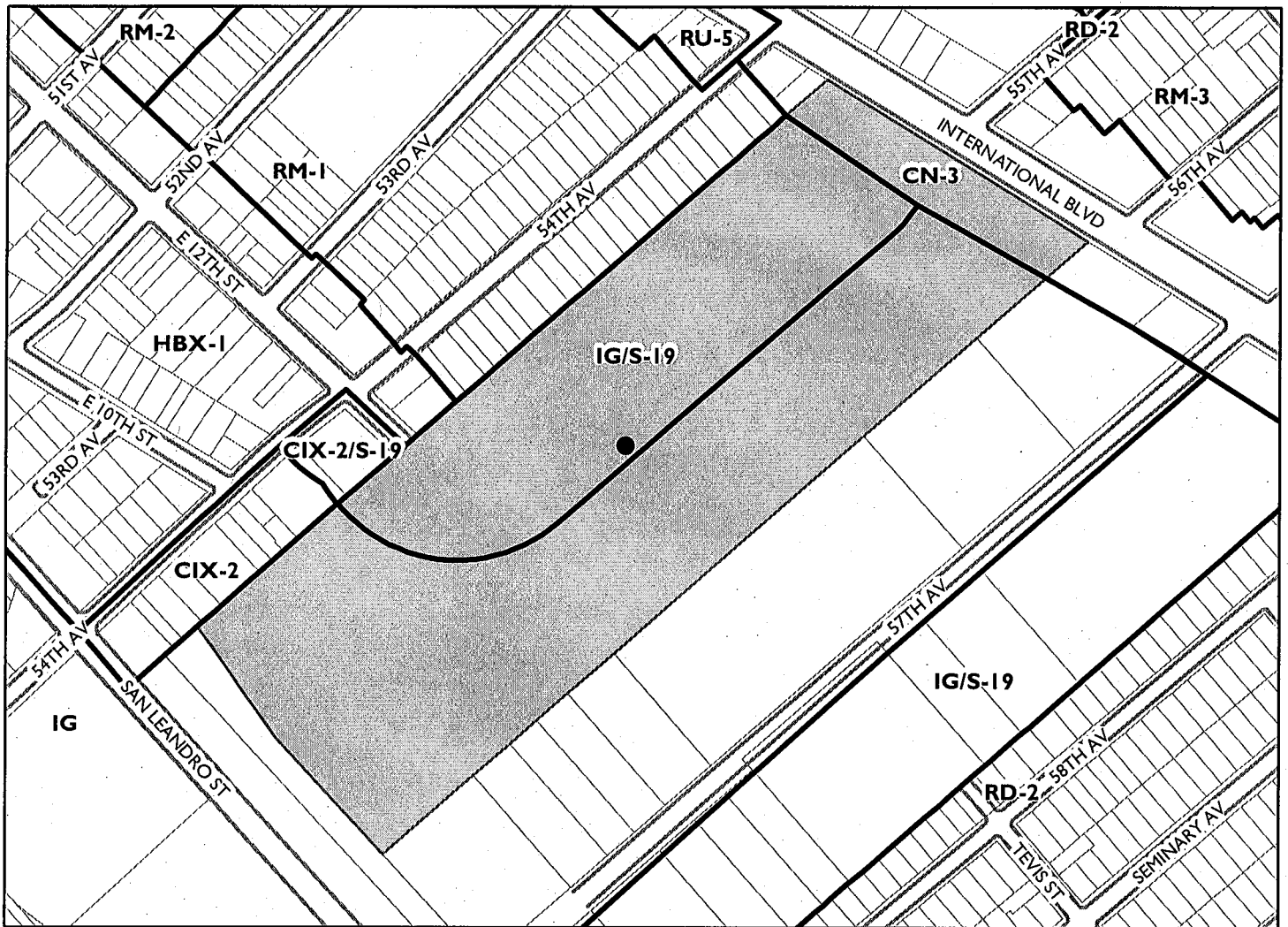


Location:	5441 International Blvd. (APN: 041-3848-001-00)
Proposal:	Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to a proposal to demolish eight existing contaminated buildings, remediate the site, and construct an approximately 540,000 square foot warehouse. The site is located within the historic 57 th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes the demolition of two contributors to the District. As part of the proposed project, the front “bulkhead” portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspired industrial architecture and a portion of the sides of the building) would be preserved and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access the site from San Leandro Street rather than International Boulevard has also been proposed.
Applicant:	Bridge Development Partners, LLC
Contact Person:	Brendan Kotler – (213) 805-6350
Owner:	Bridge Point Oakland, LLC
Planning Permits Required:	Regular Design Review for new construction including Category II Demolition Findings, and Major Conditional Use Permit to allow the industrial warehousing use that is permitted in the IG Zone that is partially located within the CN-3 Zoned portion of the project site.
General Plan:	General Industrial Neighborhood Center Mixed Use
Zoning:	IG/S-19, General Industrial/ Health and Safety Protection Zone CN-3, Neighborhood Commercial Zone - 3
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from December 20, 2019 to February 3, 2020.
Historic Status:	57 th Avenue Industrial District (API) OCHS Ratings: Building 1, Rating A1+, API Anchor; Building 2: Dc1+; API contributor
City Council District:	5
Action to be Taken:	Receive public and Planning Commission comments on the Draft Environmental Impact Report. No decision on the project will be made at the hearing.

SUMMARY

The purpose of this report and of the public hearing is to provide information and to solicit comments on the adequacy of specific environmentally-related information, issues and analysis contained in the Draft Environmental Impact Report (Draft EIR) for the project, which proposes to demolish all existing buildings on the subject property at 5441 International Boulevard, remediate the site, and construct an approximately 540,000 square-foot industrial warehouse. The

CITY OF OAKLAND PLANNING COMMISSION



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Case File: ER18-013/PLN19-076
Applicant: Bridge Development Partners, LLC
Address: 5441 International Blvd.
Zone: IG/S-19, CN-3

subject property is located within a locally eligible historic district, and two of the buildings proposed for demolition (Buildings 1 and 2) are historical resources for the purposes of review pursuant to the California Environmental Quality Act (CEQA). The proposed project would retain the front “bulkhead” portion of Building 1 which faces out onto International Boulevard.

