

Case File Number PLN18407, PLN18407-ER01

July 1, 2020

Location:	0 Ridgemont Drive
Assessor's Parcel Number(s):	037A315100205
Proposal:	Scoping session for environmental review of development of a 20-acre undeveloped parcel located on a sloped hillside located off of Campus Drive. The project would develop 2.5 acres of the site for 19 residential townhouses, associated utilities, and one access roadway. The remaining 17.5 acres would remain as open space maintained by the Homeowners Association or other mitigation entity as deemed appropriate through the environmental analysis.
Applicant:	Dr. Collin Mbanugo
Contact Person/Phone Number:	Patricia Curtin, (510) 834-6600
Case File Number:	PLN18407, PLN18407-ER01
General Plan:	Resource Conservation
Zoning:	Hillside Residential (RH-1)
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on June 19, 2020. The comment period for the NOP ends on July 20, 2020.
Historic Status:	NA
City Council District:	6
Action to be Taken:	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
For Further Information:	Contact Case Planner Dara O'Byrne at (510) 238-6983 or by email at dobyrne@oaklandca.gov .

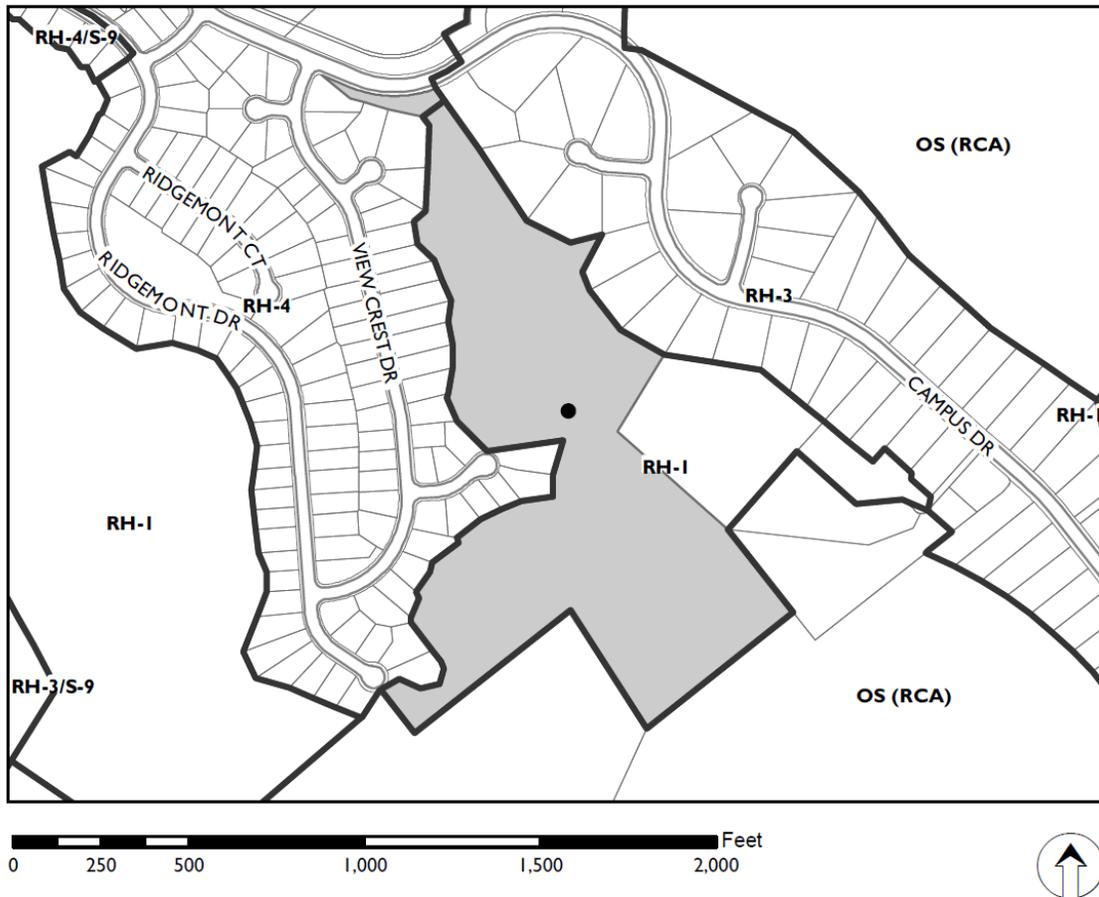
SUMMARY

Dr. Collin Mbanugo has filed a request for environmental review and an application for consideration of a Planned Unit Development for development of a 20-acre undeveloped parcel located on a sloped hillside located off of Campus Drive, south of Merritt Community College. The project would develop 2.5 acres of the site for 19 residential townhouses, associated utilities, and one access roadway. The remaining 17.5 acres would remain as open space maintained by the Homeowners Association or other mitigation entity as deemed appropriate through the environmental analysis.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the lead agency pursuant to the CEQA. As such, the City has the responsibility to prepare an EIR for the project. The City has not prepared an Initial Study. The EIR Notice of Preparation (NOP) was published on June 19, 2020. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be included in the EIR. Specifically, 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 considering the EIR's purpose to provide useful and accurate information about such factors.

