 richer today, the result of a paper drive conducted by the home during the summer months. Dr. Charles Shepherd, superintendent, announced today.

Dr. Shepherd said the school gathered more than 100 tons of old newspapers and magazines.

## CHUNG MEI HOME IN FUND DRIVE

Organization of a county-wide canvass in behalf of the Chung Mei Home at El Cerrito will be completed Tuesday by members of the Alameda County campaign committee, pledged to raise \$47,000 for needed improvements at the institution.

Of the total, \$35,000 is to be raised in the Oakland Appeals Board area. The San Francisco Bay area as a whole is expected to provide \$181,000, to be used for a new dormitory and other necessary improvements.

The committee in charge of the Alameda County drive will be headed by J. R. Knowland Jr., assistant publisher of The Tribune.

The home is the only one of its kind for Chinese orphan boys in America and already is operating at peak capacity. Youthful members of the home have raised \$12,000 towards the improvements by harvesting crops.



It's "knuckles down" at the Chung Mei home in El Cerrito as David Luan, 8 (left), and Eugene "Shrimp" Quan, 10, illustrate their manly ability for Mrs. Harry Fair Jr., chairman of a committee which has volunteered aid in the current campaign for funds to aid the home.

# 550 TRAINED, THANKFUL BOYS BEST 'AD' FOR HOME DRIVE

A shy boy, with the immobile face and regal carriage one expects in the Chinese. Frank answered first in monosyllables.

But when someone asked what he wanted to be when he "grows up," the round face was split with a grin. His eyes sparkled and danced, his white teeth gleamed and pink color swept across his cheeks.

"A doctor," he answered with nine-year-old finality. "I want to be a doctor." Then he added softly, "I want to be a doctor in China. I would like to help the poor people in China. They need help."

Frank Dara (his last name is the Americanized version of Tse) is one of the boys at the Chung Mei Home in El Cerrito. He is typical of the 78 Chinese orphans, half orphans and innocent victims of broken homes who have learned, in the Nation's only home for their kind, to help each other and to help themselves.

With pride and the friendliness of happy children they showed that home yesterday to members of a committee who will go into other homes, the homes of residents, to explain the "why" of a campaign for Chung Mei.

In the years since the home was founded by Dr. Charles R. Shepherd in October, 1923, 550 boys have left the home with a new start in life, an opportunity to forget the past, a chance to make good.

They are Chinese boys who otherwise would have grown or died in poverty, helpless children left to fend for themselves.

For 33 years, the waiting list at the home has been long. There has

not been room for all the boys and many have been and are being turned away.

The campaign, which has a goal of \$47,000 in Alameda County and \$181,000 for the Bay area, will provide the home with additional dormitory facilities.

It also will provide athletic and playground equipment now completely lacking. Members of the Oakland Junior League committee, which has volunteered to aid in the drive, learned yesterday that the boys play on a dirt hillside, a pile of rocks and a rickety pipe frame their only props for typical American games.

The committee, Mrs. Harry Fair Jr., Mrs. James K. Webster and Mrs. Harmon Howard, will carry that knowledge to the homes they visit.

Dr. Shepherd and the boys will give the same message to the public tonight in an informal radio interview over station KLX, 6:40 to 7. It will be repeated Friday.

The boys themselves have been first among the workers to pass the happiness they have found on to young fellow countrymen. By working during the war years at crop harvesting, they earned \$12,000 toward the needed improvements.

Contributions which will add to their total may be sent to the Chung Mei campaign headquarters, care of F. W. Teasel, treasurer, Room 502, 1106 Broadway. And the "latch string is always out" for those who would see for themselves, according to Dr. Shepherd, home director. The Chung Mei Home is open to the public at all times.

## Chinese Boys at Chung Mei Home Answer to U.S. Monickers

There are 78 boys at the Chung Mei Home for Chinese boys in El Cerrito and all of them have nicknames, good American nicknames like "Shrimp," "Skipper" and "Butch."

It's that kind of a home. The boys are orphans, half-orphans or underprivileged kids from broken homes but the place they live is anything but the accepted version of an orphanage.

The facilities are meager, more meager than they should be in an area of playgrounds and gyms, where even the poorest youngster learns to take his licks at bat and to navigate a slide.

Their playground is a hillside and their "playground equipment" a pile of rocks. They sleep in crowded dormitories and they need more room.

### A HAPPY HOME

But their home is a happy place, a spotless, sunny place where boys who have learned to hide the deep yearnings and unhappiness of childhood behind fixed faces, find something new—laughter, comradeship, respect, pride in race.

Dr. Charles R. Shepherd sums it up in two totals, what Chung Mei does of the boys and what Chung Mei boys do for the home, but even he has trouble in putting the remarkable story of the home on paper.

It sits high on a hillside overlooking the Bay and it has pleasant, if brief, gardens. Every plant and even the eucalyptus trees which border the grounds were planted by the boys. Through the years since its founding in 1923, the home has needed improvements. Each time the boys were the first to come to the rescue. When it was two years old, they raised \$2000 for additional quarters and during the years their work has been unending.

### 135 ENTERED SERVICE

When the war started, the home sent 135 into service, eight of whom didn't return. The boys at home went into the fields and orchards and when a campaign was started on July 1 to raise \$181,000 in the Bay area for dormitory and recreational facilities at Chung Mei, the boys had \$12,000 to contribute to the fund.

Who are the boys?

One of them was the unhappy victim of inhuman treatment on the part of the woman in whose home he lived. By terms of a Chinese custom still existent, he had been purchased from his real parents, who were poverty-stricken.

Small and undernourished, he nevertheless had spirit which rebelled against cruel treatment and he ran away. For several nights he slept in parks and doorways and in the daytime begged for food. He was perhaps seven years old when police found him and brought him to the home.

## Rev. San Hong Lee Rites Set

Funeral services will be held tomorrow for the Rev. San Hong Lee, 73, retired pastor of the Chinese Presbyterian Church of Oakland and one of the first Chinese to be ordained to the ministry in this country, who died Tuesday at a local rest home.

A native of China, the Rev. Lee came to the United States 65 years ago, doing missionary work in San Francisco and Los Angeles before moving here 30 years ago. He made his home here at 558 Wala Vista Avenue.

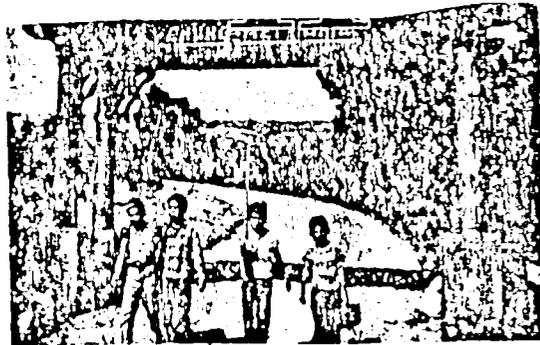
The Rev. Mr. Lee was the son of Haysiu Lee, who came to California from China in the 1850's to participate in the gold rush. Haysiu Lee was a cook and one of the first students of the old Napa College, forerunner of the College of Pacific.

