

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Alameda
 Address: 1106 Madison Street
 Oakland, CA 94607

From:

Public Agency: City of Oakland
 Address: 250 Frank Ogawa Plaza, #2114
 Oakland, CA 94612
 Contact: Peterson Vollmann
 Phone: 510-238-6167

Lead Agency (if different from above):
same
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1995103035

Project Title: Oak Knoll Mixed Use Community Plan Project (Parcel 7)

Project Applicant: Paul Nieto / Freehold Communities

Project Location (include county): 8750 Mountain Blvd., Oakland, Alameda County, CA

Project Description:

Proposal for a Final Development Plan to construct 27 new single-family dwellings within Parcel 7 of the Oak Knoll Planned Unit Development. The proposal is within the development plan of the Oak Knoll Mixed Use Community Plan Project, which was approved by the Oakland City Council along with the certification of a Supplemental EIR on July 7, 2017.

This is to advise that the City of Oakland has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 6/16/26 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Planning & Building Department at 250 Frank Ogawa Plaza #2114 Oakland, CA 94612

Signature (Public Agency):  Title: Acting Dev. Planning Manager

Date: 6/30/26 Date Received for filing at OPR: _____

***ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Oakland
Department of Planning & Building
250 Frank Ogawa Plaza #2114
Oakland, CA 94612
Attn: Peterson Vollmann

FOR COUNTY CLERK USE ONLY

FILE NO: _____

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

☐ A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

☐ A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 3,043.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

☒ B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 4,227.50 - STATE FILING FEE [Previously paid - see receipt]

\$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2026

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK