



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 RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE SIENA HILL PROJECT

PROJECT TITLE: Siena Hill
CASE NO. ER02-0012
PROJECT SPONSOR: Edward Patmont, Hillside Homes Inc.

PROJECT LOCATION: The project site is located on Keller Avenue between Rilea Way and Greenridge Drive, and near the Keller Avenue/Mountain Boulevard interchange with Interstate 580. The Assessor's Parcel Number (APN) is 040A-3457-033-01.

DESCRIPTION OF PROJECT: The proposed project would develop a Planned Unit Development (PUD) and a private street on 3.9 acres off of Keller Ave. The project consists of 32 three-story, attached, single family homes and 103 off street parking spaces. The homes will be of Italian hillside style and will range in size from 1,800 to 1,960 S.F. on an average lot size of 5,300 S.F. with one shared 0 lot line. The site is currently vacant and is surrounded by a mix of single family and multi-family homes. Auto service facilities, convenience stores, and churches are also located nearby. The zoning designation for the site is R-50, Medium Density Residential Zone, which allows for residential and appropriate civic uses. The General Plan designation is Detached Unit Residential. Construction of the proposed project may require obtainment of various zoning permits including without limitation: a Planned Unit Development, Variances, and Design Review. The site is not included on the last version of the Cortese list that was issued.

ENVIRONMENTAL REVIEW: Based on an Initial Study, it was determined that the project may have significant environmental impacts. A Draft Environmental Impact Report (DEIR) 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 DEIR analyzes potentially significant environmental impacts in the following environmental categories: aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and public policy, noise, transportation and traffic, and utilities and service systems. The Draft EIR concludes that all significant impacts can be reduced to a less-than-significant level if the mitigation measures in the report were implemented. Several environmental factors were scoped out during the Initial Study process and not considered further, including agricultural resources, hazards and hazardous materials, mineral resources, population and housing, public services, and recreation. Copies of the DEIR 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.

PUBLIC HEARINGS: The City of Oakland Planning Commission will conduct a public hearing on the Draft EIR and the zoning permits on Wednesday, January 5, 2005 at 6:30 p.m. at City Hall, 1 Frank H. Ogawa Plaza, Hearing Room 1, Oakland, California.

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 EIR and the zoning permits. 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 environment, ways in which 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 Heather Klein, Planner II, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. Comments should be received no later than 4:00 p.m. on January 5, 2005. If you challenge the environmental document or discretionary zoning permits 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 January 5, 2005. 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 zoning permits for the project at a later meeting date to be scheduled. If you have any questions, please telephone Heather Klein at (510) 238-3659.

CLAUDIA CAPPIO, Development Director
Date: November 22, 2004