



CITY OF OAKLAND

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**COMBINED NOTICE OF AVAILABILITY AND RECIRCULATION OF A
RESPONSE TO COMMENTS/ FINAL ENVIRONMENTAL IMPACT REPORT (Final EIR);
NOTICE OF PUBLIC HEARING FOR PLANNING COMMISSION TO CONSIDER THE
CERTIFICATION OF THE EIR AND DECISION ON 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, PLN21223 & CP22068

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 Area Plan'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. Two lots created by the subdivision application would be located within the EPP Residential Mixed Use land use designation and the D-CE-3 Zone, but those parcels do not include any proposed development under this Project application.

The project site is currently occupied by the former Owens-Brockway Glass manufacturing facility, which was identified in the Central Estuary Area 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 except those already reconstructed as part of the Fruitvale Alive City project, 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. 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 second quarter of 2024 and occur over approximately 17 months.

ENVIRONMENTAL REVIEW: The City 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.). The Draft EIR was made available to the public via the City of Oakland website and the State Clearinghouse CEQAnet portal.

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.

City of Oakland
Notice of Availability (NOA) of a Draft Environmental Impact Report for the 3600 Alameda Avenue Project
March 29, 2024

The public were encouraged to provide comments during the Draft EIR public comment period from July 10, 2023, and ends on August 24, 2023. During the 45-day public comment period, public agencies and interested parties were invited to submit written comments on the Draft EIR. During the public review and comment period, a public meeting on the Draft EIR was held by the City of Oakland Planning Commission on Wednesday, August 2, 2023, during which persons could speak their comments on the Draft EIR into the record.

This notice of the RTC/Final EIR is being sent to agencies, organizations, and individuals who submitted comments on the Draft EIR during the public review and comment period, as well as other interested parties. The RTC/Final EIR includes written responses to comments received during the public review and comment period, in addition to changes to the Draft EIR proposed in response to public comments or initiated by staff for the Draft EIR. None of the changes to the Draft EIR identified in the RTC/Final EIR meet any of conditions requiring recirculation of any part of this Final EIR, pursuant to CEQA *Guidelines* Section 15088.5. Preparation of the RTC/ Final EIR was overseen by the City's Environmental Review Officer and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the City. Although not required by CEQA, the City will upload the RTC/Final EIR to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>).


DOCUMENT AVAILABILITY: The Draft and Final EIR is available for review online at: <https://www.oaklandca.gov/documents/3600-alameda-avenue-eir-documents>

NOTE: This notice replaces the prior Notice of Availability that was sent on March 1, 2024.

PUBLIC HEARING: The **City of Oakland Planning Commission** will conduct a public hearing to consider a certification of the EIR and a decision on the project on **April 17, 2024, at 3:00 p.m. Oakland City Hall, 1 Frank H. Ogawa Plaza – Council Chamber, Oakland, CA 94612.** The hearing will be held **in-person only** and you may access the meeting information on the Friday before the meeting (April 12, 2024) at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

Interested parties may speak on the item at the public hearing described above. For further information, please contact Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, at (510) 238-6167 or pvollmann@oaklandca.gov.

March 29, 2024
Case File Numbers: PLN21223-ER01,
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Ed Manasse, Bureau of Planning
Environmental Review Officer