The clergyman was one of the founders of the Chinese YMCA and hospital in San Francisco, the Chung Mei Boys' Home of El Cerrito, and several Chinese language schools and churches. He was a director of the Min Quong Girls' Home here and chairman of the Chinese Relief Association.

Survivors include seven sons, Daniel, Stephen and Theodore of Oakland; Ira, correspondent for the Central News Agency of China, and Allyn, Navy Department engineer, both of Washington, D.C.; Samuel of Sacramento, and David of China; a daughter, Mrs. Y. T. Mao of Washington, D.C., and 11 grandchildren.

He was the brother of William Day Lee of Oakland, and San Hay Lee of China.

Services will be held at 2 p.m. tomorrow at the Chinese Presbyterian Church, 285 Eighth Street, followed by interment in Mountain View Cemetery. Arrangements are by the Albert Brown Mortuary, 3476 Piedmont Avenue.



Chung Mei gate is a frame for our fishermen.

HERE EAST IS WEST

*El Cerrito's unique Chung Mei Home sends Chinese boys into the world ready for life's big battles*

By

ED SCHOENFELD

*Tribune Photos by Lonnie Wilson*

**C**HUNG MEI is unique. The home for Chinese boys on the El Cerrito hillside is the only institution of its kind in the world. Boys from all over this country and some from South America have been sent to this haven of orphans, half-orphans and a few who have fallen from life's narrow path. The home, founded 27 years ago, has a 7½-acre site and is now filled to capacity with 77 boys. There's a waiting list.

Chung Mei didn't flower overnight. Worry over money, a World War, a succession of public protests are only a few of the hurdles overcome. The home came through splendidly and today it boasts many professional and business men who spent their young years there.

**Name Tells the Home's Story**

Chung Mei. Two leading considerations were behind the choice of the name. The sound must be pleasing to the Chinese and it must be easily pronounced by Americans. Chung means China, Mei means America. It is not a school, an institution or a church; it is a home in every sense. Its boys go to public schools in Richmond and El Cerrito and to churches in Berkeley. In its time the home has sheltered over 600 boys, who remained there until ready and fitted to give a

good account of themselves in the world.

Dr. Charles E. Shepherd, 65, an Englishman, came here in 1919 as director of Chinese missions on the Pacific Coast for the American Baptist Home Mission Society. He found many needy boys running the streets of Chinatown in San Francisco, where there were havens for unfortunate girls, but none for boys. Shepherd decided that something had to be done. He got financial aid from three groups: the California Chinese, the Home Mission Society and the Bay Cities Baptist Union. Seeking an Eastbay site, he quickly ran into difficulties. . . . Protests against renting or leasing to Chinese piled up. Tumbledown quarters finally were found in West Berkeley. There the home stayed until 1935. In that year the State Highway Commission bought the property to use as a bridge approach; \$19,500 was the purchase price. Shepherd found the present site, paying \$10,000 for it.

The new home was to cost \$80,000; amassing it was a hard and tedious job. The collection was finally completed and the El Cerrito home was dedicated on June 30, 1935, when 68 happy young Chinese walked through its portals.

Another outstanding day in Chung Mei's life was May 19, 1943, when U. C. awarded a diploma to Edward Hing Tong, the first of the home's boys

to graduate from college. He taught in a boys' school conducted by Baptists in Canton for a time, but is back at Chung Mei as assistant to Dr. Shepherd. He's happy to be home.

#### They Did Valiant War Jobs

When V-J day came 'round there were 135 sons of Chung Mei in the services. They were in all parts of the world and in all branches of the service. Among them were a major, four captains and four lieutenants. And three lieutenants in the merchant marine. The youngsters who stayed at the home did whatever work they could for the war effort. As a result of their war work, together with contributions, Chung Mei amassed a \$10,000 "nest egg" and officials are planning to expand the home.

Boys living at Chung Mei are placed in four age groups, with a "mother" employed by Chung Mei for each group. All the house work is done by the boys under staff direction. Two meals a day, breakfast and lunch, the boys eat American food; there's Chinese food for dinner. Chinese is taught one afternoon each week.

The kids look happy in the home-like atmosphere. They affectionately call Dr. Shepherd "captain," looking upon him as a father.



Building planes is only one of the youngsters' many pastimes.

# WEST WEEKLY

SERVING WEST CONTRA COSTA AND NORTHERN ALAMEDA COUNTIES

FRIDAY, OCTOBER 19, 2001



MARK DUFRENE/TIMES

of Brenda McKinley, above, is working to get Richmond's new middle school, Patricia. She was the county's first black municipal court judge.

## ite judge a role model

Students of central Richmond will have a shiny new school to brag about.

But for Benny Stewart, the new middle school being built on the old Harry Ells High

School campus holds a higher promise — a chance to teach a



Patricia McKinley

younger generation about his dear friend Patricia McKinley.

Stewart is waging a campaign to name the new middle school after McKinley, a Harry Ells High graduate who went on to be the first black woman, and at 33 the youngest, appointed to a Contra Costa County municipal court judgeship. Just four years later, McKinley succumbed

See MCKINLEY, Page 5

## it on new massage parlor permits

finish writing an ordinance that will place tighter restrictions on businesses that offer "relaxation services."

Because it was written as an urgent item, the moratorium takes effect immediately.

Currently there are no conditions on the operation of mas-

sage-related establishments in Pinole other than a required business license.

City officials said they began drafting an ordinance outlining tighter restrictions last year because the city's attempted controls haven't satisfactorily regulated prostitution at some massage parlors.

# Man remembers Chung Mei Home

By J.R. Deaton  
TIMES STAFF WRITER

EL CERRITO — When William Lee talks about life at the Chung Mei Home for Chinese Boys during the 1940s, he sometimes looks down and smiles what seems to be an embarrassed smile. He tells some stories only at his wife's urging.

Lee, now 66 and living in Morgan Hill, shared memories of 10 years as a Chung Mei boy, and what it was like growing up as a Chinese-American orphan in El Cerrito from 1940 to 1950 on Sunday during a tour of what is now Windrush School.

Lee was one of three honored guests, all former residents of the Chung Mei Home, at Windrush's 25th anniversary celebration.

There were both childhood joys and punishments at Chung Mei; it wasn't a bad experience, the American-born Lee said. But as he pointed out while standing in what used to be an upstairs dormitory, most of the boys living there would have preferred to be living at home with family.

"It's because of circumstances that you were put here," he said. "The first couple of weeks I was here I made myself sick," Lee said while inspecting the former infirmary and isolation ward.

"His guardian brought him here and left him and promised that he'd come back the next day," Nancy Lee, William's wife, said to explain the remark. "He waited and waited for two days and the guardian never came back and he made himself sick."

Windrush School, with grades kindergarten through eighth, has occupied the site since 1987. As the Chung Mei home, the building housed about 78 residents age 5 to 17. In Mandarin, "Chung" means "China" and "Mei" means "America."

"It wasn't an orphanage; it was a home for Chinese boys," Lee said. "I was an orphan, but there were many kids who had

See CHUNG MEI, Page 3

## Windrush preserves Asian design

EL CERRITO — Windrush School, grades K through 8, was founded in 1976 in Kensington and moved to the former Chung Mei Home for Chinese Boys at 1800 Elm St. in 1987.

