



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
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**COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC HEARINGS ON THE GE SITE REMEDIATION AND REDEVELOPMENT
PROJECT**

PROJECT TITLE: GE Site Remediation and Redevelopment Project International Boulevard
CASE NO. PLN19-076/ER18-013
PROJECT SPONSOR: Bridge Development Partners
PROJECT LOCATION: 5441 International Blvd. (Assessor's Parcel Number 041-3848-001-00)

DESCRIPTION OF PROJECT:

Bridge Development Partners has proposed to demolish eight existing contaminated buildings, remediate the site, and construct a warehouse on the site previously owned by General Electric. The site is located within the historic 57th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes two contributors to the District: Building #1, which is a primary anchor to the District and has an OCHS rating of A1+, and Building #2, which has a rating of Dc1+. Buildings #1 and #2 on the site, which are among the buildings proposed for demolition, are considered historic resources under CEQA. As part of the proposed project, the front "bulkhead" portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspired industrial architecture and a portion of the sides of the building) would be preserved, treated or encapsulated to contain any contaminated materials, and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access San Leandro Street rather than International Boulevard has also been proposed.

The site is located on the southern side of International Boulevard between 54th and 57th Avenues. The General Plan land use classification for the site is General Industrial for the majority of the site and Neighborhood Center Mixed Use for the 100 foot deep portion fronting International Boulevard. The zoning designation for the project site is IG/S-19 (General Industrial Zone/Health & Safety Combining Zone) and CN-3 (Neighborhood Commercial Zone-3). Required discretionary permits for the project include design review including demolition findings.

The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980 due to surface and subsurface contamination issues on the site. Hazardous materials are also within the buildings themselves. Numerous remediation activities have been ongoing since 1980.

The environmental review process is consistent with CEQA and local requirements, as further detailed below.

ENVIRONMENTAL REVIEW:

A Draft Environmental Impact Report (Draft EIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et seq.* The Draft EIR analyzes potentially significant environmental impacts in the following environmental

categories: Cultural and Tribal Cultural Resources, Hazards and Hazardous Materials, Transportation and Circulation, Air Quality, Greenhouse Gas Emissions and Energy, Noise and Groundborne Vibration, Geology, Soils and Seismicity, and Hydrology and Water Quality. The Draft EIR identifies significant and unavoidable environmental impacts related to Historic Resources and Greenhouse Gas Emissions. Copies of the Draft EIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:00 a.m. to 4:00 p.m. The Draft EIR may also be reviewed at the following website:

<https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019>

PUBLIC HEARINGS: The Landmarks Preservation Advisory Board will conduct a public meeting on the Draft EIR for the project on **January 13, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City Planning Commission will conduct a public hearing on the Draft EIR for the project on **January 22, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing.

Please address all written comments to Peterson Vollmann, Planner IV, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at pvollmann@oaklandca.gov. Comments should be received no later than 4:00 p.m. on February 3, 2020. Please reference case number PLN19-07/ER18-013 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on February 3, 2020. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Peterson Vollmann, Planner IV at (510) 238-6167 or at pvollmann@oaklandca.gov.

December 20, 2019
File Number: PLN19-076/ER18-013



ED MANASSE
Planning and Building Department
Environmental Review Officer