Oakland City Planning Commission

Planning Commission **STAFF REPORT**

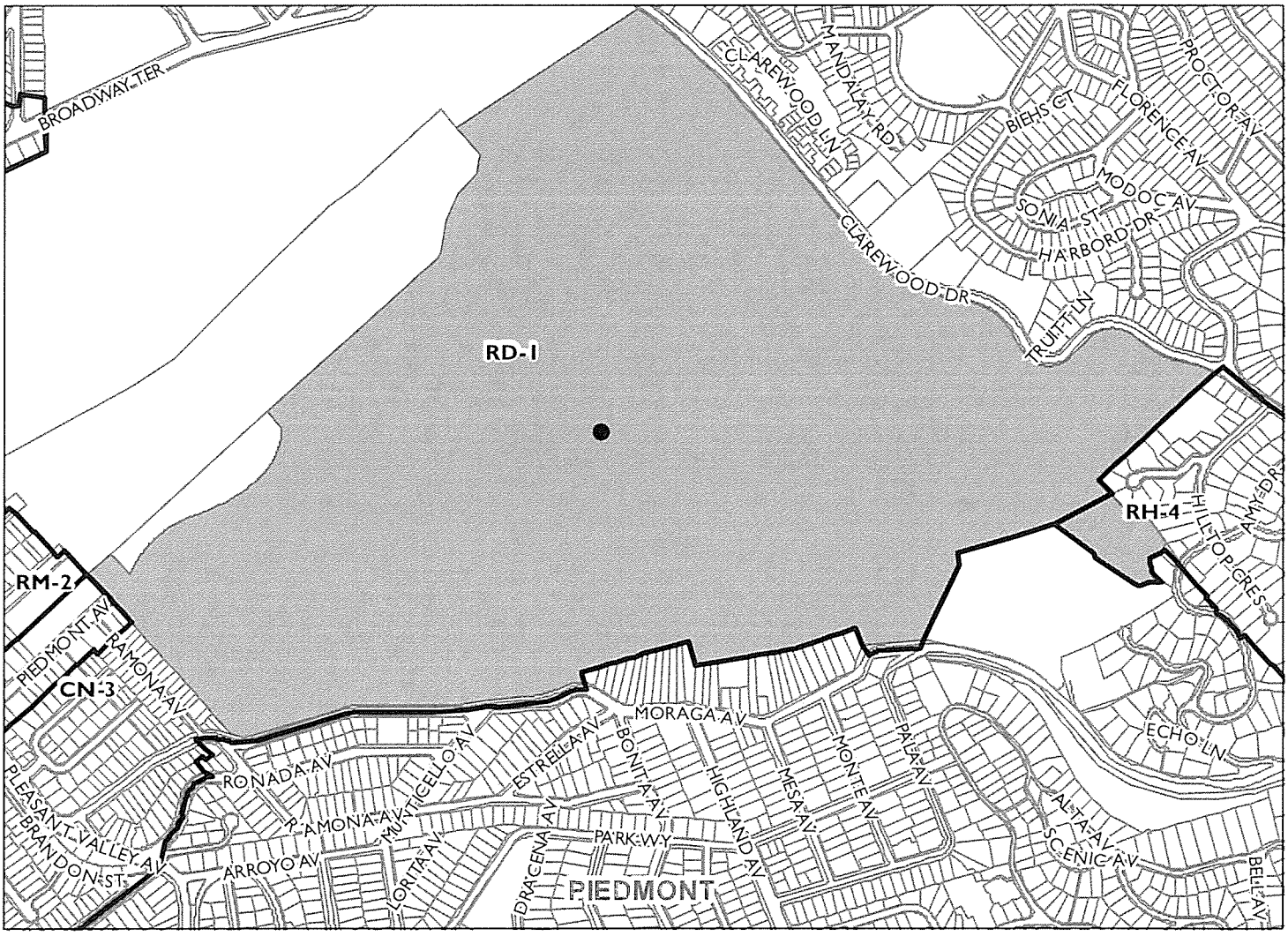
Case File Number: ER15001 **July 20, 2016**