The Asian architectural features of the building remain and include the green tile roof, a large circular mural in the entry hall and guardian aquamarine dragons and twin lions above the main entrance.

The school's 25th anniversary celebration last weekend included a picnic barbecue, games and prizes for the kids. Three honored guests were former residents of the Chung Mei home.

The El Cerrito Preservation Society toured the building last year with an eye toward getting it into the National Register of Historic Places.

In June, the California Heritage Council presented Windrush School with a certificate of recognition for its efforts to preserve and restore the facility.

See WINDRUSH, Page 3

# Chung Mei

FROM PAGE 1

both parents still alive. There were some whose parents were divorced."

Lee lived at Chung Mei from the age of 5 to 15. The boys attended public schools; the younger ones had to wear beanies that identified them as Chung Mei residents. In the 10 years he lived in the home, Lee said he never saw a Chinese student in the public schools who was not a resident of Chung Mei.

The founder, Charles R. Shepherd, was the son of Christian missionaries who ran missions in China. "He gave us a Baptist education," Lee said. "Every Sunday he took us to the First Baptist Church in Berkeley on Bancroft."

The school was originally in west Berkeley on Ashby Avenue on land near the railroad tracks, Lee said, because nobody wanted a Chinese home for boys in their neighborhood. The home moved in 1935 to its El Cerrito location, where it operated until the mid-'50s.

At Chung Mei, the boys called Shepherd "Captain" and he ran a rather tight ship. "He was firm; he was consistent," Lee said. "The kids knew his authority. He ran this place pretty strict. The kids — most of the kids — fell into line. Everybody knew what the rules were."

Anything from stealing to being caught off the property or talking out of turn could land a boy on the penal list, Lee said.

"On Saturday mornings Captain would read the penal list in front of everybody. Each person would know what he was being penalized for and the punishment for it."

# Windrush

FROM PAGE 1

The California Heritage Council has approved the school to be on the state Register of Historic Places, said Richard Takahashi, a member of the city's Parks and Recreation Commission.

"Right now, there is a very high interest in preserving Asian historical monuments, buildings and landscapes," Takahashi said.

Until recently, Asian architecture has not been seen as culturally significant, he said. The Chung Mei site, he added, has both architectural and cultural significance.

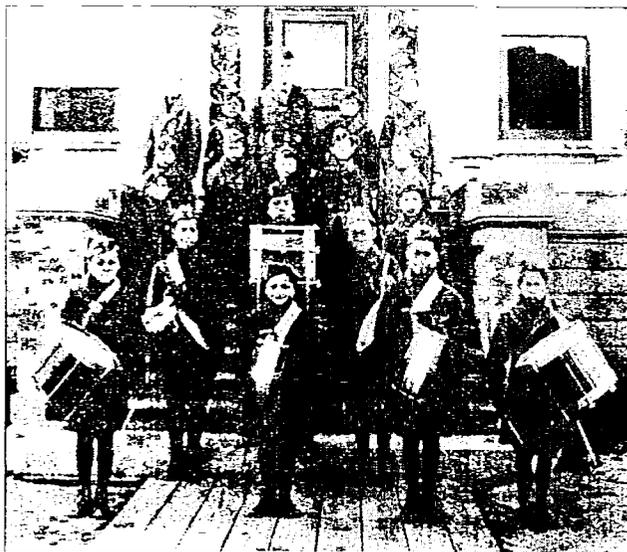


PHOTO COURTESY OF GEORGE HAW

RESIDENTS of the Chung Mei Home for Chinese Boys gather for this photo in the 1930s, in front of the west Berkeley home. The boys performed minstrel shows to raise money for the new El Cerrito site.

Punishment was in hours and usually consisted of yard work such as cutting grass, pulling weeds and general cleanup.

"If you were out-of-bounds (found to be off-grounds), you knew that you would work two hours penal — kids knew that."

At one point in his tour of the building, his first time in the building since 1950, Lee recalled the "Chung Mei Chant."

The chant was part of religious services Shepherd held every morning in the chapel.

After prompting from his wife and visitors, Lee recited the chant: "God is a refuge and strength — an ever-present help in trouble ... the Lord will give grace and glory and no good thing will he withhold from them that walk upright."

"Rejoice in the Lord always — and again I say rejoice — for it's easy enough to be happy when life rolls along like a song,

but the man worthwhile is the man who can smile when everything goes dead wrong.

"So acquit yourselves like men, be strong, and though everything seems dead against you, carry on, carry on, carry on."

In a scene reminiscent of a Dickens novel, Lee recalled one early Christmas at Chung Mei. Since he was an orphan, he waited in vain for his name to be called to get a present, while the boys who had parents or other family were receiving theirs.

"One of the staff saw him just waiting and waiting," Nancy Lee said. The staff person, a kind woman, found a wooden block puzzle and wrapped it up and presented it to William as a Christmas gift.

The gift was small, but greatly appreciated, Lee said. "And I was smiling."

missions at Windrush, said the school takes pride in the building's history. "One of the things that Windrush does best is encourage not just an acceptance of other cultures, but we really value the diversity that we have," she said.

"It would have just been sacrilegious to obliterate or destroy anything that was here. It was such a wonderful facility when we got here."

After the Chung Mei home closed its doors in the mid-'50s, the property became the Western Baptist Bible College. In 1974, it was bought by Berkeley's Armstrong University. It housed the Armstrong Preparatory School until 1987. The school

well-maintained and well-loved feel to them.

The old and durable floor tiles gleam with attention and things. The large round original Chinese mural, inset carved wood panels and Chinese table and chairs in the main entry hall area add to the feeling of history and continuity.

"I think it's wonderful that the (former) chapel is now our library. There's a certain feel to that room — maybe it was meant to be a library," Olsen said.

"Our after-school room was a large play room and it had a barbershop, I understand. We don't have a barbershop anymore, but it's still very much a large play area."

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# Famed Chung Mei Home To Close After 30 Years

COSTA MESA BRANCH  
El Cerrito Branch

EL CERRITO, May 25. — The Chung Mei Home for Chinese boys, the only institution of its kind in the world, will close its doors for good some time late this summer after more than 30 years of service.

The announcement was made today by Marvin D. Jones, chairman of the board of governors, and Charles R. Shepherd, superintendent of the Home since its inception.

Decision to close the home was made after months of serious consideration, according to Jones and Shepherd.

"Today, the Chinese living in our midst have become so much an integral part of our society that their children are welcomed in most child care institutions," Jones said. "In addition, more foster homes are now available to Chinese children while the aid to the needy children program enables mothers to remain at home and care for their children in normal home surroundings."

Chung Mei Home was established in order to provide for young Chinese boys who were in need of care and guidance and for whom there was no other provision.

The present Home at Elm and Hill Streets, provides shelter for 60 boys and was dedicated in 1935. The first years of existence were in a frame house at the foot of Ashby Ave. in Berkeley.

No definite plans for the use of the buildings and property have been made as yet although Baptist interests are considering it as the site for a community youth center.

