

Appendix F-1: Facility Problem Statements

Background

As an early step to assist strategy development, Communities for a Better Environment (CBE) and the Community Steering Committee (CSC) identified a number of facilities of concern to East Oakland residents that are in the East Oakland Community Emissions Reduction Plan Community Boundary. While there are many industrial facilities in East Oakland that contribute to emissions and quality of life issues, Communities for a Better Environment (CBE) identified four specific facilities for deeper study based on years of community concerns. These facilities raised concerns such as incompatible land use (commingled industrial and residential zoning), land and water hazardous contamination, fugitive dust, toxic air pollution, and violations of environmental regulations.

Communities for a Better Environment (CBE) developed 'Problem Statements' for four facilities to describe their impact on the East Oakland community and to start a discussion with the Air District about how those impacts can be reduced. CBE research included compiling and analyzing extensive records from local and state government agencies, summarizing scientific information about potential health impacts of key pollutants, identifying nearby community gathering places most impacted by pollution, and collecting community history on facility impacts.

The four problem statements summarized in this document focus on:

- Prologis Redevelopment (formerly AB&I Foundry)
- Argent Materials, Inc.
- SE Combined Services of California (East Bay Crematory)
- Sterling Environmental Corporation

Over several months, CBE shared draft Problem Statements with Air District staff to clarify community concerns, discuss technical and regulatory information, and identify areas where Plan strategies and actions could feasibly address identified problems, particularly in the Commercial & Industrial focus area.

Developing the Problem Statements was a critical early step of the Plan process. The research illuminated patterns of environmental injustice in East Oakland, areas for improvement in Air District policy, regulations, and programs, a need for further research and improved information sharing with the CSC and broader community, opportunities for inter-governmental agency collaboration, pathways for community involvement in various city and county plans and procedures, and ultimately informed strategies and actions in the final Plan.

Facility Problem Statements Overview and Informed Actions

Problem Statements included community concerns that led to collaborative research, identification of detailed environmental health problem statements, and development of CERP strategies and actions.

Prologis Redevelopment of Former AB&I Foundry

Facility & Pollutants Summary

AB&I Foundry (AB&I) was located at 7825 San Leandro Street and was a manufacturing facility for cast-iron and metal pipe fittings that operated for close to a century in East Oakland before ceasing operations in 2022. It was located directly upwind of the densely populated Coliseum, Fitchburg, Woodland, and Arroyo Viejo residential neighborhoods where residents are primarily people of color and live below the Federal Poverty Level. Within these neighborhoods are many community-centered spaces that serve local residents, including Acorn-Woodland Elementary School, EnCompass Academy, the 81st Avenue Library, and Allen Temple Baptist Church. For years, community reported strong chemical smells and respiratory distress in the vicinity of AB&I. Long-term community advocacy culminated in lawsuits against AB&I's parent company in 2021-2022 for exposing members of the public to toxic hexavalent chromium emissions without warning.¹

Almost immediately after AB&I closed, the former foundry site was acquired by Prologis with plans to build a 311,000 square-foot warehouse.² The Alameda County Department of Environmental Health (ACDEH) is overseeing the remediation process for the cleanup of toxic substances in the soil and groundwater at the site.³ Community members have expressed concerns about exposure to pollutants during remediation and construction, increased particulate matter exposure and traffic due to trucks entering and leaving the site during construction, and a lack of community input on the future use of the site.

¹ California Department of Justice, Office of the Attorney General (Cal AG). Press Release: Attorney General Bonta Files Lawsuit Against East Oakland Metal Foundry Over Emissions of Hexavalent Chromium, a Dangerous Carcinogen. February 15, 2022. Accessed May 17, 2023: <https://oag.ca.gov/news/press-releases/attorney-general-bonta-files-lawsuit-against-east-oakland-metal-foundry-over>. Communities for a Better Environment (CBE). Press Release: Community group sues East Oakland's AB&I Foundry for violating Prop 65. December 16, 2021. Accessed July 6, 2025. <https://www.cbecal.org/wp-content/uploads/2021/12/CBE-Foundry-Lawsuit-Press-Release-FINAL.pdf>.

² 7825 San Leandro Street Project, SCH Number 2024090014, CEQAnet.gov (last visited March 11, 2025).

³ 7825 San Leandro Street GeoTracker Site T10000019792, State Water Resources Control Board (last visited March 6, 2025).

