

Case File Number: ER18-013

January 16, 2019

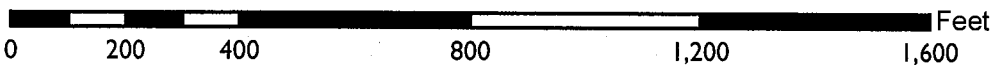
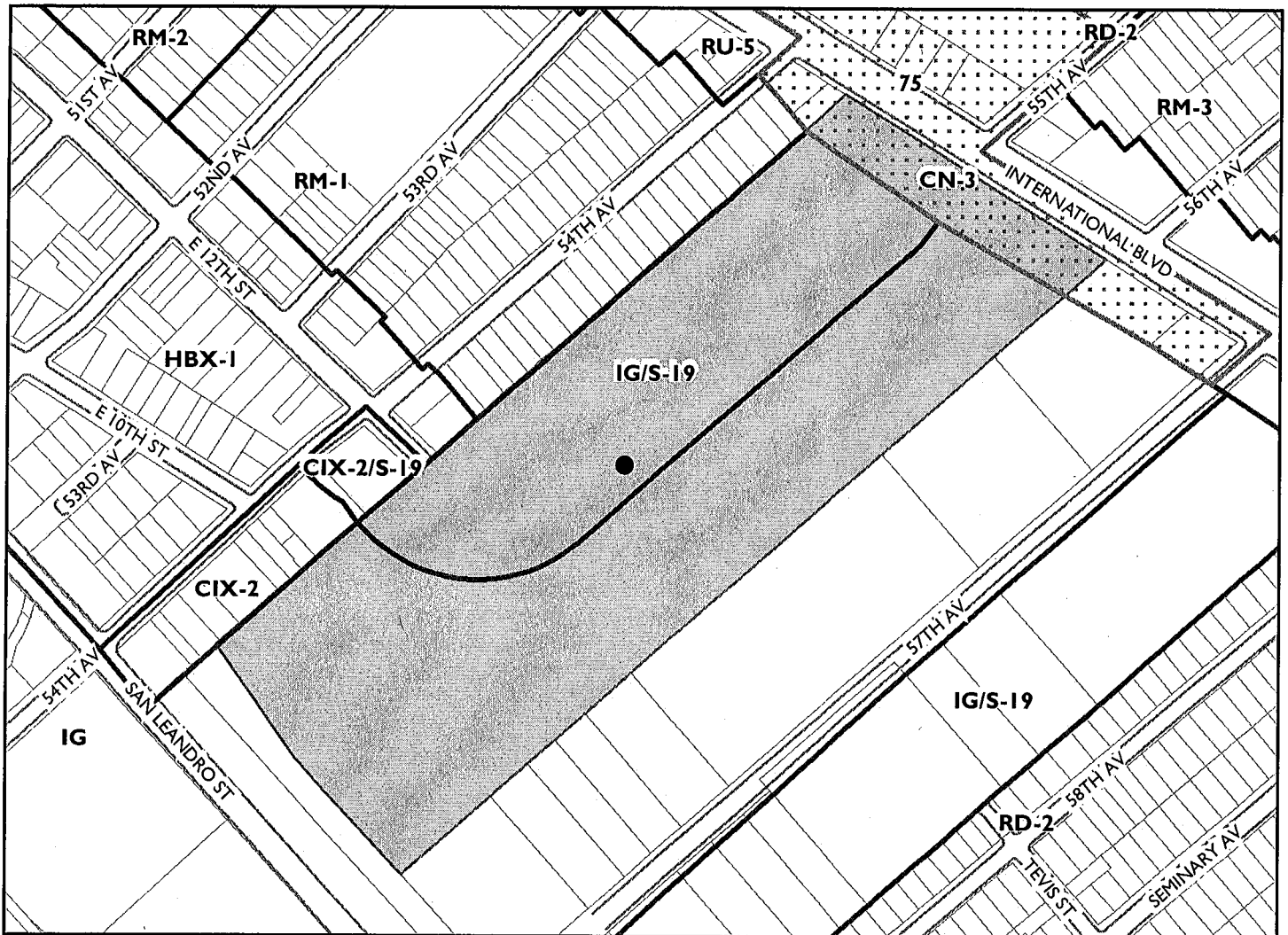
Location:	5441 International Blvd. (APN's: 041-3848-001-00)
Proposal:	Scoping session for a proposal to remediate and redevelop the 24-acre General Electric property with a new industrial building containing approximately 540,000 square feet. The proposal would include demolition of all structures on-site, except for the front portion of Building 1 which would be incorporated into the new building.
Applicant: Contact/Phone Number:	Bridge Development Partners, LLC Tom Ashcraft – (213) 805-6350
General Plan:	General Industry Neighborhood Center Mixed Use
Zoning:	IG/S-19, General Industrial Zone/ Health and Safety Combining Zone CN-3, Neighborhood Commercial Zone - 3
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on December 21, 2018. The comment period for the NOP ends on January 22, 2019.
Historic Status:	Potential Designated Historic Property (PDHP), survey rating A1+, Contributors to an Area of Primary Importance (API) (OCHS Existing Rating "1+"), 57th Avenue Industrial District
City Council District:	5
Staff Recommendation:	Receive public and Commission comments about what information and analysis should be included in the EIR. No action will be taken on the proposed project at this hearing.
For further information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov

