

1 **2. INTRODUCTION**

2 This overview chapter describes the purpose, scope, and intended uses of this Environmental  
3 Impact Report (EIR). It also describes under what conditions additional environmental review  
4 will be required in the future. The chapter concludes with a description of the format of the EIR,  
5 as well as a summary of its content.

6 **2.1 PURPOSE**

7 This document is an EIR for the City of Oakland’s (City) Oakland Army Base (OARB) Area  
8 Redevelopment Plan (herein, “Redevelopment Plan”). The primary purpose of this EIR is to  
9 describe and disclose potential environmental consequences of City adoption of the  
10 Redevelopment Plan, which would authorize physical redevelopment of the plan area (herein,  
11 “project area”). In addition, public officials and agencies may use the EIR to inform decisions  
12 regarding future redevelopment activities (including parcel-specific projects).

13 **2.2 SCOPE AND INTENDED USES OF THIS ENVIRONMENTAL IMPACT REPORT**

14 **2.2.1 Scope of the Environmental Impact Report**

15 In accordance with the California Environmental Quality Act (CEQA, Public Resources Code  
16 [PRC] §§ 21000—21178), adoption of the Redevelopment Plan and redevelopment of the  
17 project area constitute a single project, analyzed in this EIR. Section 21090 of CEQA provides  
18 that “all public and private activities or undertakings pursuant to, or in furtherance of, a  
19 redevelopment plan shall be deemed a single project.” (PRC § 21090). Here, the  
20 Redevelopment Plan describes a framework or program for project area redevelopment, and  
21 many details of the redevelopment activities are not yet known. Nevertheless, this EIR  
22 evaluates impacts of redevelopment activities to the extent accurate and stable information is  
23 available. When specific circumstances occur as described below, additional environmental  
24 analysis will occur.

25 **2.2.2 Intended Uses of the Environmental Impact Report**

26 This EIR is intended to be used by the City and other responsible agencies, such as the  
27 Oakland Base Reuse Authority (OBRA), the Redevelopment Agency of the City of Oakland  
28 (ORA), and the Port of Oakland (Port),<sup>1</sup> to disclose environmental impacts of the following:

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<sup>1</sup> Under the National Environmental Policy Act of 1969 (NEPA, 42 United States Code [USC] § 4321 *et seq.*), the Army prepared an Environmental Impact Statement (EIS), which examined the direct environmental effects of the Army’s decision to close the Base and transfer the property to the City, as well as estimated indirect environmental effects of reuse of the OARB by the community. (U.S. Army Corps of Engineers [Corps] Draft EIS 1999; Supplemental Draft EIS 2001; Final EIS 2001). That EIS, which will be used by relevant federal agencies, addresses only the approximately 430-acre OARB. This EIR, which will be used by state and local agencies, addresses the entire redevelopment project area.

## **OARB Area Redevelopment EIR**

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- 1 • acceptance of a majority of the OARB from the Army by the OBRA, including all necessary  
2 discretionary actions and inter-agency agreements;
- 3 • acceptance of portions of the OARB by other public agencies and organizations including 15  
4 acres conveyed to the East Bay Regional Park District (EBRPD);
- 5 • transfer of OARB lands by OBRA to ORA, and portions of these lands from ORA to the Port  
6 of Oakland, and to the Painters and Decorators Joint Apprenticeship Training Committee  
7 (JATC);
- 8 • adjustment of Port jurisdictional boundaries to correspond to the Reuse Plan;
- 9 • establishment of a redevelopment project area by the City and implementation of the  
10 Redevelopment Plan by the ORA to facilitate elimination of physical and economic blight  
11 arising from or exacerbated by the closure of the Base;
- 12 • amendment of the Oakland General Plan by the City to reflect land uses within the project  
13 area appropriate to accomplish redevelopment;
- 14 • adoption of a Final Reuse Plan by OBRA;
- 15 • amendment of zoning designations by the City to reflect zoning within the project area  
16 appropriate to accomplish redevelopment;
- 17 • approval and implementation of remediation activities; and
- 18 • implementation of certain well-defined redevelopment activities by the OBRA, ORA, the City,  
19 and/or the Port, including demolition, land assembly, land grading and site preparation, and  
20 installation of infrastructure.

