

APPENDIX B

NOTICE OF PREPARATION (NOP)



CITY OF OAKLAND

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

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report ("EIR") for the Creekside Mixed-Use Development Project (the "Project") as identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act ("CEQA").

The City has prepared an Initial Study that identifies of probable environmental effects. The Initial Study is available at the Planning and Zoning Division office, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. The Initial Study may also be reviewed at the following website: <http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>

The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for approving the Project or carrying it out. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this Notice of Preparation ("NOP") or who otherwise indicate that they would like to receive a copy. Responses to this NOP and any questions or comments should be directed in writing to: Darin Ranelletti, Planner III, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; (510) 238-3663 (phone); (510) 238-6538 (fax); or e-mailed to dranelletti@oaklandnet.com. Comments on the NOP must be received at the above mailing, fax, or e-mail address **by 5:00 p.m. on January 21, 2008**. Please reference case number ER07-017 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on 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.

PUBLIC HEARING: The City Planning Commission will conduct a public hearing on the Project and the scope of the Draft EIR for the Project on **January 9, 2008, at 6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: Creekside Mixed-Use Development Project

PROJECT LOCATION: 5132 Telegraph Avenue, Oakland, CA (APN 014-1226-013-00)

PROJECT SPONSOR: George F. Hauser

EXISTING CONDITIONS: The site is currently occupied by a two-story commercial building and surface parking. The site is not listed on the Cortese List.

PROJECT DESCRIPTION: The Project includes the demolition of the existing commercial building and surface parking and the construction of up to 120 residential 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.

PROBABLE ENVIRONMENTAL EFFECTS: The Initial Study screened out environmental factors that will not be further studied in the Draft EIR. These factors include: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Hazards & Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population/Housing; Public Services; Recreation; and Utilities/Service Systems. The Draft EIR will address the potential environmental effects for **Transportation/Traffic** only. All other impacts would be less than significant.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

December 21, 2007
File Number: ER07-017

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