SUMMARY

Bridge Development Partners, LLC have filed a request for environmental review to begin review and consideration of a proposal to redevelop the former General Electric plant. Previously in 2011 the property owner, General Electric, had submitted a request for Environmental Review to demolish all the existing structures on the site in order to proceed with site remediation and to address a public nuisance complaint against the property. During the review of the previous proposal, concerns were raised about leaving the site vacant without a replacement project. The property owner has now entered discussion with the current applicant to redevelop the site.

The City has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA). As such, the City has the responsibility to prepare an EIR for the project. The City has not prepared an Initial Study.

CITY OF OAKLAND PLANNING COMMISSION



Case File: ER18013
Applicant: Bridge Development Partners, LLC
Address: 5441 International Blvd
Zone: IG/S-19, CN-3
Height Area: 75 ft

The Notice of Preparation (NOP) was published on November 21, 2018. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be contained in the EIR. Specifically, 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 to the oral and written comments received at the scoping meeting, written comments will be accepted until January 22, 2019 at 4 PM. Written comments are encouraged in order to provide an accurate record of public comments and may be submitted by mail to Peterson Z. Vollmann, Planner IV, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 or by e-mail to pvollmann@oaklandnca.gov.

SITE DESCRIPTION

The project site is located on the south side of International Boulevard between 54th and 57th Avenues. The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. Today, eight buildings remain on the site (Buildings #1, #2, #4, #8, #17, #18, #20, and #21); these buildings were constructed between 1924 and 1975 with the exception of Building #21, which was constructed in the early 1980s to house remediation equipment.

Historical Resources

The subject property was previously evaluated by the Oakland Cultural Heritage Survey (OCHS), which identified the site as being located within a locally designated Area of Primary Importance (API), the 57th Avenue Industrial District. The proposed project site includes two contributors to the district: Building #1, which is a primary anchor to the district (OCHS rating of "A1+"), and Building #2 (OCHS rating of "Dc1+"). Building 1 was also evaluated as an individually significant resource.

57th Avenue Industrial District

The 57th Avenue Industrial district (API) is a visually distinctive industrial area of approximately 21 buildings (including buildings #1 and #2) on 22 parcels, all located on one city block in Central East Oakland, along both sides of a long cul-de-sac off of International Blvd. The buildings along 57th Avenue contain mostly zero setbacks from the street, with varying yards and driveways between buildings. The buildings in the district are generally similar in size, age, and design, most of which date from the 1920's to 1940's. The styles include early 20th century utilitarian, decorative brick, and Moderne industrial buildings. Typical buildings are one story with a long narrow plan, containing stepped parapets, truss roofs and vehicle doors. The exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash and

three-dimensional brick work. According to the OCHS, the district appears eligible for listing to the National Register of Historic Places, and approximately 19 district properties (90% of the total) appear to contribute to the district's significance. Notable individual buildings are: the red brick General Electric plant at 5441 International Boulevard (the subject property); the tapestry brick Mutual Stores (Safeway) warehouse and tower at 5701 International Boulevard; and the Ferro Enamel plant at 1101 57th Avenue.