21 In addition, this document would be used by agencies, including the City and Port, granting  
22 discretionary approvals or permits to inform their decisions and permitting processes. A  
23 discussion of potential approvals, permits, and consultations is contained in Chapter 3:  
24 Description, of this document.

### 25 **2.3 POTENTIAL ADDITIONAL ENVIRONMENTAL REVIEW**

26 Subsequent or supplemental environmental review may be required should one or more of the  
27 following events occur pursuant to Section 21166 of CEQA:

- 28 1. Substantial changes are proposed in the program which will require major revisions of the  
29 EIR.
- 30 2. Substantial changes occur with respect to the circumstances under which the program is  
31 being undertaken which will require major revisions in the EIR.
- 32 3. New information becomes available, which is not known and could not have been known at  
33 the time the EIR was certified as complete.

1 When a subsequent redevelopment activity is proposed, the lead agency for that activity—the  
2 City, ORA, OBRA, or the Port of Oakland<sup>2</sup>—will make a determination whether additional  
3 environmental review is warranted pursuant to CEQA Section 21166, as implemented by the  
4 CEQA Guidelines, (14 California Code of Regulations [CCR] §§ 15162, 15163).

5 **2.4 EIR FORMAT AND CONTENT OVERVIEW**

6 This EIR is organized into eleven chapters, and appendices.

7 **Chapter 1.0: Summary**, provides an overview of the redevelopment program; briefly describes  
8 planning processes undertaken to date; summarizes the need for and objectives of the  
9 redevelopment program; generally describes proposed redevelopment; identifies areas of public  
10 interest known to the lead agency; summarizes benefits and environmental impacts of the  
11 redevelopment program and recommended mitigation measures and alternatives that could  
12 avoid or substantially reduce significant impacts; and briefly describes the City’s proposed plan  
13 to monitor the implementation and effectiveness of recommended mitigation measures.

14 **Chapter 2.0: Introduction** (this chapter), provides an overview of the purpose, scope, intended  
15 use, and format and content of this document, as well as a description of the process for  
16 determining the need for and type of potential additional environmental review.

17 **Chapter 3.0: Description**, provides information regarding the redevelopment program as  
18 follows: an overview; background; purpose, need, and objectives; location; district  
19 characteristics; redevelopment activities; operational and construction characteristics and  
20 activities; and required approvals, permits, and consultations.

21 **Chapter 4.0: Setting and Baseline, Impacts, and Mitigation**, describes for 15 environmental  
22 factors the current environmental setting, and where appropriate, the environmental setting in  
23 1995 (the alternative baseline year); describes physical direct and indirect impacts to the  
24 environment of the redevelopment program; and recommends mitigation measures that could  
25 avoid, minimize, reduce, rectify, or compensate for significant impacts of the redevelopment  
26 program.

27 **Chapter 5.0: Cumulative Impacts**, describes the redevelopment program’s contribution to  
28 environmental impacts that could result from the combination of past, current, and probable  
29 future actions.

30 **Chapter 6.0: Consideration of Impacts of Proposed Redevelopment**, describes significant  
31 and irreversible changes to the environment that could result from implementation of the

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<sup>2</sup> The project area spans the project approval jurisdiction of both the City of Oakland and the Port of Oakland. Within their respective jurisdictions, each agency would exert approval authority over redevelopment activities, and would serve as lead agency under CEQA, should further environmental review be warranted.

1 redevelopment program. This chapter also describes the potential of the redevelopment  
2 program to result in area population or other growth that could result in environmental impacts.

3 **Chapter 7.0: Alternatives to the Proposed Redevelopment Program**, describes a suite of  
4 alternatives to the redevelopment program as well as a screening process to focus on the most  
5 effective and feasible of these alternatives; presents a comparative analysis of alternatives put  
6 forth for further consideration, and identifies the alternative with the least overall environmental  
7 impact.

8 **Chapter 8.0: Consultation**, describes agencies and interested parties contacted during  
9 development of this document, and also describes the process of engaging the community in  
10 providing input to this EIR.

11 **Chapter 9.0: EIR Preparers**, identifies persons who prepared this document, their role in its  
12 preparation, their agency or company affiliation, and their experience and qualifications.

13 **Chapter 10.0: Bibliography**, lists information sources relied upon in the preparation of this  
14 document.

15 **Appendices** follow the text of this document, and include information regarding community and  
16 public agency consultation for this EIR, required notices, and information and data supporting  
17 technical analyses.