Of the boys now in the Home, some will return to live with their parents. Others will be cared for in foster homes and other child caring groups. Dr. Shepherd hopes that funds from the proposed sale will be used to establish a trust fund, the interest to go for scholarships for former Chung Mei Home boys and their families.

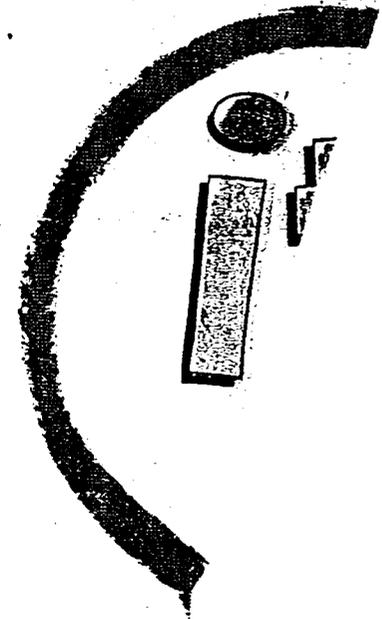
"It is with much satisfaction that those who have engaged in the work of Chung Mei view these economic and sociological changes which have resulted in the conclusion that the need for such a segregated institution is steadily declining," said Dr. Shepherd.

During the time that the home

has been in existence, nearly 700 boys have benefited from its services. Almost 200 of these served in the Armed Forces of the United States, 11 of them being killed while in service.

The first home was established through the combined efforts of the American Baptist Home Mission, the San Francisco Bay Cities Baptist Union and groups of Chinese business men. Various groups, including the Community Chest, has aided in the continuance of the home since.

Dr. Shepherd will retire with the closing of the home. He is 69 and lives at 2950 Magnolia St., Berkeley. He is the author of the recently published book, "A Nation Betrayed," based on his experiences in China.



the chemical industry



WESTERN BAPTIST BIBLE COLLEGE AND THEOLOGICAL SEMINARY  
HILL AND ELM STREETS • EL CERRITO, CALIFORNIA

Landscape 5-922

August 1956

Dear friend in Christ:

"Power" is the word for it - the only word to explain God's blessing to us in the things which have been taking place during this summer. Surely we have seen the power of God at work.

Planning, praying and waiting upon the Lord have shown us God's faithfulness. For now, Western Baptist Bible College and Theological Seminary, founded 1946, has a new campus on a hilltop in El Cerrito, overlooking Berkeley, Marin County, San Francisco and the Golden Gate.

Yes, God's "Power" was made manifest and He "moved in" so that we have obtained the beautiful buildings and spacious campus of the former Chung Mei Home (Baptist Orphanage for Chinese boys).

When our fall semester begins in September, our new campus will be a scene of much rejoicing. Better facilities, more space, opportunity to train more students. Well, you need to see it to realize how wonderfully the Lord has moved.

The pages of this brochure will give you, both pictorially and with a few words of description, a better idea of "The Miracle of Chung Mei".

Because of this moving of the Lord in our behalf we are now undertaking "Operation Share". This is your part and ours, too, in fellowshipping together at the place of "Power", God's Throne of Grace, in behalf of Western Baptist Bible College. Our part, also, with you, as God directs, is meeting the challenge that comes with a larger campus, building development and more students in training.

Read over our WBBC Story and you'll rejoice with us, we are sure, in God's "Power" thus far, and in His continued "Power" in moving the hearts of believers to meet the challenge of "Operation Share".

Yours in Praise of Him,

H. O. Van Gilder  
President

H. O. VAN GILDER, D.D., President • J. FRANKLIN PREWITT, Vice President, Bus. Adm. • JOHN SCHIMMEL, Vice President, Academic Adm.

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## ...and we call this "Operation Share"

Believing that God has directed us to our new campus, we are equally sure that He will continue to direct Christian friends to share in completion of its purchase and development. Such sharing has been God's means of development of Christian schools, colleges, missions, churches, and other works of witnessing from the very time of our Lord.

We are "in", we are getting settled. The months ahead will involve necessary changes, practical modifications, and improvements. There are continuing costs of operation in preparing for more students, a larger faculty, and for the logical and expected growth of the College.

"Operation Share", however, is a PLUS effort necessary to properly handle our enlarged campus program. We ask that you prayerfully, considerately, and expectantly take part in "Operation Share". You will see God's "Power" at work as every gift is *used* and as we seek to prepare those who enter in "The Golden Gate to Christian Service" with a sound education which has a Christian emphasis.

### "Operation Share" . . . a three year plan!

With the purpose of raising funds for the purchase of and improvements on our new campus, we encourage "sharing" in the future of Western Baptist Bible Col-

lege — these "shares" as gifts to the College, payable in monthly, semiannual or annual payments over a period of three years . . . or, as single gifts, if that is desired.

Here is a suggested schedule:

Gift	Annual Payment	Monthly Payment
1 share \$1,000 . . . . .	\$344.00	\$28.66
3/4 share 750 . . . . .	250.00	21.00
1/2 share 500 . . . . .	167.00	14.00
1/4 share 250 . . . . .	84.00	7.00

Funds raised are being used only for the purchase and improvement of a more adequate campus.

