



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Services Division
250 Frank H. Ogawa Plaza, Suite 3330, Oakland, California, 94612-2032

COMBINED NOTICE OF AVAILABILITY of the DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) and NOTICE OF EIR PUBLIC HEARING for the OAKLAND ARMY BASE AREA REDEVELOPMENT PLAN

TITLE: Oakland Army Base (OARB) Area Redevelopment Plan

CASE NO.: ER01-035

STATE CLEARINGHOUSE NO.: 2001082058

LOCATION: The approximately 1,800-acre redevelopment area is located in West Oakland, bounded by I-80, Wood Street, and the Oakland Inner, Middle, and Outer harbors.

APPLICANT: City of Oakland

LEAD AGENCY: City of Oakland

DESCRIPTION: The proposed action is the implementation of a redevelopment plan for an approximately 1,800-acre area in West Oakland, including redevelopment, rehabilitation, and revitalization, on 710 acres within the redevelopment area. This redevelopment plan would alleviate physical and economic blight in West Oakland caused or exacerbated by the closure of the Oakland Army Base (OARB). Implementation of the redevelopment plan requires a General Plan amendment, re-zoning, amendment of the Redevelopment Plan, adoption of a Final Reuse Plan for the OARB, Port boundary changes, and other actions. The proposed redevelopment plan would result in structure clearance, site preparation, re-installation of major and service infrastructure, remediation of hazardous substances in soils and groundwater, construction, operation, and maintenance of approximately 4,100,000 square feet of light industrial, office/research & development, retail, warehouse/distribution, and community/civic land uses; 375 live/work units; 30 acres of public parks; and approximately 470 acres of industrial transportation facilities (port, rail, and supporting facilities). The redevelopment area spans the jurisdiction of both the City and Port of Oakland. The redevelopment area contains hazardous waste sites listed under Government Code section 65962.5. The proposed plan is expected to be complete by 2020, and is purposefully flexible, to allow the City and Port to respond to fluctuating market conditions over the relatively lengthy build-out horizon.

DRAFT ENVIRONMENTAL IMPACT REPORT: A Draft EIR was prepared pursuant to the California Environmental Quality Act (CEQA). The Draft EIR identifies significant impacts of redevelopment to the environment for the following factors: Consistency with Plans and Policies; Land Use; Transportation; Air Quality; Noise; Cultural Resources; Hazardous Materials; Public Services and Utilities; Aesthetics; Biological Resources; Geology, Seismicity, and Soils; Groundwater; and Surface Water. The Draft EIR recommends mitigation measures and evaluates alternatives that, if implemented, could eliminate or substantially reduce the significant impacts of redevelopment on the environment.

Copies of the Draft EIR are available to interested parties at no charge. One copy may be obtained, or the EIR and related documents may be reviewed, Monday through Friday, 8:30 a.m. to 5:00 p.m. at **250 Frank H. Ogawa Plaza, Suite 3330, Oakland.**

PUBLIC HEARING and COMMENTS: The Oakland City Planning Commission will conduct a public hearing on the Draft EIR **on Wednesday, June 5, 2002, at a meeting starting at 6:30 p.m. in Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland.** Members of the public are welcome to attend this hearing and provide comments focusing on the sufficiency of the Draft EIR in discussing possible impacts to the environment of redevelopment, and ways those impacts may be avoided or minimized through mitigation or alternatives.

Comments may be made at the City Planning Commission public hearing, or in writing. All comments received in a timely manner will be considered by the City prior to finalizing the EIR. Written comments on the sufficiency of the EIR should be sent to the following: **Scott Gregory c/o Ms. Aliza Gallo, 250 Frank Ogawa Plaza, Suite 3315, Oakland, California 94612, and must be received no later than 4:00 p.m., on June 12, 2002.** If you challenge the EIR in court, you may be limited to raising only those issues that were raised in timely commenting on the sufficiency of the EIR. The Planning Commission will consider certification of the EIR for the redevelopment plan at a publicly noticed meeting whose date has yet to be determined.

For further information please call **Scott Gregory at 510/535-6690.**

Leslie Gould, Director of Planning & Zoning

April 29, 2002