The hearing is not intended for receipt of comments on the merits of the Project and no decisions will be made on the Draft EIR or on the proposed project at the hearing. Specifically, comments on the Draft EIR should focus on the adequacy of the Draft EIR in 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 Draft EIR’s purpose to provide useful and accurate information about such factors.

The Draft EIR concludes that the project would have significant and unavoidable impacts on Cultural Resources and Greenhouse Gas Emissions. The Draft EIR also recommends mitigation measures which may reduce the level of impacts but not to a level of less-than-significant.

BACKGROUND

In November 2018, Bridge Development Partners, LLC filed a request for environmental review application to begin review and consideration of a proposal to demolish all existing buildings on the subject property at 5441 International Boulevard (with the exception of the façade of Building #1), remediate the site, and construct a new industrial warehouse.

The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has the responsibility to prepare the Environmental Impact Report (EIR) for the Project. Staff published a Notice of Preparation (NOP) of an EIR on December 21, 2018. A scoping session was held before the Landmarks Preservation Advisory Board on January 14, 2019, and the Oakland Planning Commission on January 16, 2019.

The Notice of Availability for the Draft EIR was prepared and released on December 20, 2019 beginning a 45-day public comment period. The public comment period ends on February 3, 2020.

Comments on the Draft EIR may be made at the January 22, 2020 public meeting or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on February 3, 2020). After all comments are received, a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a later meeting.

SITE DESCRIPTION

The project site consists of approximately 24 acres on International Boulevard, between 54th and 57th Avenues, and is located east of San Leandro Street and the Bay Area Rapid Transit (BART)

tracks. 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.

The proposed project site is surrounded by a mix of commercial, residential and industrial uses (see Figure 3-2). There are residential uses, primarily single-family homes, directly north of the site, as well as northeast of the site, across International Boulevard. There are also a few commercial uses north of the site, along 54th Avenue, and northeast of the site, along International Boulevard. The commercial properties in this area are composed of retail establishments such as food uses and markets, automotive repair shops, and some manufacturing. Industrial uses and parking lots are located to the south and southeast of the site with additional manufacturing facilities towards the west and southwest of the property along the San Leandro Street corridor.