In addition to the oral and written comment received at the scoping meeting, written comments will be accepted until July 20, 2020 at 4 PM. Written comments may be submitted by mail to Dara O'Byrne, Acting Planner IV, City of Oakland Bureau of Planning, 250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612 or by e-mail to dobyrne@oaklandca.gov.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18407, PLN18407-ER01
Applicant: Dr. Collin Mbanugo
Address: 0 Ridgemont Drive
Zone: RH-1

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 Environmental Impact Report (EIR). There are currently no proposed improvements to the open space.

SITE DESCRIPTION

The project site is assigned Assessor's Parcel Number 37A-3151-2-5. It is located south of Campus Drive between Viewcrest Drive and Rockingham Court, in a single-family residential area on the eastern hillsides of Oakland. 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.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as Resource Conservation.

The intent of the "Resource Conservation" land use classification is to identify, enhance and maintain publicly-owned lands for the purpose of conserving and appropriately managing undeveloped areas which have high natural resource value, scenic value, or natural hazards which preclude safe development.

Future development within this classification is extremely limited, and must relate to the conservation and management of natural resources, public open space, and natural. Buildings are not permitted in Resource Conservation areas except as required to facilitate the maintenance of conservation areas. The proposed residential activity is not allowed in this General Plan classification.

The applicant has requested a General Plan Determination because the Zoning designation and the General Plan classification are inconsistent.

ZONING

The Zoning designation is Hillside Residential - 1 (RH-1). The intent of the RH-1 Zone is to create, maintain, and enhance areas for single-family living on lots of one acre or more, and is appropriate in portions of the Oakland Hills. The proposed residential activity is permitted in this zoning designation. Nineteen (19) dwelling units on 20 acres of land is permitted by the allowed density in this zone. Through the flexibility of the Planned Unit Development

ordinance, the clustering of the 19 dwelling units on 2.5 acres of the overall twenty acres of land is permitted.

ENVIRONMENTAL REVIEW PROCESS

The EIR Notice of Preparation (NOP) was published on June 19, 2020. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be included in the EIR. Specifically, 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 considering the EIR's purpose to provide useful and accurate information about such factors. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

Staff published the NOP on June 19, 2020. The public comment period lasts until July 20, 2020. The schedule for the Draft EIR (DEIR) will be determined after completion of scoping. Once the DEIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the DEIR, and move ahead toward the final consideration of the project once the Final EIR (FEIR) is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The FEIR will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **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, and Wildfire.**

The project is not anticipated to have significant environmental impacts related to, **agricultural and forestry resources, mineral resources.** A brief discussion of these topics and documentation as to why impacts related to these topics will not be significant will be provided in the Draft EIR. The level and analysis and discussion for these topics is anticipated to be like what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable.

The DEIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project alternative, and other potential alternatives that may reduce or avoiding potential environmental effects.

CONCLUSION

Staff requests the public and the Planning Commission provide comments on what types of information and analysis, including alternatives, should be considered in the EIR.

Prepared by:

Dara O'Byrne

Dara O'Byrne
Acting Planner IV

Reviewed by:

Catherine Payne

Catherine Payne
Acting Development Planning Manager

Approved for forwarding to the
City Planning Commission:

Edward Manasse

Edward Manasse (Jun 23, 2020 10:52 PDT)

ED MANASSE, Deputy Director,
Bureau of Planning

ATTACHMENTS:

- A. Notice of Preparation
- B. Preliminary Site Plan

ATTACHMENT A:

Viewcrest Townhouses Notice of Preparation (NOP)



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

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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. 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

ATTACHMENT B:

Viewcrest Townhouses Preliminary Site Plan



1 PROPOSED SITE PLAN
NOT TO SCALE

**Kotas/
Pantaleoni
Architects**

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Revisions	By
Planning Revisions 6.23.20	MGG

VISTACREST TOWNHOUSES
PARCEL 37A-3151-002-05
CAMPUS DRIVE
OAKLAND, CA

Sheet Title:
Project Info:
PROPOSED
PARCEL PLAN

Scale: As Noted
Date: 9.24.18
Drawn By: MGG
Job Number: 3-715
Sheet:

A1.1