

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
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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
CEQA NOP Draft EIR **NEPA** NOI **Other** Joint Document
 Early Cons Supplement /Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.): Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Demolition

Development Type
 Residential: Units: _____ Acres: _____ Water Facilities: Type: _____ MGD: _____
 Office: Sq. ft. 10,000 Acres: -- Employees: _____ Transportation: Type: _____
 Commercial: Sq. ft. _____ Acres: _____ Employees: _____ Mining: Mineral: _____
 Industrial: Sq. ft. 524,208 Acres: - Employees: 200 Power: Type: _____ MW: _____
 Educational: _____ Waste Treatment: Type: _____ MGD _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation 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 AI+ 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."

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| <u>S</u> Air Resources Board | <u>S</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Highway Patrol | <u> </u> Parks & Recreation |
| <u>S</u> Caltrans District #4 | <u> </u> Pesticide Regulation, Department of |
| <u> </u> Caltrans Division of Aeronautics | <u> </u> Public Utilities Commission |
| <u> </u> Caltrans Planning (Headquarters) | <u> </u> Reclamation Board |
| <u> </u> Coachella Valley Mountains Conservancy | <u>S</u> Regional WQCB #2 |
| <u> </u> Coastal Commission | <u> </u> Resources Agency |
| <u> </u> Colorado River Board | <u> </u> S.F. Bay Conservation & Development Commission |
| <u> </u> Conservation, Department of | <u> </u> San Gabriel & Lower Los Angeles River & Mountains Conservancy |
| <u> </u> Corrections, Department of | <u> </u> San Joaquin River Conservancy |
| <u> </u> Delta Protection Commission | <u> </u> Santa Monica Mountains Conservancy |
| <u> </u> Education, Department of | <u> </u> State Lands Commission |
| <u> </u> Energy Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Fish & Game Region # | <u>S</u> SWRCB: Water Quality |
| <u> </u> Food & Agriculture, Department of | <u> </u> SWRCB: Water Rights |
| <u> </u> Forestry & Fire Protection | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> General Services, Department of | <u>S</u> Toxic Substances Control, Department of |
| <u> </u> Health Services, Department of | <u> </u> Water Resources, Department of |
| <u> </u> Housing & Community Development | |
| <u> </u> Integrated Waste Management Board | Other: _____ |
| <u> </u> Native American Heritage Commission | Other: <u> </u> _____ |
| <u> </u> Office of Emergency Services | |

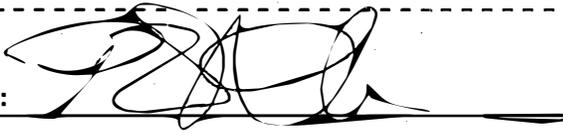
Local Public Review Period (to be filled in by lead agency)

Starting Date: _____ Ending Date: _____

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: 5/21/20

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