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**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
(DRAFT EIR) FOR THE VIEWCREST ESTATES PROJECT**

PROJECT TITLE: Viewcrest Estates
PROJECT LOCATION: Approximately 20-acre project site located off Campus Drive between Viewcrest Drive and Rockingham Court, in a single-family residential area on the eastern hillsides of the City of Oakland in Alameda County
PROJECT SPONSOR: Dr. Collin Mbanugo
LEAD AGENCY City of Oakland (City)
CASE NO.: Case File No. PLN18407
REVIEW PERIOD: September 15, 2023 to October 30, 2023

PROJECT LOCATION: The project site is an undeveloped parcel accessed from Campus Drive. The parcel is assigned Assessor's Parcel Number 37A-3151-2-5. The General Plan land use designation is Resource Conservation and the Zoning District is Hillside Residential (RH-1). The Project site is identified for housing in the City's Housing Element.

Located in the Caballo Hills neighborhood, a single-family residential area on the eastern hillsides of the City of Oakland, the project site is surrounded 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 Homeowners Association to the south, and single-family homes on Viewcrest Drive to the west. The project site is bounded by Campus Drive to the north and single-family homes to the east, south, and west. The project site is not on a list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database.

PROJECT DESCRIPTION: Following approval by the City, the proposed project would develop approximately 2.6 acres of the 20-acre parcel into a cluster of ten detached single-family homes, with associated landscaping and new residential street. The new residential street would be a cul-de-sac accessed from Campus Drive between the existing residential streets of Viewcrest Drive and Rockingham Court. The remaining approximately 17.4 acres would be provided and maintained in perpetuity by the property owner and/or their successor entity, as conservation open space. Site preparation and construction of the proposed project include construction staging, tree removal, grading, erosion and sedimentation control, and construction of the proposed infrastructure, residential units, and landscaping on the 2.6-acre area of development.

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from the proposed project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the proposed project, and is intended to inform City decision makers, other responsible agencies, and the general public.

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City’s Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on June 19, 2020. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 et. seq.). This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP. The Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on September 15, 2023, the Draft EIR and its appendices may be viewed or downloaded from the City of Oakland’s website: <https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present>

PUBLIC REVIEW AND COMMENT PERIOD: The City invites comments on the Viewcrest Estates Draft EIR during a 45-day comment period that begins on September 15, 2023, and ends on October 30, 2023, at 4:00 p.m. The City directs comments to be submitted via email to rwalker@interwestgrp.com. Written comments may also be mailed to: Richard Walker, Contract City Planner, City of Oakland Bureau of Planning, 250 Frank H. Ogawa, Suite 2114, Oakland, California 94612.

Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **October 30, 2023**. Please reference Case File Number **PLN18407** in all correspondence.

PUBLIC HEARING: The City Planning Commission will conduct a public meeting to receive comments on the Draft EIR on **October 18, 2023**, 3:00 p.m. in the City Hall Council Chambers at 1 Frank H. Ogawa Plaza, Oakland, California 94612. For more information about how to participate in this meeting, please visit: <https://www.oaklandca.gov/boards-commissions/planning-commission>.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft EIR. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the proposed project. Comments on the Draft EIR should focus on the sufficiency of the Draft EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project in light of the EIR’s purpose to provide useful and accurate information about such factors.

If you challenge the EIR or proposed project in court, you may be limited to raising only those issues raised at the public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on **October 30, 2023**. Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating and responding to all comments received during the public comment period, for consideration by decisionmakers at a date for which notice shall be provided at a future date. As required by CEQA (Public Resources Code Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be provided to commenting agencies at least ten days prior to certification.

For further information, please contact Richard Walker, Contract City Planner, at **424-404-7504** or rwalker@interwestgrp.com.



Ed Manasse, Bureau of Planning
Environmental Review Officer