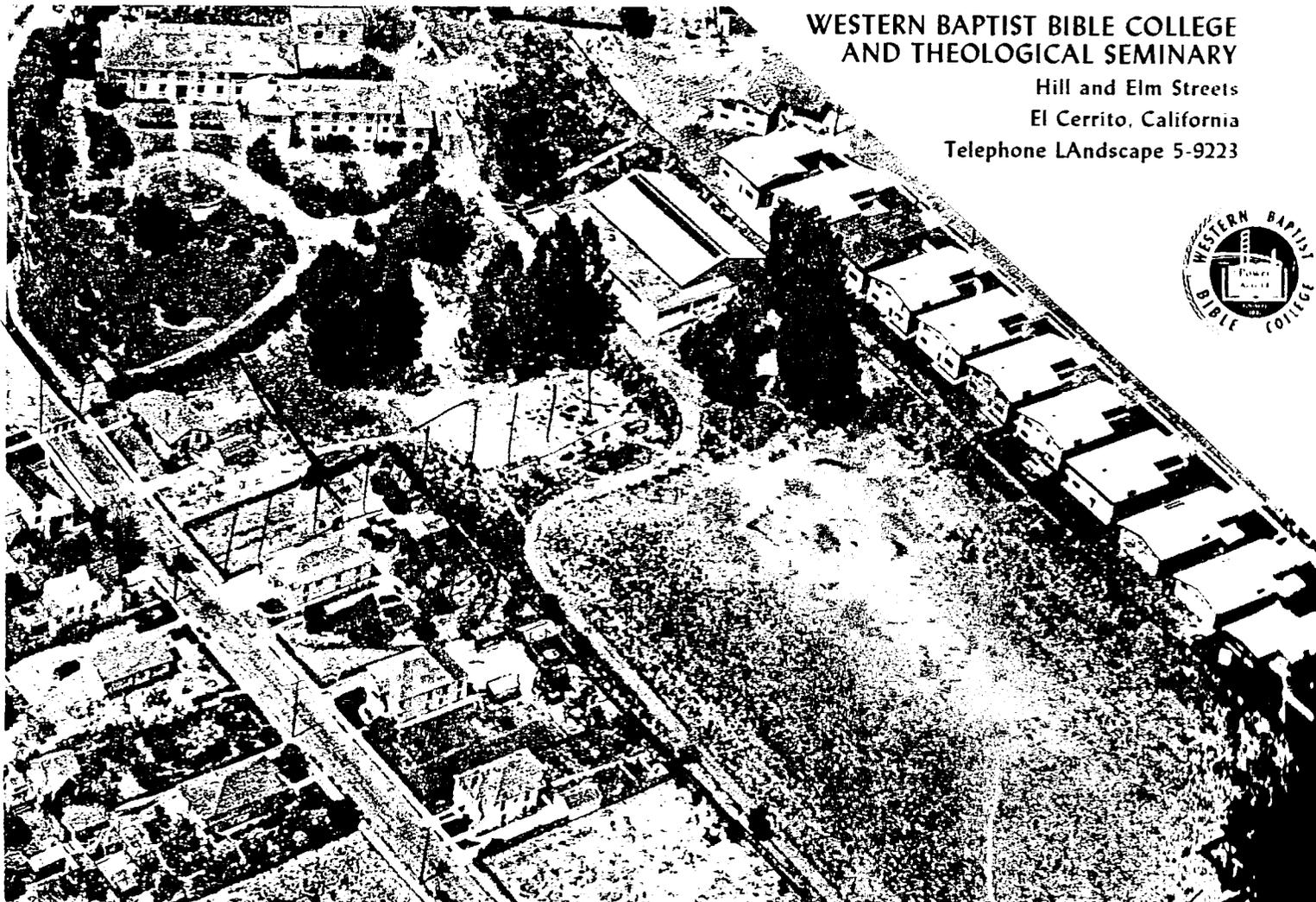
Here is an opportunity to establish a perpetual memorial for your loved ones. If desired, a plaque with the names of donor and remembered one will be placed on a wall in the administration building.

Gifts of real estate or securities such as stocks and bonds are acceptable, and may enable you to give a much larger "share". All gifts are deductible from federal income tax up to 30% of adjusted gross income.

For further information, or if you desire to have a representative of the College call on you without obligation, write or telephone . . .

## WESTERN BAPTIST BIBLE COLLEGE AND THEOLOGICAL SEMINARY

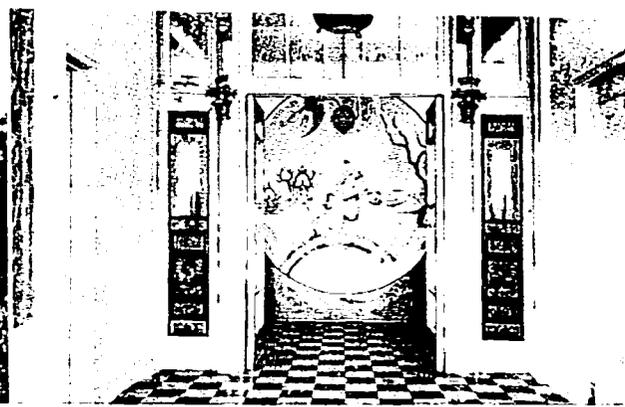
Hill and Elm Streets  
El Cerrito, California  
Telephone Landscape 5-9223



Air view of our new campus located at El Cerrito, California. Formerly the Chung Mei Home, architecture and design are in a Chinese motif. The land area is approximately six acres.



Drive and garden area in front of main building which houses offices, dormitories, chapel, kitchen, dining room and class rooms.



Foyer of main building showing attractive Chinese motif used throughout.

## OUR NEW CAMPUS . . . God's Provision for an Enlarged Ministry

Comprising approximately six acres and with principal frontage on Elm Street in El Cerrito, California, Western Baptist Bible College and Theological Seminary has a campus conservatively appraised at nearly one-third of a million dollars. Yet, under God, we were able to obtain this property for two hundred thousand dollars.

Overlooking El Cerrito and much of the San Francisco Bay Area, this campus — formerly known as Chung Mei Home, a Chinese orphanage conducted by the San Francisco Bay Cities Baptist Union — has stood as a symbol of consecrated Christian service for years.

The Administration Building, comprising some 20,000 square feet, is of concrete and steel construction surrounded by spacious landscaping.

This building houses our administrative offices, classrooms, kitchen, dining room and dormitory. At the end is a single story attached five room apartment to be used by our house mother and dad. The ground floor of the building's east wing will serve mainly as a spacious library and study hall, with a photographic laboratory, the heating plant and a storage area adjacent.

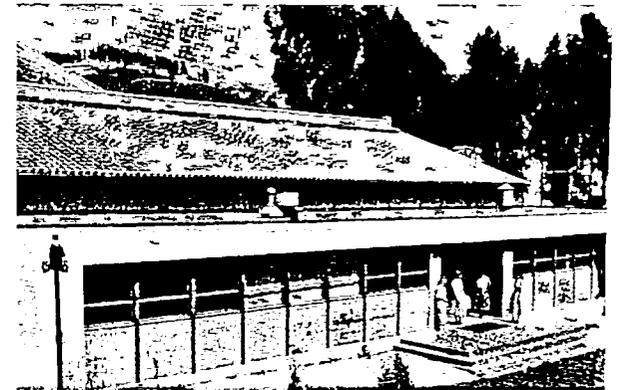
The steel and concrete gymnasium has a fine tile roof covering the main portion, as does the main building. Besides 5,700 square feet of high ceiling play area there are 1,152 square feet in locker, shower, office and furnace rooms, plus three class rooms.

A large frame garage building, with stucco exterior and concrete floor, has extra undeveloped height with characteristics favorable to its use as an assembly room and chapel. Necessary changes will be made for this purpose.

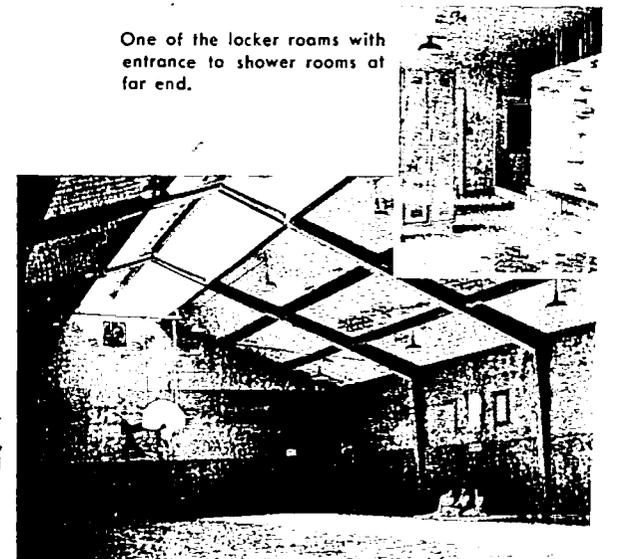
This campus is certainly a token of God's blessing upon the effort of Western Baptist Bible College and Theological Seminary. We are grateful to God for it and rejoice in this greater opportunity to serve many fine young people as we faithfully seek to give them the advantage of Christ-centered, Bible-based curriculum, and the blessing of a Christian atmosphere. By His Grace we will train the youth who come through our doors with an education that will fit them more adequately to serve as God leads them.



