

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018122043

Project Title: GE Site Remediation and Redevelopment Project Draft EIR, International Boulevard, Oakland CA

Lead Agency: City of Oakland

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Project Location: Oakland, Alameda County

City

County

Project Description (Proposed actions, location, and/or consequences).

The project applicant, Bridge Development Partners, is proposing a remediation and redevelopment project on a 24-acre site (5441 International Boulevard) previously owned by GE and used for manufacturing. The proposed project would include demolition of the eight existing structures, foundations and associated equipment on the site, including Building #1 that has a City of Oakland historic rating of A1+ and is therefore a CEQA historic resource. The façade of Building #1 would be preserved, treated to contain any contaminated materials, and incorporated into the design of the new building. The site would be sufficiently remediated to permit its reuse with an industrial/warehouse building. After demolition and remediation, an approximately 534,208 square-foot industrial warehouse building, with 524,208 square feet of warehouse, 10,000 square feet of ancillary office and mezzanine, landscaping, 85 dock doors, 219 parking stalls and 16 bike stalls would be constructed. Building construction would include soil vapor barriers, clean utility corridors and other protections for construction workers and employees of the new facility and will be overseen by the USEPA and DTSC. The proposed off-site work is limited to connections to and monitoring of existing utility systems .

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Chapter 2.0 Summary in the Draft EIR: Potential impacts related to the following topics were analyzed in separate sections of the EIR, and with implementation of the City's Standard Conditions of Approval (SCAs) and recommended mitigation measures, all impacts were determined to be less than significant: Hazards and Hazardous Materials; Transportation and Circulation; Air Quality; Noise and Groundborne Vibration; Geology, Soils and Seismicity; and Hydrology and Water Quality. The following significant unavoidable impacts, after mitigation measures were identified, have been identified for the project:

- Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.
- Demolition of buildings on the project site would adversely affect two historical buildings that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.
- Project construction and operation would generate greenhouse gas (GHG) emissions that would exceed the City's target threshold and result in a significant and unavoidable impact.
- Project operations could conflict with applicable GHG plans, policies, or regulations resulting in a significant and unavoidable impact.
- Project construction and operation would generate GHG emissions and would contribute to a significant and unavoidable

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Letters received on the Notice of Preparation (NOP, included in Appendix A) and verbal comments offered by those in attendance at the CEQA scoping sessions, held on January 14, 2019 and January 16, 2019, raised a number of topics that commenters wished to see addressed in the EIR including:

- Project compliance with federal, State and local statutes and regulations related to hazardous waste and hazardous substances during demolition, remediation, construction and operation of the project.
- Detailed information on contaminated soil management; excavation and disposal of contaminated soil; air monitoring for total dust and PCBs during demolition and remediation activities; installation of a vapor intrusion mitigation system; stormwater controls, and implementation of an operation and maintenance plan after redevelopment.
- Level of contamination of the historic buildings.
- Review and analysis of project alternatives.

Provide a list of the responsible or trustee agencies for the project.

- United States Environmental Protection Agency
- Department of Toxic Substances Control
- State Water Resources Control Board (SWRCB)
- California Department of Transportation (Caltrans)
- Regional Water Quality Control Board (Water Board)
- East Bay Municipal Utility District (EBMUD)