An unused Union Pacific right-of-way and railroad tracks, BART tracks, and San Leandro Street run directly along the southwest boundary of the project site. Across the railroad tracks on San Leandro Street are large, often cinderblock and metal or vinyl-sided buildings used for industrial and warehouse purposes.

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 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 project consists of demolition of the eight existing structures and associated equipment and foundations; remediation actions for contaminated materials and soils; and construction of the new warehouse building. The façade of Building #1 would be preserved, treated to contain any contaminated materials, and incorporated into the design of the new building. The redevelopment of the approximately 24-acre site includes the construction of an approximately 534,208 square foot industrial building, with 524,208 square feet of warehouse space, 10,000 square feet of ancillary office uses that includes a 5,000 square foot mezzanine. There would be 93,522 square feet of landscaping provided. The warehouse would have 85 dock doors and 219 parking stalls would be provided on the site for employees and visitors.

GENERAL PLAN

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

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.

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.

ZONING

The subject property is located within a CN-3 zone (Neighborhood Commercial Zone -3) for the approximately 100-foot deep portion of the site fronting on International Boulevard and the remaining majority of the site is located within the IG/S-19 zone (General Industrial Zone/Health and Safety Combining Zone).

ENVIRONMENTAL REVIEW PROCESS

Scope

As stated earlier in this report, the City published the NOP December 21, 2018. A scoping session was held before the Landmarks Preservation Advisory Board on January 14, 2019, and the Oakland Planning Commission on January 16, 2019. Chapter 6 of the Draft EIR, *Other CEQA Considerations*, provides a brief discussion of the following environmental topics that during scoping were determined to have less than significant impacts with implementation of the City's Standard Conditions of Approval: Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities. The following environmental topics are addressed in detail in the Draft EIR:

- A. Cultural and Tribal Cultural Resources
- B. Hazards and Hazardous Materials
- C. Transportation and Circulation

- D. Air Quality
- E. Greenhouse Gas Emissions and Energy
- F. Noise and Groundborne Vibration
- G. Geology, Soils and Seismicity
- H. Hydrology and Water Quality

Potentially Significant Impacts Identified in the Draft EIR

All impacts, City Standard Conditions of Approval and Mitigation Measures identified in the Draft EIR are summarized in Table 2-1 (see Attachment A) at the end of Chapter 2 (Summary) of the Draft EIR. Table 2-1 also identifies the level of significance of the impact after City Standard Conditions of Approval and recommended Mitigation Measures are implemented. Other than the impacts discussed below, all of the environmental effects of the Project can be reduced to less than significant levels through implementation of Standard Conditions of Approval or recommended Mitigation Measures.

The Draft EIR identifies the following **Significant and Unavoidable** environmental impacts related to Cultural Resources and Greenhouse Gas Emissions:

- **Impact CULT - 1:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.
- **Impact CULT – 2:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.
- **Impact GHG – 1:** Project construction and operation would generate GHG emissions that would exceed the City’s target threshold and result in a significant and unavoidable impact.
- **Impact GHG – 2:** Project operations could conflict with applicable GHG plans, policies, or regulations.
- **Impact GHG – 3:** Project construction and operation would generate GHG emissions and would contribute to a significant and unavoidable cumulative impact.

The following is a summary of Mitigations that are proposed to respond to the impacts listed above but do not reduce the impacts to Less than Significant (these Mitigations are provided in more detail in Chapter 4.1 and 4.5 in the Draft EIR):

- **CULT-1a:** Historical Context Report. The project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API.

- **CULT-1b:** Contribution to Façade Improvement Program. The project applicant shall contribute to the City's Façade Improvement Program in the amount of \$684,000. The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a two-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures.
- **CULT-1c:** Installation of a Commemorative Marker. To reduce the significant and unavoidable impact of the adverse effect on Building #1 and loss of Building #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be made of high quality, durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings.
- **CULT-1d:** Preparation of a Historic Property Treatment Plan. The project applicant shall prepare a Historic Property Treatment Plan for the retained portion of Building #1, in coordination with the City and OCHS staff and prior to the issuance of the demolition permit for the project.
- **CULT-2:** Implementation of CULT-1 (same mitigations apply to the cumulative impact).
- **GHG-1:** GHG Reduction Plan Required. The project applicant shall retain a qualified air quality consultant to develop a GHG Reduction Plan for City review and shall implement the approved GHG Reduction Plan.
- **GHG-2:** Implement Mitigation Measure GHG-1 (same mitigation applies to the plan level impact).
- **GHG-3:** Implement Mitigation Measure GHG-1 (same mitigation applies to the cumulative impact).