Dining room, located in main building, has Chinese murals and other oriental accents.



Exterior of gymnasium building which, in addition to having full sized gym, has locker rooms, showers, storage area, a furnace room.



One of the locker rooms with entrance to shower rooms at far end.

When the enrollment reached 94 in 1954, additional dormitory space was gained by renting this building at 570 - 33rd St.

Main gymnasium which has over 5,700 square feet in this attractive, high ceiling play area. Ball field and recreational areas are adjacent.



# A DECADE OF GOD'S WORKING

**The Year 1946** Western Baptist Bible College directed by a board of Regular Baptist men, began its work at 528 - 33rd Street, Oakland, formerly the Christian and Missionary Alliance Church. Investment in this property was \$37,000.00.

Student body enrollment that year was only 28, with a faculty of eight—one full time and seven part time. Then Rev. J. F. Prewitt, pastor at Santa Maria, resigning his church, became a full time field man, seeking out those who would join in the financial backing of this College.

**The Year 1948** Need for office space and dormitories was a major one, so the adjacent apartment building at 556 - 33rd Street was obtained for \$17,000.00. This allowed a number of students to live "on campus". It was on September 1st of this same year that Dr. H. O. Van Gilder became President.

Our auditorium, seating 560, was consistently used for various meetings and it also served as the location of College Baptist Church, pastored for several years by Dr. Van Gilder. Library and administrative offices were housed on the main floor.

Key to the faith of the men who direct Western Baptist Bible College is the statement made by J. Hudson Taylor, who said, "God's work, done in God's way, will never lack God's supply". This has always been true.

**The Year 1954** With an enrollment of 91, dormitory facilities were augmented by rental of property at 570 - 33rd Street.

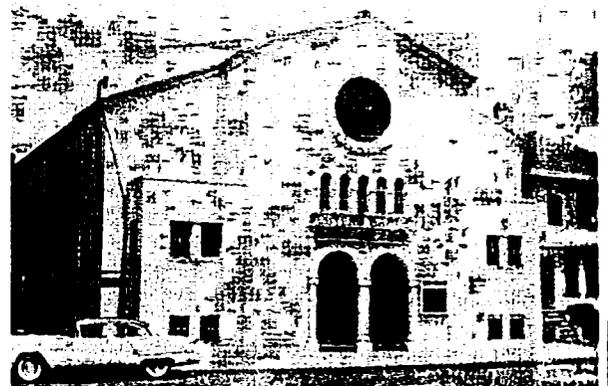
**The Year 1955** Here was the place again, when, with an enrollment of 104 and a faculty of 13, we found ourselves looking around for "more room to grow". With a library of nearly 10,000 volumes, a further expanded staff, a growing faculty, and the future for training looming bright on the horizon, we looked for facilities permitting future development.

By now, Western Baptist Bible College had established itself academically and had associate membership in the Accrediting Association of Bible Institutes and Bible Colleges. Too, we now had a charter from the State of California authorizing the granting of academic degrees.

**The Year 1956** More space was a pressing need. We had looked over a number of campuses. In God's time and in His way we were directed to this new campus at El Cerrito, California, where there is room to handle a larger student body, with opportunities for future development.

Having entered "The Golden Gate to Christian Service", each student will receive the full value of a sound education with a Christian emphasis. Our college verse—Acts 1:8—will be in background evidence as students sit in on each course of learning.

*"But you will receive POWER when the Holy Spirit comes upon you, and you will be my witnesses both in Jerusalem and in all Judea and in Samaria and to the remotest ends of the earth."*  
(Berkeley Version)



Original building purchased in 1946 from Christian & Missionary Alliance Church. It housed the auditorium, administrative offices and College library.



In 1948 this building, adjacent to the original building, was purchased to provide additional administrative facilities and student dormitories.



Fred Brown, John A. Carrara, Elton W. Crowell, H. K. Finley, Clarence M. Keen  
 San Francisco, California, New Jersey, Allegan, Michigan, Elyria, Ohio, Oshawa, Ontario, Canada  
 Joseph McCabe, Donald J. Mackay  
 Milwaukee, Wisconsin, Holland, Michigan, Paterson, New Jersey, Waterloo, Iowa  
 M. O. Van Gilder, Jr.

**APPENDIX C**  
**TRANSPORTATION DATA**

# Intersection Turning Movement

Prepared by: LSA Associates, Inc.

N-S STREET:

DATE: 1/10/07

LOCATION: City of El Cerrito

E-W STREET:

DAY: WEDNESDAY

PROJECT# CEC0602

LANES:	NORTHBOUND			SOUTHBOUND			EASTBOUND				WESTBOUND			SOUTHEASTBOUND			TOTAL
	NL	NT	NR	SL	ST	SR	EL	EL	ET	ER	WL	WT	WR	SEL	SET	SER	
	0.3	0.3	0.3	0.3	0.3	0.3	0.5	0.5	1	0.5	0.5	1	0.5	0.5	1	0.5	2.5
6:00 AM																	
6:15 AM																	
6:30 AM																	
6:45 AM																	
7:00 AM	13	5	1	0	16	0	5	0	0	6	0	0	0	0	1	11	58
7:15 AM	14	4	0	0	47	0	10	2	2	11	1	2	0	0	1	34	128
7:30 AM	32	6	3	0	32	1	14	3	3	14	0	4	0	0	0	42	154
7:45 AM	38	17	6	1	36	0	21	4	5	20	1	11	0	0	1	48	209
8:00 AM	44	12	10	5	46	2	15	8	10	28	2	21	8	1	4	43	259
8:15 AM	54	24	9	2	38	1	33	6	15	39	0	11	3	0	2	49	286
8:30 AM	27	17	10	2	49	0	33	6	6	25	2	19	5	0	1	32	234
8:45 AM	32	18	2	0	64	3	15	3	3	31	1	3	0	0	0	26	201
9:00 AM																	
9:15 AM																	
9:30 AM																	
9:45 AM																	
10:00 AM																	
10:15 AM																	
10:30 AM																	
10:45 AM																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	

TOTAL VOLUMES =	NL	NT	NR	SL	ST	SR	EL	EL	ET	ER	WL	WT	WR	SEL	SET	SER	TOTAL
	254	103	41	10	328	7	146	32	44	174	7	71	16	1	10	285	1529

AM Peak Hr Begins at: 745 AM

PEAK VOLUMES =	163	70	35	10	169	3	102	36	36	112	5	62	16	1	8	172	1000
PEAK HR. FACTOR:	0.770			0.858			0.737				0.669			0.866			0.864

CONTROL: Signalized

# Intersection Turning Movement

Prepared by: LSA Associates, Inc.