Location:	**Mountain View Cemetery (Piedmont Avenue, near Pleasant Valley);** 5000 Piedmont Avenue; APN: **048A700200302**
Proposal:	Expand cemetery development in currently undeveloped portions of existing cemetery to accommodate future additional burial sites.
Applicant:	Mountain View Cemetery Association, Jeff Lindeman, (510) 658-2588.
Owner:	Mountain View Cemetery Association
Planning Permits Required:	Major Conditional Use Permit, Design Review, Tree Removal Permit, Creek Permit, compliance with CEQA.
General Plan:	Urban Park and Open Space
Zoning:	RD-1: Residential Low Density
Environmental Determination:	An Environmental Impact Report is being prepared for the proposed Mountain View Cemetery Project. The DRAFT EIR was released on June 15, 2016, and the 45-day public review period ends on August 1, 2016.
Historic Status:	"A1+" rating and API, OCHS
Service Delivery District:	2
City Council District:	1 -- Kalb
Action to be Taken:	Receive public and Planning Commission comments on the DRAFT EIR and related documents prepared to analyze the proposed project in compliance with CEQA. No decisions will be made at this hearing.
Finality of Decision:	NA
For further information:	Contact case planner **Catherine Payne** at **510-238-6168**, by e-mail at **cpayne@oaklandnet.com**, or at 250 Frank Ogawa Plaza, Suite 2114, Oakland CA 94612

SUMMARY

The City of Oakland Bureau of Planning has received an application for environmental review of a proposed project at Mountain View Cemetery. At this time, the City of Oakland has circulated the Mountain View Cemetery Expansion Project Draft Environmental Impact Report (Draft EIR) and seeks public comment on the environmental analysis included in the Draft EIR. The proposed Mountain View Cemetery Expansion Project (project) includes developing currently undeveloped portions of the Cemetery site for the addition of future burial sites. The proposed project includes three separate but interconnected plots on the Mountain View Cemetery property. Developing the three parcels would include extensive grading and tree removal, extension of existing roadways through the three plots and improvements such as landscape walls and stairs, an amphitheater for gatherings, crypts and columbarium niches, and planting of new trees.

CITY OF OAKLAND PLANNING COMMISSION



Case File: ER15001
Applicant: Mountain View Cemetery Association
Address: 5000 Piedmont Avenue
Zone: RD-1

The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has prepared an Environmental Impact Report (EIR) for the Project. A Notice of Preparation (NOP) to prepare the EIR was published on February 6, 2015 and the public comment period ended on March 11, 2015. At public scoping sessions before the Landmarks Preservation Advisory Board (LPAB) and City Planning Commission, staff received comments and direction on what types of information and analysis should be considered in the EIR. The Notice of Availability for the Draft EIR (Attachment B) was prepared and released on June 15, 2016. The 45 day public comment period began on June 15, 2016 and ends on August 1, 2016. The analysis in the Draft EIR concludes there are no significant unavoidable impacts.

The purpose of this hearing is to solicit comments on the adequacy of information, issues and analysis contained in the Draft EIR. Specifically, comments on the Draft EIR should focus on the adequacy of the EIR in 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. This meeting is not intended to take comments on the merits of the Project or the Project's detailed design as there will be other opportunities to discuss these topics at a future public hearing. No decisions will be made on the EIR or proposed Project at this hearing.

Oral comments on the Draft EIR may be made at the July 20, 2016 Planning Commission public hearing pertaining to the entirety of the Draft EIR analysis or at the July 11, 2016 LPAB public hearing pertaining to historic resource issues. Written comments should be sent to the Bureau of Planning, to the attention of Catherine Payne (email and office addresses provided on first page of this report) and must be received prior to the comment period deadline (4:00 p.m. on August 1, 2016). After all comments are received, a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR, as well as consideration of the project, at a future meeting date.

PROJECT SITE AND SURROUNDING AREA

Mountain View Cemetery occupies a site of approximately 226 acres located primarily within the City of Oakland (with a small portion in Piedmont), surrounded by the Claremont Country Club and St. Mary Cemetery to the north, the City of Piedmont to the south, and Oakland residential neighborhoods to the east and west. The southeastern portion of the Cemetery also abuts the Piedmont Corporation yard and the adjacent Coaches Field/Kennelly Skate Park public recreation area. As a point of reference, the Chapel of the Chimes is located just outside the Cemetery's entrance at the end of Piedmont Avenue.

PROJECT BACKGROUND

Mountain View Cemetery History and Significance

Mountain View Cemetery was initially established in 1863, and the first and main portion of the cemetery was designed by renowned landscape architect Frederick Law Olmsted in 1864. The cemetery is an Area of Primary Importance (API) as assessed by the Oakland Cultural Heritage Survey (OCHS) and also has an A1+ rating, the highest possible historic rating, as a contributor to a larger funerary district including Mountain View, St. Mary's, and Home of Eternity cemeteries and the Julia Morgan-designed Chapel of the Chimes. Adjoining this group is an Area of Secondary Importance of associated cemetery uses on Piedmont Avenue (monument sales, florists and other supporting uses). The defining Olmsted design of the original portion of the cemetery (axial in arrangement but with a serpentine, sinuous layout) significantly contributes to the cemetery's eligibility for the National Register of Historic Places. Major additions to Mountain View cemetery occurred throughout the early twentieth century, both buildings and burial areas.