Project Alternatives

Chapter 5 of the Draft EIR includes the analysis of three alternatives, beyond the "*No Project Alternative*", to the Proposed Project that meet the requirements of CEQA, which include a reasonable range of alternatives to the Project that would feasibly attain most of the Project's basic objectives, and avoid or substantially lessen many of the Project's significant environmental effects. The CEQA alternatives analyzed in Chapter 5 include:

- Approved Remedy Alternative – The Approved Remedy Alternative would be consistent with the DTSC and USEPA approved 2011 remedial action plan (“RAP”) risk-based clean up and would involve demolition of all the buildings on the site, and installation of an asphalt overlay around the building locations and over slabs that would remain on the site. After capping the site, it would remain vacant. While groundwater monitoring would continue, no additional remediation or reuse of the site would occur under this alternative.
- No Reuse Alternative – The No Reuse alternative includes two variants. Under Variant A, all of Building #1 and Building #2 would be protected in place, but not further used or occupied. Under Variant B, only Building #1 would be protected in place and Building #2 would be demolished and the pad capped with asphalt. Under either variant, neither building would be remediated or restored. Repairs would be made so that further building deterioration would not occur, and neither building would be occupied. This alternative further assumes the demolition of all other buildings on the site, capping of the site with an asphalt pad, and no remediation or new construction for future industrial use. Only remediation and monitoring activities currently required by DTSC and EPA would continue.
- Preservation and Reuse Alternative – The Preservation and Reuse alternative includes the remediation of the site for future industrial use, as described for the proposed project, and assumes that both Building #1 and Building #2 could be remediated and rehabilitated for industrial use in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, requirements of the City of Oakland, and USEPA and DTSC requirements, assumed to be similar to the requirements in the RDIP Addendum to allow reuse of the bulkhead portion of Building #1. All other structures on the site would be demolished. After remediation, the remainder of the site would be developed with buildings or a building to support industrial uses.

The DEIR concludes that Variant A of the No Reuse alternative is the environmentally superior alternative. Under this alternative, repairs would be made so that Buildings #1 and #2 would not continue to deteriorate, would be protected in place, and would remain vacant. The buildings would not be restored or remediated for contamination to allow for reuse. This alternative assumes demolition and capping of pads for all other buildings on the site. Variant A would reduce the blighting influence on the surrounding neighborhood, retain the historic resources, reduce risks associated with hazardous materials and avoid impacts associated with greenhouse gas emissions as the buildings and site would remain vacant.

PUBLICATION AND DISTRIBUTION OF THE DRAFT EIR

The Draft EIR was made available for public review on December 20, 2019. The Notice of Availability for the Draft EIR was mailed to property owners within 300 feet of the Project area, distributed to State and local agencies, posted on the City's website, and mailed to Interested Parties. The Notice of Availability is attached to this report (see Attachment B). Copies of the Draft EIR were also previously distributed to City officials, including the Landmarks Board and Planning Commission, and is available at the Department of Planning & Building, Bureau of Planning (250 Frank H. Ogawa Plaza, Suite 2114), and the City's website at:

<https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019>

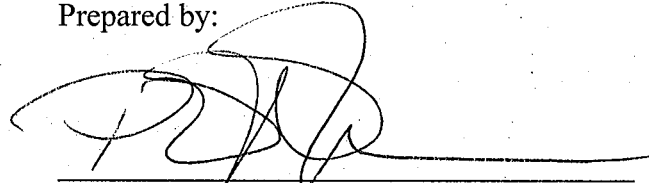
CONCLUSION

All comments received on the Draft EIR will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the adequacy of the EIR in 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. The public hearing on January 22, 2020 is not intended for public comments on the Project merits. Comments on the Draft EIR may be made at the public hearing or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on February 3, 2020). A public meeting on the DEIR was also held before the Landmarks Board on January 13, 2020 for comment, which will be summarized for the Commission at the January 22, 2020 public hearing. After all comments are received, the City will prepare a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a future meeting date. Staff will return to the full Planning Commission for action on the development entitlements.

