



# CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

## NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE 3600 ALAMEDA AVENUE PROJECT

The City of Oakland's Bureau of Planning is preparing an Environmental Impact Report (EIR) for the 3600 Alameda Avenue Project (Project). The City is requesting comments on the scope and content of the EIR. A description of the Project and its location, together with a summary of the probable environmental effects that will be addressed in the EIR are included herein. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), the City has **not** prepared an Initial Study.

The EIR for the Project is being prepared in compliance with CEQA (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for considering approval of the Project and/or carrying it out. Pursuant to Guidelines §15082(a), upon deciding to prepare an EIR, the City as the lead agency must issue a Notice of Preparation (NOP) to inform the Governor's Office of Planning and Research, trustee and responsible agencies, and the public of that decision.

The purpose of the NOP is to provide information describing the Project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. This notice is being sent to responsible or trustee agencies and other interested parties. Responsible and trustee agencies are those public agencies, besides the City of Oakland, that may also have a role in considering approval and/or carrying out the Project. The City encourages responsible and trustee agencies and the Office of Planning and Research to provide this information to the City so that the City can ensure that the EIR meets the needs of those agencies. Once the DEIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

**SUBMITTING COMMENTS IN RESPONSE TO THIS NOP:** Comments may be submitted in writing or made at the public scoping meeting described below. **The City encourages written comments to be submitted electronically via e-mail to the case planner at [pvollmann@oaklandca.gov](mailto:pvollmann@oaklandca.gov).** Written comments may also be mailed to: Peterson Vollmann, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **May 3, 2022**. Please reference Case File Number **PLN21223-ER01** in all correspondence.

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties and should focus on the potential physical environmental impacts of the Project. Commenters are encouraged to identify ways that potential adverse effects resulting from the Project might be minimized and to identify reasonable mitigation measures and alternatives to the Project.

**EIR SCOPING MEETINGS:**

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the EIR for the 3600 Alameda Avenue Project on **Wednesday, April 20, 2022 at 3:00 p.m.** The meeting will be held on-line via Zoom and you may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

**PROJECT TITLE:** 3600 Alameda Avenue Project (Case File No. **PLN21223-ER01**)

**PROJECT LOCATION:** The project site is an approximately 23.9-acre lot located at 3600 Alameda Avenue generally between Fruitvale Avenue to the west and 37<sup>th</sup> Avenue to the east in Oakland. The project site is in the Central Estuary Plan Area’s Central Estuary Industrial Zone-6 (D-CE-6) zoning district and has an Estuary Policy Plan (EPP) Heavy Industry General Plan land use designation (Assessor’s Parcel Number [APN] 033 2250-011-04). The site is bordered by Alameda Avenue and the Oakland Estuary to the south, Fruitvale Avenue and commercial/industrial uses to the west, a Home Depot with associated surface parking to the east, and a mixed-use residential neighborhood and I-880 to the north.

**PROJECT SPONSOR:** Duke Realty

**EXISTING CONDITIONS:** The project site is currently occupied by the former Owens-Brockway Glass manufacturing facility, which was identified in the Central Estuary Plan EIR as a Potentially Designated Historic Property (PDHP). The facility contains multiple manufacturing structures totaling approximately 1.24 million square feet. The project site is predominantly flat and is mostly covered by existing structures and paving with little existing vegetation. There is one tree in the project site interior and several trees at the existing facility entrance along Alameda Avenue. Street trees line the east side of the existing and proposed extension of 37<sup>th</sup> Avenue. There are multiple existing curb cuts along Alameda Avenue, Fruitvale Avenue, and 37<sup>th</sup> Avenue. The project site is included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**PROJECT DESCRIPTION:** The Project Applicant is proposing to demolish all existing structures on the project site and construct an approximately 426,022 square foot, 56-foot-tall industrial building with a floor area ratio (FAR) of 0.42. The applicant proposes the Project on a speculative basis as the end-user and nature of the use are unknown at this time. However, for the purposes of the conservative analyses, the end use is assumed to be a distribution warehouse.

The main building entrance and employee amenity space would be located at the corner of Fruitvale Avenue and E. 7<sup>th</sup> Street. The new facility would include up to 30,000 square feet of accessory office space likely distributed in three spaces along E. 7<sup>th</sup> and Bohmer Streets at the northwest and northeast corners of the building and in the central-northern portion of the building. The Project would include an employee parking lot to the north of the building as well as a loading dock and associated parking areas in the southern part of the project site. A portion of the southeast corner of the site (intersection of Alameda Avenue and the proposed extension of 37<sup>th</sup> Avenue) would be left open for future development as retail use or a restaurant. For the purposes of the analyses, an approximately 4,000 square-foot café/restaurant is assumed to be located at that location as a part of project operations.