Significant Buildings

Building #1 located at 5441 International Boulevard is a very good example of an early 20th century utilitarian-Georgian Revival factory building. It was built in 1922, designed by the General Electric Plant Engineering Department (Schenectady, New York) and constructed by Foundation Company. A one story brick addition to the factory was made in 1927. Historically the building reflects industrial development in Oakland, and national businesses and industries in Oakland.

The original owner, developer, and occupant was General Electric Oakland Works. This was General Electric's second Oakland plant, the other being Mazda Lamp Works at 1600 Campbell Street which manufactured light bulbs. At the time General Electric bought the 23 acre site, they had factories in 26 cities. Building #1 at the site housed offices at the front section of the building and had a large factory and warehouse for the manufacturing of switchboards, transformers and motors.

The OCHS rates Building #1 as possessing "Highest Importance", particularly for its design quality and type/style and historical associations. It is a primary contributor to the 57th Avenue Industrial District (API). In addition to district contributor eligibility, this building also appears individually eligible for listing to the National Register of Historic Places in the context of masonry (industrial) buildings in Oakland 1850-1948.

Building #2 at 5441 International Blvd., located behind Building #1, is a representative example of an early 20th century utilitarian industrial building and reflects industrial development in Oakland and national businesses and industries in Oakland. The OCHS rates Building #2 as possessing "Minor Importance", with potential for "Secondary Importance" if restored. It is a contributor to the 57th Avenue Industrial District (API).

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.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as located in the General Industrial and Transportation and the Neighborhood Center Mixed Use General Plan areas.

The General Industrial and Transportation land-use classification is intended to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise, light/glare, truck traffic, and odor. These areas are characterized by sites with good freeway, rail, seaport, and/or airport access.

This Neighborhood Center land use classification is intended to identify, create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by a smaller scale pedestrian oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses. Future development within this classification should be commercial or mixed uses that are pedestrian oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

ZONING DISTRICT

The majority of the subject property is located within the IG/S-19 zone (General Industrial Zone/Health and Safety Combining Zone) and the portion fronting international Boulevard is located within a CN-3 zone (Neighborhood Commercial Zone -3).

ENVIRONMENTAL REVIEW PROCESS

Staff has determined that an EIR is required. The main purpose of this scoping session is to solicit comments from both the Planning Commission and the public on what types of information and analysis should be considered in the EIR. Specifically, 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. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

Staff published the NOP on December 21, 2018. The public comment period lasts until January 22, 2019. Staff expects the Draft EIR will be available in the late spring or early summer of 2019. Once the DEIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the DEIR, and move ahead toward the final consideration of the project once the FEIR is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The environmental impact report will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **historic resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic.** The project is not anticipated to have significant environmental impacts related to **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.** A brief discussion of this topic and documentation as to why impacts related to this topic will not be significant will be provided in the Draft EIR. The level of analysis and discussion for this topic is anticipated to be similar to what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable.

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 that may be capable of reducing or avoiding potential environmental effects.

CONCLUSION

Staff requests the public and the Planning Commission provide comments on what types of information and analysis, including alternatives, should be considered in the EIR.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved by:



CATHERINE PAYNE
Acting Development Planning Manager
Bureau of Planning

Approved for Forwarding to the City Planning Commission:



ED MANASSE
Interim Deputy Director
Bureau of Planning

Attachments:

- A. Notice of Preparation (NOP)
- B. Preliminary Site Plan

Attachment A

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND,
CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

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.

City of Oakland

Notice of Preparation of a Draft Environmental Impact Report for GE Site Remediation and Redevelopment Project
December 21, 2018

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.