RECOMMENDATION

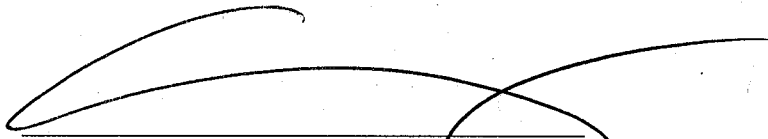
- 1) Receive public and Planning Commission comments on the Draft EIR.
- 2) Close the public hearing with respect to receipt of oral comments; written comments will be accepted until 4:00 pm on February 3, 2020.

Prepared by:



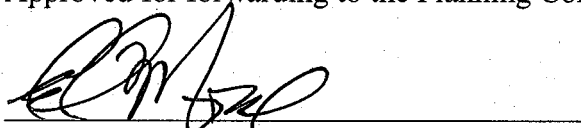
Peterson Z. Vollmann, Planner IV

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse, Deputy Director
Department of Planning & Building

Attachments:

- A. Summary Table (DEIR Table 2-1)
- B. Notice of Availability (NOA)

Note:

The Draft EIR was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:

<https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019>

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p>4.1 Cultural Resources and Tribal Cultural Resources</p> <p><u>Impact CULT-1</u>: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.</p>	S	<p><u>Mitigation Measure CULT-1a</u>: Historical Context Report. Prior to approval of demolition and construction-related permits, the project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the .57th Avenue Industrial District API. The report shall include a description of the resources' historical significance within the context of Oakland's historical industrial development during the early-20th century as well their historical architectural significance within the context of utilitarian, unreinforced masonry buildings in Oakland. The report shall also include a discussion of the project site's historical association with the former KGO radio station. Oral histories of those who worked at the GE plant, or those who otherwise have knowledge of the project site's history, shall be sought out and, if located, findings incorporated into the historical context report, as appropriate. Recordings of the oral histories that result from this mitigation shall also be made, available to the public by the City or a local historical archive as a digital file (e.g., mp3). Photo-documentation of the project site buildings and the API shall be included in the report to provide additional descriptive data and a permanent visual record of the resources. The photo-documentation shall be done according to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines. Based on the curation requirements of the receiving institution, either hard copies and/or electronic copies of the report and photo-documentation shall be offered to the Oakland Heritage Alliance, the Oakland Cultural Heritage Survey, the Oakland Public Library, the Environmental Design Library, Archives, and Visual Resource Center at the University of California, Berkeley, and the Northwest Information Center. The applicant shall also be responsible for ensuring that the report and photo-documentation are available to the general public via the internet.</p>	SU