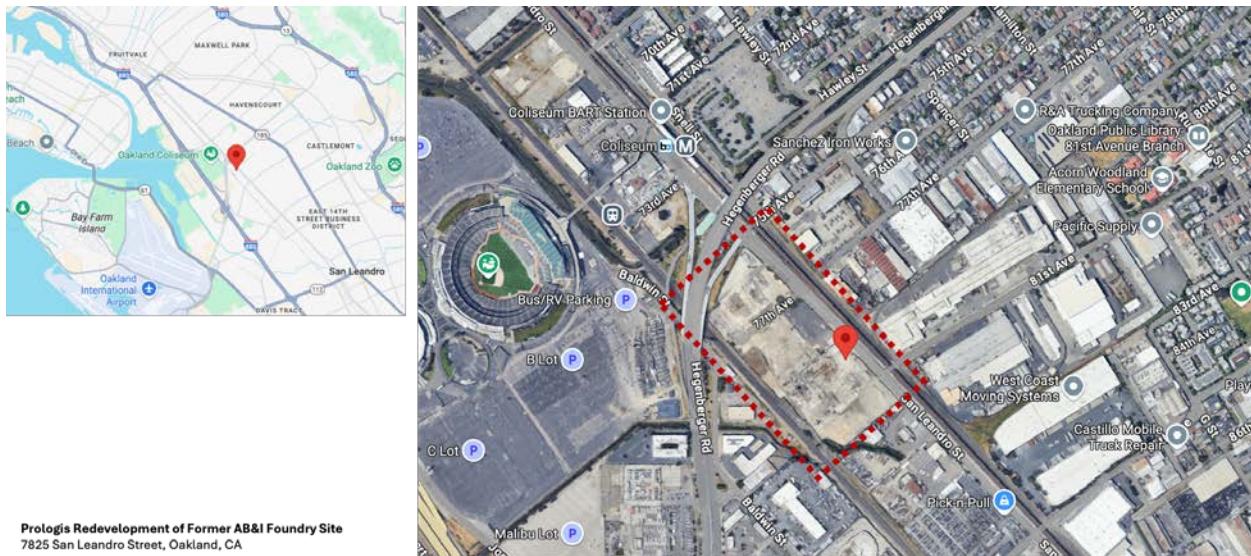


Figure F-1a: Location of Prologis Redevelopment of Former AB&I Foundry

Problem Statement / Community Concern

Redevelopment of the property into a large warehouse would result in increased truck traffic and subsequently diesel particulate matter in a neighborhood already experiencing very high rates of asthma-related issues. The development of additional industry in this area, which already contains other trucking and logistics businesses nearby, takes away from the opportunity for community-focused development, such as educational centers and community gathering places.

Related CERP Strategies and Actions

- Action T&M 1.1. Indirect Source Policy Package, Transportation & Mobile Sources Focus Area
- Strategy 3. Advancing Environmental Justice Through Zoning and Land Use Tools, Built Environment Focus Area

Argent Materials, Inc.

Facility & Pollutants Summary

Argent Materials, Inc. (Argent) is a single facility with two yards that operate adjacent to and upwind of the Air District former Community Air Risk Evaluation (CARE) Program communities, including the Fitchburg, Woodland, Rudsdale, and Highland neighborhoods. Argent's Main Yard is located at 8300 Baldwin Street, which is directly across the street from the East Bay SPCA Oakland Adoption Center and a shopping plaza. The Main Yard includes outdoor and indoor recycling operations that grind concrete and raw asphalt (collectively referred to as "aggregate"). Adjacent to the Main Yard is Argent's Fulfillment Yard located at 8501 San Leandro Street. The Fulfillment Yard is a storage and overflow location for Argent's finished aggregate. Trucks transfer material to and from both yards. Argent's operations produce particulate matter (PM_{2.5} and PM₁₀) and toxic air contaminants (TACs).



Figure F-1b: Location of Argent Materials

Problem Statement / Community Concern

The community has observed dust in the air and material tracked out onto the pavement outside Argent, and an increase in dust when Argent expanded its operations. The community is concerned about potential health impacts from breathing in dust containing silicas and other forms of particulate matter, as well as exposure to truck emissions.

Related CERP Strategies and Actions

- Strategy 1. Reduce Exposure from Fugitive Dust, Material Handling, and Construction Activities, Commercial & Industrial Focus Area
- Action C&I 1.2. Advocate for and/or Implement Local Best Practices at Facilities with the Potential to Produce Fugitive Dust, Commercial & Industrial Focus Area
- Action C&I 3.1 Improve Permitting Processes to be More Efficient and Timely
- Action C&I 3.2 Provide Clear and Accessible Air District Permitting Information

- Action C&I 7.1. Targeted Inspections to Address Repeat Violators, Commercial & Industrial Focus Area
- Strategy 8. Improve Accessibility to and Effectiveness of the Air Quality Complaint Program, Commercial & Industrial Focus Area
- Action PH 3.1. East Oakland Air Monitoring Project, Public Health and Community Wellness Focus Area
- Action T&M 1.1. Indirect Source Policy Package, Transportation & Mobile Sources Focus Area

SE Combined Services of California (East Bay Crematory)

Facility & Pollutants Summary

SE Combined Services of California (also known as East Bay Crematory or Crematorium) is located at 9850 Kitty Lane and is a crematorium upwind from the Columbia Gardens residential neighborhood and other sensitive receptors already experiencing the cumulative health impacts of pollution from the I-880 freeway, Oakland International Airport, and other local industry. The Crematorium's operations include incinerating human remains and caskets using natural gas-fired furnaces that produce particulate matter (PM_{2.5} and PM₁₀) and toxic air contaminants (TACs).⁴



Figure F-1c: Location of East Bay Crematory

Problem Statement / Community Concern

The community is concerned about potential health impacts from exposure to the Crematorium's emissions and added cumulative impacts.

