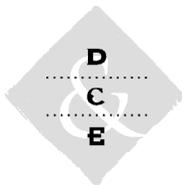


SIENA HILL

FINAL EIR

HILLSIDE HOMES, INC.

FEBRUARY 18, 2005



PREPARED BY
DESIGN, COMMUNITY & ENVIRONMENT



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3941
FAX (510) 238-6538
TDD (510) 839-6451

**COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SIENA HILL PROJECT**

PROJECT TITLE: Siena Hill
CASE NO. ER02-0012, State Clearing House # 2004012102
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, Oakland, CA. The Assessor's Parcel Number (APN) is 040A-3457-033-01.

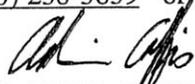
DESCRIPTION OF PROJECT: The proposed project would develop a Planned Unit Development (PUD) and a private street on 3.9 acres off of Keller Ave. The project consists of 32 three-story, attached, single family homes and 103 off street parking spaces.

ENVIRONMENTAL REVIEW: A Draft Environmental Impact Report (DEIR) was prepared for the project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 et. seq. The Draft EIR concluded that all significant impacts can be reduced to a less-than-significant level if the mitigation measures in the report were implemented. The Draft EIR was released for public review on November 22, 2004 and a public hearing on the Draft EIR was held on January 5, 2005, at which time the public comment period also closed.

A Final EIR has now been prepared which, in part, responds to comments and makes minor corrections to the Draft EIR. The preparation of the Final EIR has been overseen by the Environment Review Officer or his/her representative, and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the city. The City of Oakland is hereby releasing this Final EIR, finding it to be accurate and complete and ready for public review. Copies of the Final EIR are available for review or distribution 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 to consider certification of the Final EIR and a decision on the zoning permits on Wednesday, March 3, 2005 at 6:30 p.m. at City Hall, 1 Frank H. Ogawa Plaza, Hearing Room 1, Oakland, California.

If you have any questions, please telephone Heather Klein at (510) 238-3659 or at hklein@oaklandnet.com.


CLAUDIA CAPPIO,

Development Director and Environmental Review Officer

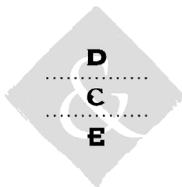
Date: February 18, 2005

SIENA HILL

FINAL EIR

HILLSIDE HOMES, INC.

FEBRUARY 18, 2005



PREPARED BY

DESIGN, COMMUNITY & ENVIRONMENT

1600 SHATTUCK AVENUE, SUITE 222

BERKELEY, CALIFORNIA 94709

TEL: 510 848 3815

FAX: 510 848 4315

1600 SHATTUCK AVENUE

SUITE 222

BERKELEY, CA 94709

TEL: 510 848 3815

FAX: 510 848 4315

in association with
DONALD BALLANTI
ENVIRONMENTAL COLLABORATIVE
ARCHEO-TEC
GARY UNDERDAHL
QUESTA ENGINEERING
ROSEN, GOLDBERG & DER
KORVE ENGINEERING

TABLE OF CONTENTS

1. INTRODUCTION	1
2. REVISIONS TO THE DRAFT EIR.....	3
3. PERSONS AND ORGANIZATIONS COMMENTING ON THE DRAFT EIR	5
4. WRITTEN COMMENTS AND RESPONSES	7
5. VERBAL COMMENTS AND RESPONSES	21

SIENA HILL
FINAL EIR
TABLE OF CONTENTS