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>Mitigation Measure CULI-1b: Contribution to Façade Improvement Program. Prior to approval of demolition permits, the project applicant shall contribute to the City's Façade Improvement Program. Funds collected should be reserved for buildings within the 57th Avenue Industrial District API for a period of two years. The use of Façade Improvement Program funds for use in the API is appropriate given the location, visibility and contribution of Building #1 and Building #2 within the 57th Avenue Industrial District API. By directing that the funds be used in the 57th Avenue Industrial District API, the mitigation will have a direct effect on the remaining historic resources in the District, including the remaining portion of Building #1, as well as the District itself. The mitigation measure is devised to reflect this and provide more specificity regarding the process for use of the funds. In accordance with the City's Façade Improvement Program, the amount of the contribution required to be paid by the project applicant under this mitigation measure (based upon the calculation for obtaining façade improvement grants) shall be based on the following:</p> <ul style="list-style-type: none"> • \$10,000 for the first 25 feet of two façades of each building and \$2,500 per 10 additional linear feet of the same two façades beyond the first 25 feet. • There shall be a 20 percent increase added for each building designated as a Historical Resource under CEQA. • The total for each building shall be multiplied by 2 for being located within an API. <p>For purposes of this mitigation, the length of the main, International Boulevard-facing façade of Building #1 is 135 feet minus 129 feet, which is the length to be retained, for a total of 6 feet. The length of the secondary, southeast-facing façade of Building #1 is 585 feet minus 33 feet, which is the portion to be retained, for a total of 552 feet. As 25 feet from two façades will not be removed by the project, the \$10,000 would not apply to the front</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>façade of Building #1; however, it would apply to the removal of 552 feet of the southeast-facing façade.</p> <p>For Building #2, the length of the main, International Boulevard-facing façade is 110 feet, and the length of the secondary, southeast-facing façade is 450 feet.</p> <p>The following calculation results in a total contribution of \$684,000.</p> <p><i>5441 International Boulevard - Building #1:</i> Secondary façade: \$10,000 + (\$2,500 x 552 feet)/10 feet \$138,000</p> <p><i>5441 International Boulevard - Building #2:</i> Main façade: \$10,000 + (\$2,500 x 85 feet)/10 feet \$31,250 Secondary façade: \$10,000 + (\$2,500 x 425 feet)/10 feet \$116,250 \$147,000 \$285,000</p> <p><i>Building #1 total (\$138,000) + Building #2 total (\$147,500)</i> CEQA Historical Resources – increase by 20%: \$335,000 x 1.2 \$342,000 Located in an API – increase by two times \$684,000</p> <p>The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a two-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Administration of this Program shall be overseen by OCHS staff.</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>Mitigation Measure CULT-1c: Installation of a Commemorative Marker. To reduce the significant and unavoidable impact of the adverse effect on Building #1 and loss of Building #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be made of high quality, durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings. The marker or plaque shall be installed on the project site to allow for high public visibility from International Boulevard. The content, materials, and appearance of the commemorative marker or plaque shall be developed by a consultant experienced in urban architectural interpretive displays, and shall be done in consultation with OCHS staff. At the time of installation, the project applicant shall provide the City with a plan that details ongoing review and maintenance of the marker or plaque. Additionally, for use in case of damage to the first marker or plaque, the applicant shall have prepared and stored a spare to be produced at the same time the first marker is manufactured.</p>	
		<p>Mitigation Measure CULT-1d: Preparation of a Historic Property Treatment Plan. The project applicant shall prepare a Historic Property Treatment Plan for the retained portion of Building #1, in coordination with the City and OCHS staff and prior to the issuance of the demolition permit for the project. At a minimum, the Historic Property Treatment Plan shall identify the portion of the building to be preserved, plans for maintaining and protecting that portion of the building during demolition and construction, and rehabilitation plans. The plan shall be prepared with oversight by a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Historic Architecture (48 CFR 44738-9).</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
<p><u>Impact CULT-2</u>: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.</p>	S	<p>The City shall be responsible for ensuring that Mitigation Measures CULT-1a, CULT-1b, CULT-1c and CULT-1d are completed as a condition of the demolition permit. The applicant shall be responsible for funding the mitigation measures identified herein.</p> <p>Implementation of Mitigation Measures CULT-1a, CULT-1b, CULT-1c, and CULT-1d will mitigate the cultural resources impact to a degree, but not to a level that is less than significant and the impact would remain significant and unavoidable.</p> <p><u>Mitigation Measure CULT-2</u>: Implementation of Mitigation Measures CULT-1a, CULT-1b, and CULT-1d will mitigate this cumulative impact to a degree, but not to a level that is less than significant and this cumulative impact would remain significant and unavoidable.</p>	SU
		<p><u>SCA-CULT-1</u>: Archaeological and Paleontological Resources – Discovery <u>During Construction (#33)</u> <u>Requirement</u>: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented. In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis; professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant. <u>When Required: During construction</u></p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p><u>Initial Approval: N/A</u></p> <p><u>Monitoring/Inspection: Bureau of Building</u></p> <p><u>SCA-CULT-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#34)</u></p> <p><u>Requirement:</u> The project applicant shall implement either Provision A (Intensive Pre- Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.</p> <p><u>Provision A: Intensive Pre-Construction Study.</u> Prior to approval of construction-related permits, the project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:</p> <ol style="list-style-type: none"> Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. A report disseminating the results of this research. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. <p>If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.</p> <p><u>Provision B: Construction ALERT Sheet.</u> Prior to and during ground disturbing activities, the project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.</p> <p>The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster,</p>	

