

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Governor's Office of Planning & Research

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January 17, 2020

STATE CLEARINGHOUSE

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Peterson Vollmann, Planner IV
City of Oakland, Department of Planning and
Building
Bureau of Planning
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

**General Electric Site Remediation and Redevelopment Project- Draft
Environmental Impact Report (DEIR).**

Dear Peterson Vollmann:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the General Electric Site Remediation and Redevelopment Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the December 2019 DEIR.

Project Understanding

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 California Environmental Quality Act historic resource. The facade 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,

*"Provide a safe, sustainable, integrated and efficient transportation
system to enhance California's economy and livability"*

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 United States Environmental Protection Agency and Department of Toxic Substances Control. The proposed off-site work is limited to connections to and monitoring of existing utility systems. The site is located adjacent to State Route (SR)-185/International Boulevard (Blvd).

Traffic Safety

The proposed design of the driveways along SR-185 must be in accordance with standards from the Caltrans' Highway Design Manual, Standard Plans, and Standard Specifications. In addition, as a part of the work, all curb ramps and pedestrian facilities located within the limits of this project must be brought up to current American Disabilities Act (ADA) standards. During construction, Pedestrian access through the construction zone of this project must be in accordance with ADA guidelines.

Transit Considerations

Please note that AC Transit is currently constructing a Bus Rapid Transit (BRT) project with a dedicated median bus lane along International Blvd across from the driveways of this project. Ensure that truck turning movements are adequate and can avoid the median transit lane. The AC Transit's BRT project is expected to be operational by March 2020.

Cultural Resources

Although there are no known archaeological sites within Caltrans' right-of-way (ROW) for this project, should ground-disturbing activities take place within the ROW and there is an inadvertent archaeological or burial discovery, all construction within 50 feet of the find shall cease in compliance with CEQA, PRC 5024.5, and Caltrans Standard Environmental Reference (SER) Chapter 2 (at <https://dot.ca.gov/programs/environmental-analysis/standard-environmental-reference-ser/volume-2-cultural-resources>). The Caltrans Office of Cultural Resource Studies, District 4, shall be immediately contacted at (510) 286-5416. A staff archaeologist will evaluate the finds within one business day after contact.

Construction-Related Impacts

Potential impacts to Caltrans' ROW from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction should be identified, as needed. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation

permit that is issued by Caltrans. To apply, visit:

<https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

If necessary, prior to construction, coordination is required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Utilities

Any utilities that are proposed, moved or modified within Caltrans' ROW shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications require a Caltrans-issued encroachment permit.

Lead Agency

As the Lead Agency, the City of Oakland is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Page 3-31 identifies signal timing and striping modifications to the new signal at 55th Avenue and SR-185, in addition to the removal of two on-street parking spaces on International Blvd. As currently stated in the DEIR, this would require a Caltrans encroachment permit, as any work or traffic control that encroaches onto the State ROW requires a Caltrans-issued encroachment permit. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Peterson Vollmann, Planner IV
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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Andrew Chan at 510-622-5433 or andrew.chan@dot.ca.gov.

Sincerely,



Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse