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**NOTICE OF PREPARATION (NOP) OF AN  
ENVIRONMENTAL IMPACT REPORT (EIR)  
VIEWCREST TOWNHOUSES PROJECT**

(Assessor's Parcel Number 37A-3151-2-5, located near Campus Drive between Viewcrest Drive and Rockingham Court)

The City of Oakland (City) Planning and Building Department, Bureau of Planning, is preparing an Environmental Impact Report (EIR) for the Viewcrest Townhouses project (proposed project) 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 not prepared an Initial Study. Under CEQA, a Lead Agency may proceed directly with EIR preparation without an Initial Study if it is clear that an EIR will be required. The City has made such determination for the proposed project.

The City is the Lead Agency for the proposed project and is the public agency with the greatest responsibility for approving the proposed project or carrying it out. This NOP is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City, 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: Dara O'Byrne, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; 510-238-6983 (phone); or by email to [dobyrne@oaklandca.gov](mailto:dobyrne@oaklandca.gov). Comments on the NOP must be received at the above mailing or email address by 4:00 pm on Monday, July 20, 2020. Please reference case number **PLN18407-ER01** 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 Wednesday, July 1, 2020 at 3:00 pm through an online ZOOM meeting. Visit the City of Oakland website for meeting information and meeting agenda:  
<https://www.oaklandca.gov/boards-commissions/planning-commission>

**PROJECT TITLE:** Viewcrest Townhouses

**PROJECT LOCATION:** The project site is assigned Assessor's Parcel Number 37A-3151-2-5. It is located off of Campus Drive between Viewcrest Drive and Rockingham Court, in a single-family residential area on the eastern hillsides of Oakland (see attached **Figure 1**).

**PROJECT SPONSOR:** Dr. Collin Mbanugo

**EXISTING CONDITIONS:** The project site is a 20-acre parcel located on a sloped hillside and is currently undeveloped, covered in grassland and scrub habitat. It is bordered by Merritt Community College to the north across Campus Drive, single-family homes to the east along Campus Drive, condominiums of the Monte Vista Villas Homeowner's Association to the south, and single-family homes on Viewcrest Drive to the west.

**PROJECT DESCRIPTION:** The proposed project would develop 2.5 acres of the 20-acre project site. The proposed project is a Planned Unit Development and would substantially grade the 2.5-acre area for 19 residential townhouses and associated utilities and one access roadway meeting the City's street standards. The townhouses would be built into the hillside and range from three to four levels with various designs. Access to the townhouses would occur via a new on-site roadway with a cul-de-sac accessed from Campus Drive. The remaining 17.5 acres would remain as open space to be potentially maintained by the future Homeowner's Association or an alternative mitigation entity, depending on the results of the EIR. There are currently no proposed improvements to the open space.

**PROBABLE ENVIRONMENTAL EFFECTS:** The EIR will analyze the following environmental issue areas, based on CEQA Guidelines Appendix G, Environmental Checklist Form:

- Aesthetics, Shadow, and Wind
- Air Quality and Community Risk and Hazards
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Global Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities
- Wildfire

The proposed project, as currently understood, does not have the potential for significant impacts on the following environmental factors, and, as a result, these environmental factors will receive limited analysis in this EIR: Agriculture, Forestry, and Mineral Resources.

The EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental impacts.

Date: June 9, 2020  
File Number: **PLN18407-ER01**

Edward Manasse  
[Edward Manasse \(Jun 9, 2020 19:43 PDT\)](#)  
Ed Manasse  
City of Oakland  
Environmental Review Officer

Attachments: Figure 1: Project Location

NOTICE OF PREPARATION



Source: Google Earth, 2020. PlaceWorks, 2020.



 Approximate Project Site Boundary

Figure 1  
Project Site and Local Vicinity

# PLN18407 Viewcrest Townhouses NOP

Final Audit Report

2020-06-10

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