The Project would also include an extension of E 7<sup>th</sup> Street east of Fruitvale Avenue to 37<sup>th</sup> Avenue, an extension of 37<sup>th</sup> Avenue to connect with Alameda Avenue, and a re-aligned Alameda Avenue. The Alameda Avenue re-alignment would include widened sidewalks and a bike path.

**PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR:** Probable environmental effects to be addressed and evaluated in the EIR include: Air Quality and Health Risk, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Transportation and Circulation.

Environmental factors that are expected to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: aesthetics, wind and shadow, agriculture and forestry resources, biological resources, cultural resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation facilities, tribal resources, utilities and service systems, and wildfire.

The DEIR 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.



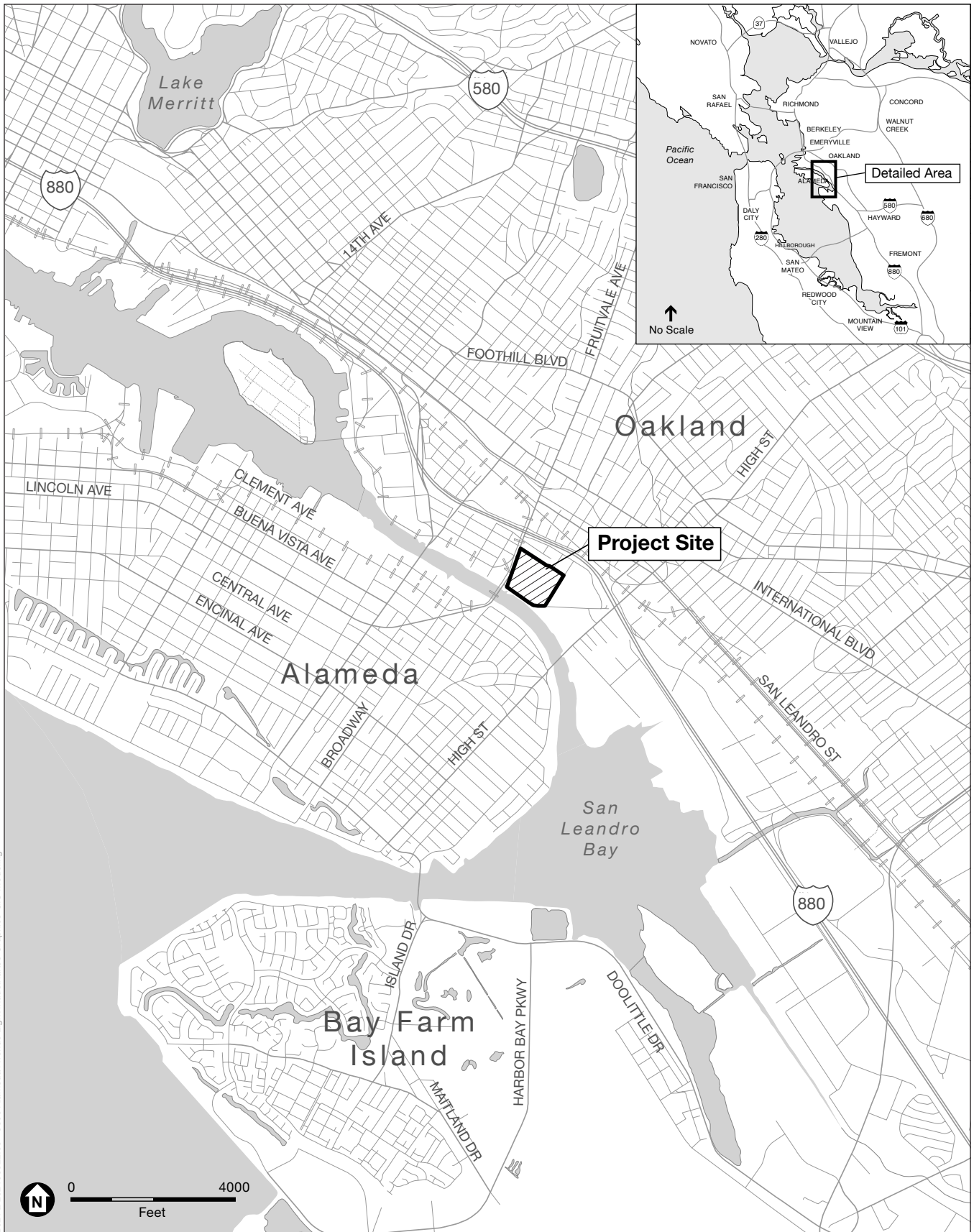
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Ed Manasse  
Environmental Review Officer  
Planning and Building Department

April 4, 2022  
Case File Number: **PLN21223-ER01**

Attachments:

Figure 1, Project Location Map  
Figure 2, Project Site Plan



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SOURCE: ESA, 2022

3600 Alameda Avenue Light Industrial

**Figure 1**  
Project Location





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SOURCE: HPA Architecture, 2022

3600 Alameda Avenue Light Industrial



**Figure 2**  
Site Plan