



CITY OF OAKLAND

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NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) FOR THE 3600 ALAMEDA AVENUE PROJECT

PROJECT TITLE: 3600 Alameda Avenue Project
PROJECT LOCATION: Approximately 23.9-acre lot at 3600 Alameda Avenue within the City of Oakland
PROJECT SPONSOR: Prologis
LEAD AGENCY City of Oakland
CASE NO.: Case File No. PLN21223-ER01
REVIEW PERIOD: July 10, 2023, through August 24, 2023

PROJECT LOCATION: The project site is an approximately 23.9-acre parcel located at 3600 Alameda Avenue generally between Fruitvale Avenue to the west and 37th Avenue to the east in Oakland. The project site is in the Central Estuary Plan Area's Central Estuary Industrial Zone-6 (D-CE-6) zoning district and has an Estuary Policy Plan (EPP) Heavy Industry General Plan land use designation (Assessor's Parcel Number 033 2250-011-04). The site is bordered by Alameda Avenue and the Oakland Estuary to the south, Fruitvale Avenue and commercial/industrial uses to the west, a Home Depot with associated surface parking to the east, and a mixed-use residential neighborhood and I-880 to the north.

The project site is currently occupied by the former Owens-Brockway Glass manufacturing facility, which was identified in the Central Estuary Plan EIR as a Potentially Designated Historic Property (PDHP). The facility contains multiple manufacturing structures totaling approximately 1.24 million square feet. The project site is predominantly flat and is mostly covered by existing structures and paving with little existing vegetation. There is one tree in the project site interior and several trees at the existing facility entrance along Alameda Avenue. Street trees line the east side of the existing and proposed extension of 37th Avenue. There are multiple existing curb cuts along Alameda Avenue, Fruitvale Avenue, and 37th Avenue. The project site is included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database.

PROJECT DESCRIPTION: The Project would construct an approximately 430,000 square foot industrial facility that would be able to accommodate a variety of uses that may consist of manufacturing, research and development, warehousing, or industrial uses.¹ The new facility would include up to 30,000 square feet of accessory office space, 25,000 of which would be split between the northwest corner of the building at the main entrance, the central-northern portion of the building, and the northeastern corner of the building depending on the number of tenants occupying the building. An additional 5,000 square feet of accessory office space would be provided at a mezzanine level. The Project would have a 42-foot clear height with a floor area ratio (FAR) of 0.42.

In addition to the industrial building, the Project would include 295 parking spaces in an employee parking lot north and east of the building and a landscaped buffer between the parking lot and the northern Project site boundary. To the south of the industrial building, the Project would construct a loading dock with 48 dock doors and 228 trailer parking stalls. The Project would also include an outdoor eating area adjacent to Fruitvale Avenue for use by project employees and would reserve a parcel in the southeastern corner of the site which could be developed as either restaurant or retail uses in the future. For the purposes of a conservative analyses, Project operations is assumed to include an approximately 10,000 square-foot café/restaurant at that location.

The Project would also make improvements to the site including reconstruction of all sidewalks surrounding the property, realign Alameda Avenue to enhance shoreline and Bay Trail access, re-open Boehmer Street to create a new connection between 36th and 37th Avenues, and extend 37th Avenue to Alameda Avenue. The Project would create an intersection at Alameda Avenue and 37th Avenue and improve the Fruitvale Avenue corridor to improve pedestrian safety. The potential future extension of East 7th Street by creating a new public right-of-way from Fruitvale Avenue to Boehmer Street for a connection through to 37th Avenue, is analyzed as a variant to the Project. This Project variant was initially part of the Project but was amended to be analyzed as a variant due to the infeasibility of its implementation at this time, as further explained in the Project Description Chapter of the Draft EIR.

Project construction would demolish all existing structures and surface parking lots. Construction activities would also include excavation and shoring, foundation and below-grade construction, and building construction including finishing interiors. Project construction is expected to commence in the first quarter of 2024 and occur over approximately 17 months.

¹ The analysis presented in this Draft EIR assumes an approximately 430,000 square foot project building. Since the time of Draft EIR development, the Project Applicant has since put forth a revised proposal for an approximately 424,320 square foot project building. Therefore, this Draft EIR describes a modestly larger structure and thus serves as a conservative analysis.

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from the Project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the Project, and is intended to inform City of Oakland decision makers, other responsible agencies, and the general public.

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City of Oakland's Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on April 4, 2022. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP. The Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on July 10, 2023, the Draft EIR and its appendices may be viewed or downloaded from the City of Oakland's website: <https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present>

PUBLIC REVIEW AND COMMENT PERIOD: The City invites comments on the 3600 Alameda Avenue Project Draft EIR during a 45-day comment period that begins on July 10, 2023, and ends on August 24, 2023 at 4:00 PM. The City directs comments to be submitted via email to pvollmann@oaklandca.gov. Written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **August 24, 2022**. Please reference Case File Number **PLN21223-ER01** in all correspondence.

PUBLIC HEARING: The City Planning Commission will conduct a public meeting to receive comments on the Draft EIR for the Project on **August 2, 2023**, 3:00 PM in the Council Chambers in City Hall, 1 Frank H. Ogawa Plaza Oakland, CA 94612. For more information about how to participate in this meeting, please visit: <https://www.oaklandca.gov/boards-commissions/planning-commission>.

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 Draft 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 Draft 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.

City of Oakland
Notice of Availability (NOA) of a Draft Environmental Impact Report for the 3600 Alameda Avenue Project
July 10, 2023

If you challenge the EIR or Project in court, you may be limited to raising only those issues raised at the public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **August 24, 2023**. Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating and responding to all comments received during the public comment period, for consideration by decisionmakers at a date for which notice shall be provided at a future date. As required by CEQA (Pub. Res. Code §21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be provided to commenting agencies at least ten (10) days prior to certification. For further information, please contact Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, at (510) 238-6167 or **pvollmann@oaklandca.gov**.

July 10, 2023
Case File Number: PLN21223-ER01



Ed Manasse, Bureau of Planning
Environmental Review Officer