Related CERP Strategies and Actions

- Strategy 2. Improve Implementation of Rule 11-18 and the Facility Risk Reduction Program While Engaging Community, Commercial & Industrial Focus Area
- Action C&I 3.4. Reduce Industrial Pollution on Unhealthy Air Quality Days, Commercial & Industrial Focus Area
- Strategy 3. Advancing Environmental Justice Through Zoning and Land Use Tools, Built Environment Focus Area

⁴ Bay Area Air District, East Oakland Emissions Inventory (June 2024), https://www.baaqmd.gov/~/media/files/ab617-community-health/east-oakland/documents/2024/east-oakland-emission-inventory-report-eng-pdf.pdf?rev=86984a9878a74cd29954f2e13314e06a&sc_lang=en

Sterling Environmental Corporation

Facility & Pollutants Summary

Sterling Environmental Corporation (Sterling) is located at 10203 E Street and is an asbestos and lead abatement consultant that is approved for the temporary on-site storage of hazardous materials and waste, including asbestos-containing building demolition debris.

Sterling is located alongside the Elmhurst Park and North Stonehurst neighborhoods, directly across from residential homes. The facility shares a property line with two elementary schools, both of which are attended predominantly by low-income People of Color, and a public pre-K program for children aged three to five years old. Sterling's fence line is directly adjacent to a community garden that is tended and used to teach students about agriculture, soil science, and nurturing the land.

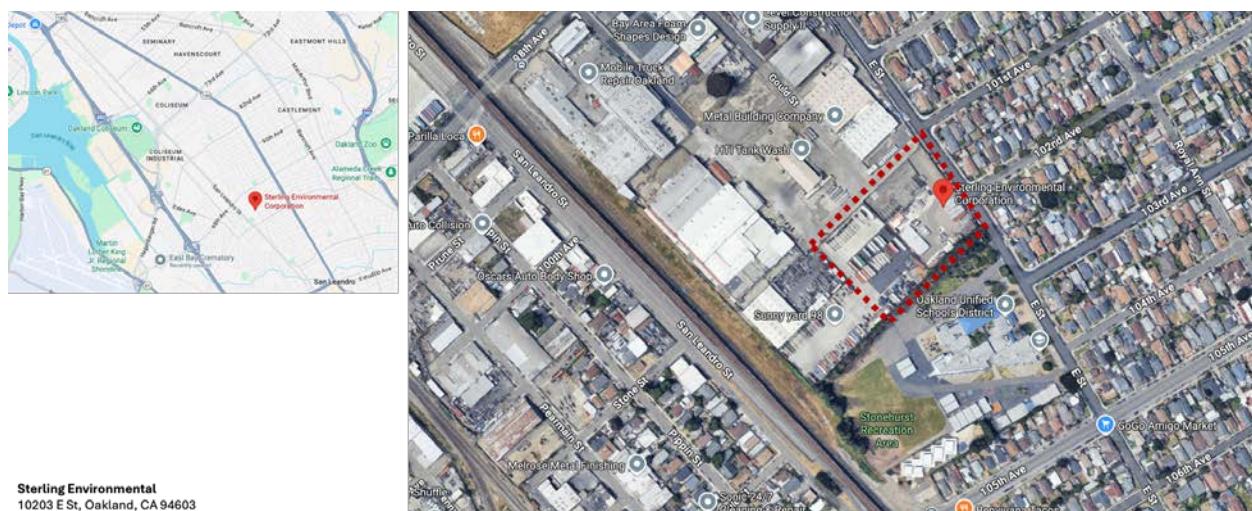


Figure F-1d: Location of Sterling Environmental

Problem Statement / Community Concern

Community members are concerned about school children and residents being exposed to hazardous materials stored onsite, such as asbestos and lead.

Related CERP Strategies and Actions

- Strategy 8. Improve Accessibility to and Effectiveness of the Air Quality Complaint Program, Commercial & Industrial Focus Area
- Strategy 1. Reduce Exposure from Fugitive Dust, Material Handling, and Construction Activities, Commercial & Industrial Focus Area
- Strategy 3. Advancing Environmental Justice Through Zoning and Land Use Tools, Built Environment Focus Area