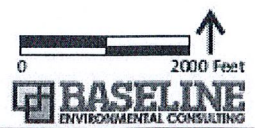
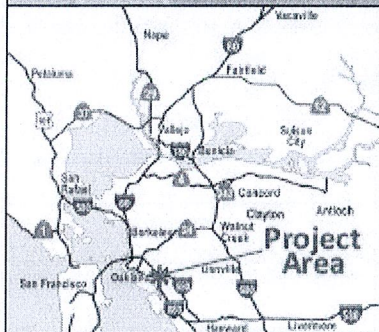
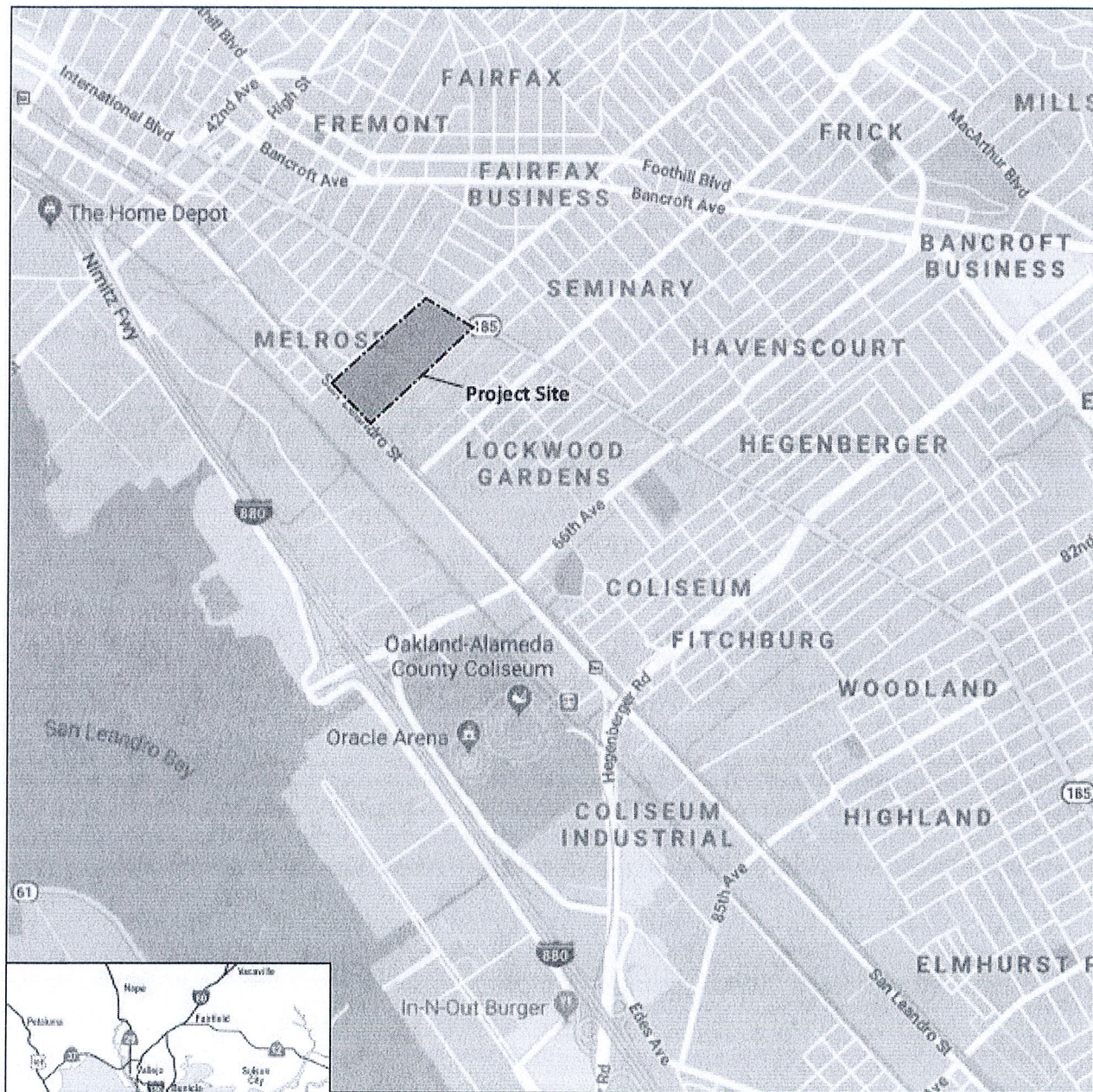
The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative, and other potential alternatives capable of reducing or avoiding potential significant environmental effects.

