



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

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**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
PALI COURT ESTATES SUBDIVISION**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for Pali Court Estates Subdivision 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 identified areas of probable environmental effects. The Initial Study is available at the Planning Division office, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612 and on the City's website at:

<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. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the Project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this 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: Pete Vollman, Planner III, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; 510-238-6167 (phone); 510-238-4730 (fax); or e-mailed to pvollman@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. July 24, 2009**. Please reference case number ER07-0016 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 HEARINGS: The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on July 15, 2009, at 6:00 p.m. in Hearing Room #1, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: Pali Court Estates Subdivision

PROJECT LOCATION: Pali Court, north of intersection with Glen Arms Drive. Assessor's Parcel Number 048H-7564-003 (see attached **Figure 1**).

PROJECT SPONSOR: Golden Gate View, LLC/Hans Cheuk

EXISTING CONDITIONS: The project site is currently undeveloped and situated on a steep, predominately southwest-facing slope. The site is contiguous with undeveloped land north and east of the project site and residential neighborhoods to the south and west, and contains a mix of native scrub, non-native ruderal vegetation, a limited amount of perennial grassland, and a grove of coast live oak woodland at the western area of the site. The site is not listed on the Cortese List and does not include any existing historical buildings.

PROJECT DESCRIPTION: The proposed project consists of a six-lot single-family subdivision; including portions of two adjacent parcels for site access, and construction of six single-family dwellings on approximately 4.3 acres (see attached **Figure 2**). The project would include the extension of Pali Court for an additional 395 feet to serve the proposed lots. The total length of the extended public street resulting in a dead end would be approximately 785 feet. A new Private Access Easement (PAE) would extend from two portions of the extended Pali Court and create a "loop road" of approximately 750 feet in length to serve a total of six lots.

PROBABLE ENVIRONMENTAL EFFECTS:

The Initial Study screened out environmental factors that will not be further studied in the Draft EIR. These factors include: agricultural resources, air quality, cultural resources, land use, mineral resources, noise, population and housing, recreation, and utilities and service systems. The Draft EIR will address the potential environmental effects **only** for aesthetics (scenic vistas and resources and visual character), biological resources (creeks, rare and threatened species and habitat), geology (landslides and erosion), hazards (evacuation and wildfires), hydrology and water quality, public services (fire protection), traffic (emergency access). All other impacts would be less than significant and not studied further in the Draft EIR.

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 or reducing or avoiding potential environmental effects.

June 24, 2009
File Number Enter ER07-0016



Scott Miller
Zoning Manager

Attachments: Figure 1: Project Location
Figure 2: Site Plan