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Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p>burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.</p> <p><u>When Required:</u> Prior to approval of construction-related permit; during construction</p> <p><u>Initial Approval:</u> Bureau of Building; Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	
		<p><u>SCA-CULT-3: Human Remains – Discovery During Construction (#35) Requirement:</u> Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.</p> <p><u>When Required:</u> During construction</p> <p><u>Initial Approval:</u> N/A</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		<p><u>SCA-CULT-4: Property Relocation (#36)</u> <u>Requirement:</u> Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:</p> <ul style="list-style-type: none"> a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations; b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City; c. Maintaining the signs and advertising in place for a minimum of 90 days; and d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement. <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning (including Oakland Cultural Resource Survey) <u>Monitoring/Inspection:</u> N/A</p>	LTS
<p>4.2 Hazards and Hazardous Materials <u>Impact HAZ-1:</u> Construction of the proposed project or San Leandro Street access variant could result in the accidental release of hazardous materials.</p>	S	<p><u>Mitigation Measure HAZ-1:</u> Following the completion of grading activities, the entire site shall be temporarily capped as soon as possible using recycled crushed concrete sourced from the project site that has been tested and determined to be available for this use and imported aggregate base material, as needed, to ensure that large areas of exposed soil are not</p>	LTS

Attachment B

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
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COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE GE SITE REMEDIATION AND REDEVELOPMENT PROJECT

PROJECT TITLE: GE Site Remediation and Redevelopment Project International Boulevard
CASE NO.: PLN19-076/ER18-013
PROJECT SPONSOR: Bridge Development Partners
PROJECT LOCATION: 5441 International Blvd. (Assessor's Parcel Number 041-3848-001-00)

DESCRIPTION OF PROJECT:

Bridge Development Partners has proposed to demolish eight existing contaminated buildings, remediate the site, and construct a warehouse on the site previously owned by General Electric. The site is located within the historic 57th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes two contributors to the District: Building #1, which is a primary anchor to the District and has an OCHS rating of A1+, and Building #2, which has a rating of Dc1+. Buildings #1 and #2 on the site, which are among the buildings proposed for demolition, are considered historic resources under CEQA. As part of the proposed project, the front "bulkhead" portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspired industrial architecture and a portion of the sides of the building) would be preserved, treated or encapsulated to contain any contaminated materials, and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access San Leandro Street rather than International Boulevard has also been proposed.

The site is located on the southern side of International Boulevard between 54th and 57th Avenues. The General Plan land use classification for the site is General Industrial for the majority of the site and Neighborhood Center Mixed Use for the 100 foot deep portion fronting International Boulevard. The zoning designation for the project site is IG/S-19 (General Industrial Zone/Health & Safety Combining Zone) and CN-3 (Neighborhood Commercial Zone-3). Required discretionary permits for the project include design review including demolition findings.

The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980 due to surface and subsurface contamination issues on the site. Hazardous materials are also within the buildings themselves. Numerous remediation activities have been ongoing since 1980.

The environmental review process is consistent with CEQA and local requirements, as further detailed below.

ENVIRONMENTAL REVIEW:

A Draft Environmental Impact Report (Draft EIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et seq.* The Draft EIR analyzes potentially significant environmental impacts in the following environmental

categories: Cultural and Tribal Cultural Resources, Hazards and Hazardous Materials, Transportation and Circulation, Air Quality, Greenhouse Gas Emissions and Energy, Noise and Groundborne Vibration, Geology, Soils and Seismicity, and Hydrology and Water Quality. The Draft EIR identifies significant and unavoidable environmental impacts related to Historic Resources and Greenhouse Gas Emissions. Copies of the Draft EIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:00 a.m. to 4:00 p.m. The Draft EIR may also be reviewed at the following website:

<https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019>

PUBLIC HEARINGS: The Landmarks Preservation Advisory Board will conduct a public meeting on the Draft EIR for the project on **January 13, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

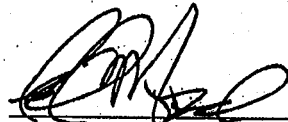
The City Planning Commission will conduct a public hearing on the Draft EIR for the project on **January 22, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in 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 may be made at the public hearing described above or in writing.

Please address all written comments to Peterson Vollmann, Planner IV, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at pvollmann@oaklandca.gov. Comments should be received no later than 4:00 p.m. on **February 3, 2020**. Please reference case number PLN19-07/ER18-013 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **February 3, 2020**. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Peterson Vollmann, Planner IV at (510) 238-6167 or at pvollmann@oaklandca.gov.

December 20, 2019

File Number: PLN19-076/ER18-013



ED MANASSE

Planning and Building Department
Environmental Review Officer