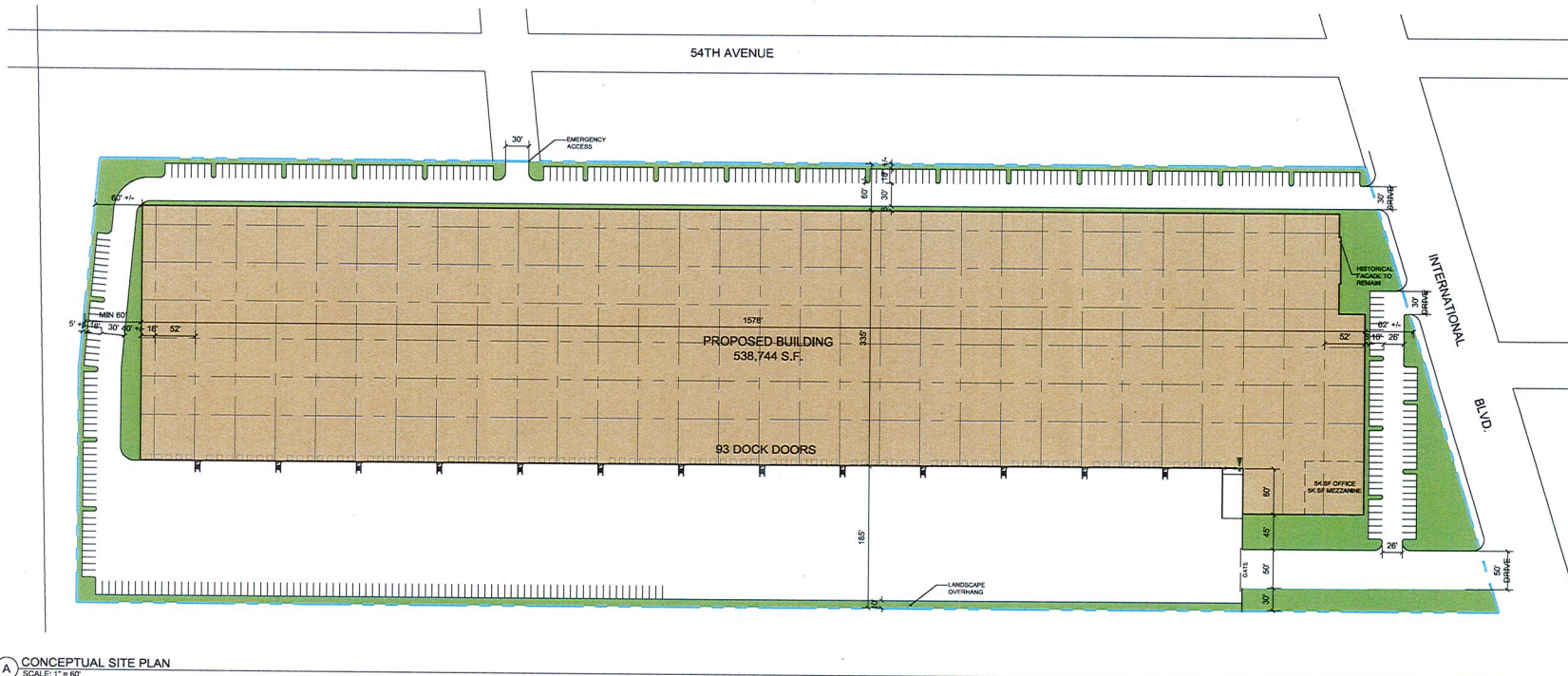
December 21, 2018

File Number ER18-013

Attachments: Figure 1 – Site Location


ED MANASSE
Environmental Review Officer





A CONCEPTUAL SITE PLAN
SCALE: 1" = 60'

PROJECT BRIDGE DEVELOPMENT
5441 INTERNATIONAL BOULEVARD, CA
SCHEME 1
SITE PLAN

PROJECT INFORMATION - Scheme 1		10.26.2017
GROSS SITE AREA	23.17 AC	1,609,323 SF
TOTAL BUILDING AREA		538,744 SF
FOOTPRINT		538,744 SF
WAREHOUSE		528,744 SF
OFFICE		5,000 SF
MEZZANINE LEVEL		5,000 SF
OFFICE		5,000 SF
NET COVERAGE	53.38%	
MAX FAR	0.00%	
LANDSCAPE PROVIDED	110,446 SF	10.54%
LANDSCAPE REQUIRED	5,000 SF	
PARKING REQUIRED:		
WAREHOUSE @ 1/1500	350	
TOTAL REQUIRED	360	STALLS
PARKING PROVIDED	360	STALLS
STANDARD	360	AUTO
ADA	0	AUTO
TRAILER STALLS	0	TRAILER



A17-2096
9.26.2016



CONCEPTUAL
SITE PLAN

Attachment B