

CITY OF OAKLAND



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NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) GENERAL ELECTRIC SITE REMEDIATION AND REDEVELOPMENT PROJECT

The Oakland Bureau of Planning, is preparing a Draft Environmental Impact Report (EIR) for the demolition of contaminated buildings, site remediation and construction of a warehouse on a site owned by General Electric (GE) at 5441 International Boulevard/State Route 185, as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the topics outlined in the California Environmental Quality Act (CEQA).

In 2012, the City posted a Notice of Preparation and received comments regarding a project (ER11-0011) that involved demolishing the buildings at the 5441 International Boulevard GE site, capping the site and leaving it vacant. In February of 2017, the City published and received comments on a focused Draft EIR on the GE Demolition Project (SCH No. 2012072024). Subsequent to publishing the 2017 Draft EIR, the project has substantially changed to such a degree the City determined that a new NOP be published and an EIR prepared to evaluate the additional probable environmental effects of the remediation and redevelopment project and the changes in circumstances under which the project will be undertaken.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who have indicated that they would like to receive a copy. Responses to this NOP and any questions or comments should be directed in writing to:

Peterson Z. Vollmann, Planner IV, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167 (phone); (510) 238-4730 (fax); or e-mailed to pvollmann@oaklandca.gov.

Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m., January 22, 2018**. Please reference case number **ER18-013** in all correspondence. Comments should focus on 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. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on 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.

PUBLIC HEARINGS:

The Landmarks Preservation Advisory Board will conduct a public scoping hearing on the Draft EIR for the project on January 14, 2019 at 6 p.m. in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza.

The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on January 16, 2019 at 6 p.m. in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: General Electric Site Remediation and Redevelopment

PROJECT LOCATION: 5441 International Boulevard, Assessor's Parcel Number 041-3848-001-00 (see attached **Figure 1**)

PROJECT SPONSOR: Bridge Development Partners, LLC

EXISTING CONDITIONS: The GE Oakland Facility is located at 5441 International Boulevard, Oakland, California. The site consists of approximately 24 acres on International Boulevard, between 54th and 57th Avenues, and is located east of San Leandro Street and the BART tracks. The site has a General Plan designation of General Industrial, which allows manufacturing and distribution uses, and a zoning designation of IG/S-19 General Industrial/Health and Safety Protection Overlay CN-3, Neighborhood Commercial Zone on the portion of the site fronting International Boulevard. The eight existing buildings on the site are vacant and were formerly used for manufacturing, although a portion of Building #1 fronting International Boulevard contained office uses. The Project Site is included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database, one of the lists meeting the "Cortese List" requirements. The buildings and site contain hazardous chemicals in the soil and groundwater and have been undergoing remediation and monitoring. In 1993 a deed restriction was imposed on the property by the Department of Toxic Substances Control (DTSC) and only commercial or industrial uses are allowed and all other types of uses are prohibited.

The Oakland Cultural Heritage Survey (OCHS) assigned a property rating of "A1+" to Building #1 on the site and "Dc1+" to Building #2, indicating that Building #1 is of "Highest Importance" and that both Building #1 and Building #2 are contributing elements to the 57th Avenue Industrial District Area of Primary Importance (API), and are therefore CEQA historic resources.

PROJECT DESCRIPTION: The remediation and redevelopment project would include demolition of the eight existing structures, foundations and associated equipment, including Building #1 (other than the façade) and Building #2. 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. The demolition and abatement would be conducted with appropriate regulatory agency oversight by the U.S. Environmental Protection Agency (EPA) and DTSC.

After demolition and remediation, an approximately 538,744 square-foot industrial building, with 528,744 square feet of warehousing, 10,000 square feet of office and mezzanine, 110,446 square feet of landscaping, 93 dock doors and 360 parking 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 EPA and DTSC. No offsite work is proposed as part of the project other than connections to existing utility systems.

PROBABLE ENVIRONMENTAL EFFECTS:

Probable environmental effects to be addressed and evaluated in the EIR include: historic resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic.

Environmental factors that have been determined to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: aesthetics, agricultural and forestry resources, biological resources, archeological and tribal cultural resources, paleontological resources, land use, mineral resources, population and housing, recreation, public services, and utilities and service systems.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives capable of reducing or avoiding potential significant environmental effects.

December 21, 2018

File Number ER18-013

Attachments: Figure 1 – Site Location



ED MANASSE
Environmental Review Officer



GE Site Remediation and Redevelopment Project

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