N-S STREET:

DATE: 1/10/07

LOCATION: City of El Cerrito

E-W STREET:

DAY: WEDNESDAY

PROJECT# CEC0602

LANES:	NORTHBOUND			SOUTHBOUND			EASTBOUND				WESTBOUND			SOUTHEASTBOUND			TOTAL
	NL	NT	NR	SL	ST	SR	EL	EL2	ET	ER	WL	WT	WR	SEL	SET	SER	
	0.3	0.3	0.3	0.3	0.3	0.3	0.5	0.5	1	0.5	0.5	1	0.5	0.5	1	0.5	2.5
12:15 PM																	
12:30 PM																	
12:45 PM																	
1:00 PM																	
1:15 PM																	
1:30 PM																	
1:45 PM	46	14	7	2	22	1	21	0	2	29	0	0	0	0	0	25	144
2:00 PM	39	31	4	2	35	1	25	2	4	25	0	7	5	0	0	19	180
2:15 PM	49	20	1	0	29	1	23	0	1	25	0	8	0	0	0	24	157
2:30 PM	47	31	1	0	19	2	26	3	0	19	0	0	0	1	0	15	148
2:45 PM	36	23	5	0	29	1	20	2	0	21	0	2	2	0	0	18	141
3:00 PM	39	30	0	0	27	0	21	4	1	21	1	2	1	0	0	21	147
3:15 PM	40	17	0	0	17	0	20	5	1	25	0	1	0	0	1	19	126
3:30 PM	30	31	1	1	27	1	24	2	3	19	0	1	1	0	0	20	141
3:45 PM	33	16	2	0	19	2	25	7	3	17	2	3	1	0	0	24	130
4:00 PM																	
4:15 PM																	
4:30 PM																	
4:45 PM																	
5:00 PM																	
5:15 PM																	
5:30 PM																	
5:45 PM																	
6:00 PM																	
6:15 PM																	
6:30 PM																	
6:45 PM																	

TOTAL VOLUMES =	NL	NT	NR	SL	ST	SR	EL	EL2	ET	ER	WL	WT	WR	SEL	SET	SER	TOTAL
	359	213	21	5	224	9	205	25	15	201	3	24	10	1	1	185	1501

PM Peak Hr Begins at: 145 PM

PEAK VOLUMES =	181	96	13	4	105	5	95	7	7	98	0	15	5	1	0	83	715
PEAK HR. FACTOR:		0.918			0.750			0.915				0.417			0.000		0.874

CONTROL: Signalized

# HCM Signalized Intersection Capacity Analysis

## 3: Elm St. &

3/20/2007

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR2
Lane Configurations												
Volume (vph)	126	36	112	5	0	78	163	70	35	10	169	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	4.0		4.0		4.0	4.0			4.0	4.0
Lane Util. Factor		1.00	1.00		1.00		1.00	1.00			1.00	1.00
Fr <sub>t</sub>		1.00	0.85		0.87		1.00	0.95			1.00	0.85
Fl <sub>t</sub> Protected		0.96	1.00		1.00		0.95	1.00			1.00	1.00
Satd. Flow (prot)		1811	1599		1637		1787	1787			1876	1599
Fl <sub>t</sub> Permitted		0.96	1.00		1.00		0.95	1.00			1.00	1.00
Satd. Flow (perm)		1811	1599		1637		1787	1787			1876	1599
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	137	39	122	5	0	85	177	76	38	11	184	3
RTOR Reduction (vph)	0	0	102	0	0	0	0	18	0	0	0	3
Lane Group Flow (vph)	0	176	20	0	90	0	177	96	0	0	195	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Turn Type	Split		custom	Split			Split			Split		Perm
Protected Phases	10	10		8	8		2	2		6	6	
Permitted Phases			4									6
Actuated Green, G (s)		16.0	16.0		16.0		16.0	16.0			16.0	16.0
Effective Green, g (s)		16.0	16.0		16.0		16.0	16.0			16.0	16.0
Actuated g/C Ratio		0.16	0.16		0.16		0.16	0.16			0.16	0.16
Clearance Time (s)		4.0	4.0		4.0		4.0	4.0			4.0	4.0
Lane Grp Cap (vph)		290	256		262		286	286			300	256
v/s Ratio Prot		c0.10			c0.05		c0.10	0.05			c0.10	
v/s Ratio Perm			0.01									0.00
v/c Ratio		0.61	0.08		0.34		0.62	0.34			0.65	0.00
Uniform Delay, d <sub>1</sub>		39.1	35.7		37.3		39.2	37.3			39.4	35.3
Progression Factor		1.00	1.00		1.00		1.00	1.00			1.00	1.00
Incremental Delay, d <sub>2</sub>		9.1	0.6		3.6		9.7	3.2			10.4	0.0
Delay (s)		48.2	36.3		40.9		48.8	40.5			49.8	35.3
Level of Service		D	D		D		D	D			D	D
Approach Delay (s)		43.3			40.9		45.5				49.6	
Approach LOS		D			D		D				D	
<b>Intersection Summary</b>												
HCM Average Control Delay			47.6				HCM Level of Service				D	
HCM Volume to Capacity ratio			0.59									
Actuated Cycle Length (s)			100.0				Sum of lost time (s)			20.0		
Intersection Capacity Utilization			58.5%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

# HCM Signalized Intersection Capacity Analysis

## 3: Elm St. &

3/20/2007



Movement	SEL2	SEL	SER
Lane Configurations			
Volume (vph)	1	8	172
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)		4.0	
Lane Util. Factor		1.00	
Frt		0.87	
Flt Protected		1.00	
Satd. Flow (prot)		1636	
Flt Permitted		1.00	
Satd. Flow (perm)		1636	
Peak-hour factor, PHF	0.92	0.92	0.92
Adj. Flow (vph)	1	9	187
RTOR Reduction (vph)	0	0	0
Lane Group Flow (vph)	0	197	0
Heavy Vehicles (%)	1%	1%	1%
Turn Type	Split		
Protected Phases	4	4	
Permitted Phases			
Actuated Green, G (s)		16.0	
Effective Green, g (s)		16.0	
Actuated g/C Ratio		0.16	
Clearance Time (s)		4.0	
Lane Grp Cap (vph)		262	
v/s Ratio Prot		0.12	
v/s Ratio Perm			
v/c Ratio		0.75	
Uniform Delay, d1		40.1	
Progression Factor		1.00	
Incremental Delay, d2		17.9	
Delay (s)		58.0	
Level of Service		E	
Approach Delay (s)		58.0	
Approach LOS		E	
<b>Intersection Summary</b>			

