

**CREEK PROTECTION PERMIT
APPLICATIONS ON FILE
July 29, 2011**

**CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612-2031**

The City has received the following Creek Protection Permit application included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project application and/or plan by visiting our offices. The case planner need not be present to see the project file. Your comments and/or questions regarding an application must be directed to the Community and Economic Development Agency – Zoning Division, to the attention of the designated case planner, and by the end of the 10-day public comment period:

August 8, 2011

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 10-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Community and Economic Development Agency – Zoning Division, at the address indicated above.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help up achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

Location:	Adjacent to: 5921 Shepherd Canyon Road, City of Oakland Drainage and Maintenance Corporate Yard (northeast 800-feet, 30-feet east of playing field)
Proposal:	A creek restoration project to stabilize active channel erosion, to remove invasive non-native vegetation, debris, and deposited sediment, and to enhance the riparian habitat, and protect the downstream waterway.
Applicant / Phone Number:	Will Stockard / City of Oakland (510) 238-6815
Owner:	City of Oakland
Case File Number:	CP11-088
Planning Permits Required:	Category IV Creek Protection Permit (work within 20 feet of a protected creek or water course)
General Plan:	Resource Conservation & Urban Open Space
Zoning:	OS (NP) - Open Space (Neighborhood Park) Zone/ OS (RCA) - Open Space (Resource Conservation Area) Zone/ S-10 Scenic Route Combining Zone
Environmental Determination:	Exempt, Section 15301(i) of the State CEQA Guidelines: Existing Facilities (maintenance of stream flows, springs, and waterholes); Exempt, Section 15333 of the State CEQA Guidelines: Small Habitat Restoration Projects (stream and river bank stabilization); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not a Potential Designated Historic Property
Service Delivery District:	II
City Council District:	4
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com
