CREEKSIDE MIXED-USE DEVELOPMENT PROJECT

Draft Environmental Impact Report
Volume 1

PREPARED FOR:
CITY OF OAKLAND
AUGUST 2008

CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

COMBINED NOTICE OF RELEASE AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

PROJECT TITLE:	**Creekside Mixed-Use Development Project**
CASE NO.	**CMDV07-064; ER07-017**
PROJECT SPONSOR:	**George F. Hauser**
PROJECT LOCATION:	**5132 Telegraph Avenue (APN 014-1226-013-00)**

DESCRIPTION OF PROJECT: Demolition of an existing commercial building and surface parking and construction of up to 120 residential units (comprised of 115 market-rate units and five very low-income units), approximately 7,700 square feet of ground-floor commercial space, 120 enclosed parking spaces, and approximately 5,000 square feet of courtyard open space. The project site is designated Neighborhood Center Mixed Use and Mixed Housing Type Residential in the Oakland General Plan and is located in the C-28 Commercial Shopping District Zone and R-40 Garden Apartment Residential Zone. The project requires multiple planning permits including a conditional use permit, design review, and variances. The site is not listed on the list of hazardous materials sites (i.e., the Cortese List).

ENVIRONMENTAL REVIEW: Based on an Initial Study, it was determined that the project may have significant environmental impacts. A Draft Environmental Impact Report (EIR) was then 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: Transportation, Circulation and Parking; Land Use and Density; Visual Quality; and Light and Shadow. The Draft EIR identifies significant and unavoidable environmental impacts related to Transportation. Copies of the Draft EIR are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA, 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. The Draft EIR is also available on the City's website at: http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html

PUBLIC HEARING: The City Planning Commission will conduct a public hearing on the Draft EIR on **September 3, 2008, at 6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

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 Draft EIR. 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 Darin Ranelletti, Planner III, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-6538 (fax); or e-mailed to dranelletti@oaklandnet.com. Comments must be received no later than 4:00 p.m. on September 29, 2008. Please reference case number ER07-017 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 Community and Economic Development Agency on or prior to 4:00 p.m. on September 29, 2008. 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 on the project at a later meeting date to be scheduled. For further information, please contact the case planner, Darin Ranelletti, Planner III, at (510) 238-3663 or dranelletti@oaklandnet.com.

August 15, 2008
File Number ER07-107

Dan Lindheim
Director
Community and Economic Development Agency
Environmental Review Officer

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