

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL**

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

**SCH # 2018122043**

**Project Title:** General Electric Site Remediation and Redevelopment Project (PLN19-076/ER18-013)  
 Lead Agency: City of Oakland, Bureau of Planning Contact Person: Peterson Vollmann, Planner IV  
 Mailing Address 250 Frank H. Ogawa Plaza, Suite 2114 Phone: (510) 238-6167  
 City: Oakland Zip: 94612 County: Alameda

**Project Location:** County: Alameda City/Nearest Community: Oakland  
 Cross Streets International Boulevard between 54th and 57th Avenues Zip Code: 94601  
 Lat./Long.: 37 ° 46 ' 1.99 " N/ 122 ° 12 ' 13.22 " W Total Acres: 24  
 Assessor's Parcel No. 041-3848-001-00 Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Highway No. SR 185, SR 77, SR 13 Waterways San Leandro Bay, Damon Slough, Peralta Creek  
 Airports Oakland International Railways Union Pacific Schools multiple

**Document Type**

<b>CEQA</b> <input type="checkbox"/> NOP	<input checked="" type="checkbox"/> Draft EIR	<b>NEPA</b> <input type="checkbox"/> NOI	<b>Other</b> <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement /Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.):	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Mit Neg Dec	Other:	<input type="checkbox"/> FONSI	

**Local Action Type**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input checked="" type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: Demolition

**Development Type**

<input type="checkbox"/> Residential: Units: _____ Acres: _____	<input type="checkbox"/> Water Facilities: _____	Governor's Office of Planning & Research Type: _____ MGD: _____ DEC 19 2019 STATE CLEARINGHOUSE Type: _____ MGD: _____
<input checked="" type="checkbox"/> Office: Sq. ft. <u>10,000</u> Acres: <u>--</u> Employees: _____	<input type="checkbox"/> Transportation: _____	
<input type="checkbox"/> Commercial: Sq. ft. _____ Acres: _____ Employees: _____	<input type="checkbox"/> Mining: _____	
<input checked="" type="checkbox"/> Industrial: Sq. ft. <u>524,208</u> Acres: <u>-</u> Employees: <u>200</u>	<input type="checkbox"/> Power: _____	
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Waste Treatment: _____	
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Hazardous Waste: _____	
	<input type="checkbox"/> Other: _____	

**Project Issues That May Have A Significant Or Potentially Significant Impact:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Floodplain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archaeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**  
 Present Land Use: Vacant Industrial Buildings  
 Zoning Designation: IG/S-19 General Industrial/Health and Safety Protection Overlay; CN-3, Neighborhood Commercial Zone - 3  
 General Plan Designation: General Industrial / Neighborhood Center Mixed Use

**PROJECT DESCRIPTION (please use a separate page if necessary):** The project applicant, Bridge Development Partners, is proposing a site remediation and redevelopment project that 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. The demolition and abatement would be conducted with appropriate regulatory agency oversight by the U.S. Environmental Protection Agency (USEPA) and Department of Toxic Substance Control (DTSC). 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 offsite work is limited to connections to and monitoring of existing utility systems.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."  
If you have already sent your document to the agency, please denote that with an "S."

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District #4
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services

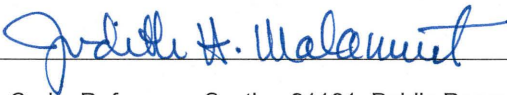
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB #2
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower Los Angeles River & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Public Review Period (to be filled in by lead agency)**

Starting Date: December 19, 2019 Ending Date: February 3, 2020

**Lead Agency (Complete if Applicable)**

Consulting Firm:	<u>Baseline Environmental Consulting</u>	Applicant:	<u>Bridge Development Partners</u>
Address:	<u>5900 Hollis St., Suite D</u>	Address:	<u>1600 E Franklin Ave., Suite D</u>
City/State/ZIP:	<u>Emeryville, CA 94608</u>	City/State/ZIP:	<u>El Segundo, CA 90245</u>
Contact:	<u>Judith Malamut, Associate Planner</u>	Contact:	<u>Brendan Kotler</u>
Phone:	<u>(510) 420-8686</u>	Phone:	<u>(818) 674-6770</u>

Signature of Lead Agency Representative:  Date: December 17, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.