The current proposal is located away from and does not affect the historic portion of the cemetery.

Current Mountain View Cemetery Condition

The Mountain View property currently encompasses 226 acres, although only approximately 160 acres are developed with cemetery uses. The historic portion of the cemetery (known as the Olmsted Master Plan Area) encompasses approximately fifty percent of the property (or approximately 115 acres), and more recent burial areas occupy approximately twenty percent of the property (or approximately 45 acres).

Proposed Project

The purpose of the proposed project, according to the Applicant, is to accommodate future burial sites within the existing undeveloped portions of the property, located away from the historic portions of the cemetery. The proposed project would provide for approximately 6,000 crypts and columbarium niches to allow Mountain View Cemetery to operate into the foreseeable future.

PROJECT DESCRIPTION

Mountain View Cemetery seeks development of portions of the less developed upper one-third of the cemetery to accommodate projected future need for additional burial sites. The proposed project includes development plans for three separate but interrelated development plots on the Cemetery property, all of which are entirely within the City of Oakland and the cemetery property. Each of the new development sites will be connected to the others by extensions of existing on-site roadways. The intent of the project is to develop new burial lots that are

moderately flat, but which provide a gentle pitch to the west, offering panoramic views of the San Francisco Bay and skyline. The development plans for each of the three new burial plots proposed as part of this project are described in more detail below:

- Plot 82: Plot 82 is the northernmost area in this proposal. This approximately 3-acre site would host approximately 2,800 burial sites, including crypts and columbaria. The proposed design includes:
  - Relocation of an existing roadway to loop around the edges of the plot;
  - Removal of approximately 115,000 cubic yards (cy) of soil and rock: This extensive cut will provide fill for other portions of the project. The grading will recontour the steep grade of the site to create a gently sloped area appropriate to burial sites;
  - Removal of up to 65 protected trees; Planting of at least 65 replacement trees, in addition to the provision of additional ornamental accent trees;
  - Provision of burial and landscape features, including:
    - New pathway connecting to the previously developed portions of the cemetery;
    - Open lawn for burial sites; and
    - Retaining wall (to include niches for burial), landscape stairs, and outdoor amphitheater for gatherings.
- Plot 98: Plot 98 is located southeast and up-hill of Plot 82 (described above), connected by the existing ridgeline road. This site is higher in elevation than Plot 82. Plot 98 is approximately two acres and would include up to 2,000 new burial sites. The proposed design includes:
  - Design improvements to the existing roadway;
  - Recontouring of the site by filling with 52,000 cy soils material from Plot 82 to create a five- to ten-foot higher, gently contoured area with views to the San Francisco Bay;
  - Removal of up to 40 protected trees; Planting of at least 40 replacement trees, in addition to the provision of additional ornamental accent trees;
  - Provision of burial and landscape features, including:
    - New pathway around the perimeter of the site;
    - Moderately sloped lawn area for burial sites;
    - Retaining walls; and
    - Niche areas to shield burial areas from an existing water tank adjacent to the site.
- Panhandle: The Panhandle is the southeastern-most of the three plots included in this proposal, and is adjacent to Plot 98. The approximately 2.5-acre plot would include up to 1,500 new interment sites. The plot is located in both Oakland and Piedmont; however, development would only occur in Oakland. The proposed design includes:
  - Design improvements to the existing roadway;
  - Recontouring to raise the grade of the lower portion of the site up to 20 feet higher in elevation than the existing grade. Approximately 48,000 cy fill would come from Plot 82.

- Removal of potentially up to 61 protected trees; Planting of at least 61 replacement trees, in addition to the provision of additional ornamental accent trees;
- Provision of burial and landscape features, although not entirely designed, including:
  - Improvements to the existing pathways onsite; and
  - Burial site area.

GENERAL PLAN ANALYSIS

The entire Mountain View Cemetery is located in the Urban Park and Open Space (UPOS) General Plan Land Use Designation. The intent of the UPOS is "to identify, enhance, and maintain land for parks and open space. Its purpose is to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment." (Land Use and Transportation Element of the General Plan—LUTE, p. 158). The desired character of the UPOS is "urban parks, schoolyards, cemeteries, and other active outdoor recreation spaces" (LUTE, p. 158). In terms of the applicable intensity and density of development in the UPOS, "policies call for 'no net loss' of open space" (LUTE, p. 158). The cemetery, and expansion of burial use within the existing cemetery, is entirely consistent with the desired use and intensity specified in the General Plan.