# HCM Signalized Intersection Capacity Analysis

## 3: Elm St. &

3/20/2007



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR2
Lane Configurations		↖	↗		↔		↙	↘			↖	↗
Volume (vph)	126	48	112	15	0	91	163	70	47	13	169	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	4.0		4.0		4.0	4.0			4.0	4.0
Lane Util. Factor		1.00	1.00		1.00		1.00	1.00			1.00	1.00
Frt		1.00	0.85		0.88		1.00	0.94			1.00	0.85
Flt Protected		0.97	1.00		0.99		0.95	1.00			1.00	1.00
Satd. Flow (prot)		1815	1599		1651		1787	1768			1875	1599
Flt Permitted		0.97	1.00		0.99		0.95	1.00			1.00	1.00
Satd. Flow (perm)		1815	1599		1651		1787	1768			1875	1599
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	137	52	122	16	0	99	177	76	51	14	184	3
RTOR Reduction (vph)	0	0	102	0	0	0	0	24	0	0	0	3
Lane Group Flow (vph)	0	189	20	0	115	0	177	103	0	0	198	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Turn Type	Split		custom	Split			Split			Split		Perm
Protected Phases	10	10		8	8		2	2		6	6	
Permitted Phases			4									6
Actuated Green, G (s)		16.0	16.0		16.0		16.0	16.0			16.0	16.0
Effective Green, g (s)		16.0	16.0		16.0		16.0	16.0			16.0	16.0
Actuated g/C Ratio		0.16	0.16		0.16		0.16	0.16			0.16	0.16
Clearance Time (s)		4.0	4.0		4.0		4.0	4.0			4.0	4.0
Lane Grp Cap (vph)		290	256		264		286	283			300	256
v/s Ratio Prot		c0.10			c0.07		c0.10	0.06			c0.11	
v/s Ratio Perm			0.01									0.00
v/c Ratio		0.65	0.08		0.44		0.62	0.36			0.66	0.00
Uniform Delay, d1		39.4	35.7		37.9		39.2	37.5			39.4	35.3
Progression Factor		1.00	1.00		1.00		1.00	1.00			1.00	1.00
Incremental Delay, d2		10.9	0.6		5.2		9.7	3.6			10.9	0.0
Delay (s)		50.2	36.3		43.1		48.8	41.0			50.3	35.3
Level of Service		D	D		D		D	D			D	D
Approach Delay (s)		44.8			43.1		45.6				50.1	
Approach LOS		D			D		D				D	

### Intersection Summary

HCM Average Control Delay	48.1	HCM Level of Service	D
HCM Volume to Capacity ratio	0.62		
Actuated Cycle Length (s)	100.0	Sum of lost time (s)	20.0
Intersection Capacity Utilization	59.3%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

3: Elm St. &

3/20/2007



Movement	SEL2	SEL	SER
Lane Configurations			
Volume (vph)	1	8	173
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)		4.0	
Lane Util. Factor		1.00	
Frt		0.87	
Flt Protected		1.00	
Satd. Flow (prot)		1636	
Flt Permitted		1.00	
Satd. Flow (perm)		1636	
Peak-hour factor, PHF	0.92	0.92	0.92
Adj. Flow (vph)	1	9	188
RTOR Reduction (vph)	0	0	0
Lane Group Flow (vph)	0	198	0
Heavy Vehicles (%)	1%	1%	1%
Turn Type	Split		
Protected Phases	4	4	
Permitted Phases			
Actuated Green, G (s)		16.0	
Effective Green, g (s)		16.0	
Actuated g/C Ratio		0.16	
Clearance Time (s)		4.0	
Lane Grp Cap (vph)		262	
v/s Ratio Prot		0.12	
v/s Ratio Perm			
v/c Ratio		0.76	
Uniform Delay, d1		40.1	
Progression Factor		1.00	
Incremental Delay, d2		18.2	
Delay (s)		58.4	
Level of Service		E	
Approach Delay (s)		58.4	
Approach LOS		E	

## Intersection Summary

# HCM Signalized Intersection Capacity Analysis

3: Elm St. &

3/20/2007

Movement	EBL	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR2	SEL2
Lane Configurations												
Volume (vph)	102	7	98	0	20	181	96	13	4	105	5	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	4.0	4.0		4.0	4.0			4.0	4.0	
Lane Util. Factor		1.00	1.00	1.00		1.00	1.00			1.00	1.00	
Frt		1.00	0.85	0.86		1.00	0.98			1.00	0.85	
Flt Protected		0.96	1.00	1.00		0.95	1.00			1.00	1.00	
Satd. Flow (prot)		1797	1599	1627		1787	1848			1878	1599	
Flt Permitted		0.96	1.00	1.00		0.95	1.00			1.00	1.00	
Satd. Flow (perm)		1797	1599	1627		1787	1848			1878	1599	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	111	8	107	0	22	197	104	14	4	114	5	1
RTOR Reduction (vph)	0	0	90	0	0	0	5	0	0	0	4	0
Lane Group Flow (vph)	0	119	17	22	0	197	113	0	0	118	1	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Turn Type	Split		custom			Split			Split		Perm	Split
Protected Phases	10	10		8		2	2		6	6		4
Permitted Phases			4								6	
Actuated Green, G (s)		16.0	16.0	16.0		16.0	16.0			16.0	16.0	
Effective Green, g (s)		16.0	16.0	16.0		16.0	16.0			16.0	16.0	
Actuated g/C Ratio		0.16	0.16	0.16		0.16	0.16			0.16	0.16	
Clearance Time (s)		4.0	4.0	4.0		4.0	4.0			4.0	4.0	
Lane Grp Cap (vph)		288	256	260		286	296			300	256	
v/s Ratio Prot		c0.07		c0.01		c0.11	0.06			c0.06		
v/s Ratio Perm			0.01								0.00	
v/c Ratio		0.41	0.07	0.08		0.69	0.38			0.39	0.00	
Uniform Delay, d1		37.8	35.7	35.8		39.6	37.6			37.6	35.3	
Progression Factor		1.00	1.00	1.00		1.00	1.00			1.00	1.00	
Incremental Delay, d2		4.3	0.5	0.6		12.8	3.7			3.8	0.0	
Delay (s)		42.1	36.2	36.4		52.4	41.3			41.5	35.3	
Level of Service		D	D	D		D	D			D	D	
Approach Delay (s)		39.3		36.4		48.2				41.2		
Approach LOS		D		D		D				D		

## Intersection Summary

HCM Average Control Delay	43.3	HCM Level of Service	D
HCM Volume to Capacity ratio	0.39		
Actuated Cycle Length (s)	100.0	Sum of lost time (s)	20.0
Intersection Capacity Utilization	44.6%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

3: Elm St. &

3/20/2007



Movement	SEL	SER
Lane Configurations		
Volume (vph)	0	83
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	4.0	
Lane Util. Factor	1.00	
Flt	0.87	
Flt Protected	1.00	
Satd. Flow (prot)	1629	
Flt Permitted	1.00	
Satd. Flow (perm)	1629	
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	0	90
RTOR Reduction (vph)	0	0
Lane Group Flow (vph)	91	0
Heavy Vehicles (%)	1%	1%
<b>Turn Type</b>		
Protected Phases	4	
Permitted Phases		
Actuated Green, G (s)	16.0	
Effective Green, g (s)	16.0	
Actuated g/C Ratio	0.16	
Clearance Time (s)	4.0	
Lane Grp Cap (vph)	261	
v/s Ratio Prot	0.06	
v/s Ratio Perm		
v/c Ratio	0.35	
Uniform Delay, d1	37.4	
Progression Factor	1.00	
Incremental Delay, d2	3.6	
Delay (s)	41.0	
Level of Service	D	
Approach Delay (s)	41.0	
Approach LOS	D	
<b>Intersection Summary</b>		