

I. INTRODUCTION

A. PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

This document has been prepared to respond to comments received on the Draft Environmental Impact Report (Draft EIR) prepared for the Creekside Mixed-Use Development Project. The Draft EIR identifies the likely environmental consequences associated with the implementation of the proposed project, and recommends mitigation measures to reduce potentially significant impacts. This Responses to Comments (RTC) document provides responses to comments on the Draft EIR and makes revisions to the Draft EIR, as necessary, in response to these comments or to amplify or clarify material in the Draft EIR.

This RTC document, together with the Draft EIR, constitutes the Final EIR for the proposed project.

B. ENVIRONMENTAL REVIEW PROCESS

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR.

The City of Oakland circulated a Notice of Preparation (NOP), which stated that only Transportation / Traffic environmental impacts would be evaluated in the EIR. The NOP was published on December 21, 2007, and the public comment period for the scope of the EIR lasted from December 21, 2007, to January 21, 2008. One scoping meeting was held by the City of Oakland Planning Commission on January 9, 2008. Comments received by the City on the NOP in writing and at the public scoping meeting were taken into account during the preparation of the EIR, and the scope of the EIR was expanded to add the evaluation of Land Use and Density, Visual Quality, and Light and Shadow environmental topics, in addition to Transportation/Traffic.

The Draft EIR was made available for public review on August 15, 2008, and distributed to applicable local and State agencies. Copies of the Notice of Availability of the Draft EIR (NOA) were mailed to all individuals previously requesting to be notified of the Draft EIR, in addition to those agencies and individuals who received a copy of the NOP. The CEQA mandated 45-day public comment period for the Draft EIR ended on September 29, 2008. A public hearing was held before the City of Oakland Planning Commission on September 3, 2008. Copies of all written comments received during the comment period and comments made at the public hearing before the City of Oakland Planning Commission are included in Chapter IV of this document.

C. DOCUMENT ORGANIZATION

This RTC document consists of the following chapters:

- *Chapter I: Introduction.* This chapter discusses the purpose and organization of this RTC document and the Final EIR, and summarizes the environmental review process for the project.
- *Chapter II: Final EIR Project Description and Impacts.* The Project Sponsor undertook a lengthy community outreach process on the project with community stakeholders. The process led to a refined project scheme that is reduced in scale to 102 units and is analyzed in this chapter of the document.
- *Chapter III: List of Commenting Agencies, Organizations and Individuals.* This chapter contains a list of agencies, organizations, and persons who submitted written comments or spoke at the public hearing on the Draft EIR during the public review period.
- *Chapter IV: Comments and Responses.* This chapter contains reproductions of all comment letters received on the Draft EIR as well as a transcript of the comments provided at the public hearing. A written response for each CEQA-related comment received during the public review period is provided. Each response is keyed to the preceding comment.
- *Chapter V: Text Revisions.* Revisions to the Draft EIR necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the Draft EIR, are contained in this chapter. Text with underline represents language that has been added to the Draft EIR; text with ~~strikeout~~ has been deleted from the Draft EIR. Revisions to figures are also provided, where appropriate.