Applicable objectives of the Open Space, Conservation, and Recreation Element of the General Plan (OSCAR), include:

- Objective OS-2: To maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.
  - Policy OS-3.3: Retain golf courses and cemeteries as open space areas: "...There are five cemeteries in Oakland, including three which adjoin each other in the North Hills, and two others in Central East Oakland. In addition to their role as an open space resource, the cemeteries are an important cultural, spiritual, and historic resource for the city." (OSCAR, p. 2-26)

The proposed project is an expansion of burial uses (and associated grading and landscaping) in an existing cemetery site. The proposed project is consistent with the specific policies of the General Plan regarding the cemetery use, development and maintenance.

ZONING ANALYSIS

Mountain View Cemetery is located entirely within the RD-1: Residential Low Density Zoning District of the Oakland Planning Code (RD-1). Under the Oakland Planning Code (OMC, Title 17), cemeteries are classified as an "Extensive Impact Civic" land use activity and require a Conditional Use Permit (CUP) in the RD-1 zoning district. As such, any expansion of the cemetery use on-site requires a CUP, as well. The proposed expansion is an unenclosed facility

outside of any required setbacks and complies with the zoning regulations in terms of development standards.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Scope

The City is the Lead Agency pursuant to CEQA and has the responsibility to prepare the EIR for the Project. An Initial Study was not prepared for the Project, as permitted by Section 15060(d) of the CEQA Guidelines. A Notice of Preparation was issued on February 6, 2015 and scoping sessions were held before the LPAB and the City Planning Commission prior to the end of the public comment period on March 11, 2015.

The Mountain View Cemetery Expansion Draft EIR was prepared to evaluate potential environmental impacts of the proposed Project described above. The Draft EIR addresses the following environmental topics identified in City of Oakland's CEQA Thresholds of Significance at a level of detail warranted by each topic:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Historic Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise

The Draft EIR also includes a discussion of other less-than-significant effects, including agriculture and forest resources, greenhouse gas emissions/global climate change, land use and planning, mineral resources, population and housing, public services, recreation, transportation and traffic, and utilities and service systems.

All impacts, City Standard Conditions of Approval and mitigation measures identified in the Draft EIR are summarized in Table II-1 (see Attachment B) at the end of the Summary chapter, Chapter II of the Draft EIR. Table II-1 also identifies the level of significance of the impact after City Standard Conditions of Approval and recommended mitigation measures are implemented. All of the environmental effects of the Project can be reduced to less-than-significant levels through implementation of Standard Conditions of Approval and application of mitigation measures. The Draft EIR does not identify any significant unavoidable impacts.

Project Alternatives

Chapter V of the Draft EIR analyzes in detail five alternatives to the proposed Project meeting the requirements of CEQA, which include a reasonable range of alternatives to the Project that would feasibly attain most of the Project's basic objectives, and avoid or substantially lessen

many of the Project's potentially significant environmental effects. The five CEQA alternatives analyzed in Chapter V include:

- *Alternative #1: No Project / No Development Alternative*: The No Project Alternative describes conditions that are reasonably expected to occur in the event that the Project is not approved. Under this outcome, the Project site (proposed Plots 82, 98, and the Panhandle) would remain as undeveloped cemetery property. While it is likely that Mountain View Cemetery would seek to develop a different project on this property that could accommodate at least a portion of the Cemetery's future burial site needs, no other project other than those alternatives discussed below is foreseeable.

- *Alternative #2: Reduced Project – Plot 82 and Plot 98 Only*: The Reduced Project Alternative provides a comparative assessment of an alternative development program for the Project that reduces the extent of proposed grading operations at Plot 82 such that it would generate less excess cut material and result in a smaller cemetery site. The extent of grading at Plot 82 would be specifically designed to generate only as much excess fill as can be accommodated at the Plot 98 site. The reduced extent of grading would also reduce the number of trees to be removed as compared to the project. This alternative would result in fewer total future burial sites than the project, and would not include new cemetery development at the Panhandle site, portions of which are immediately adjacent to residential neighbors at Stark Knoll Place. Alternative #2 would lessen certain of these already less than significant impacts of the project.

- *Alternative #3: Larger Plot 82 Site – Off-Haul of Excess Soil*: Alternative #3 seeks to accommodate Mountain View Cemetery's primary purpose of accommodating the Cemetery's projected 15-year need for additional burial sites by utilizing a greater portion of the undeveloped property in the Plot 82 area (i.e., expanding the Plot 82 site upwards into Hill 500). Expansion of the Plot 82 site with additional grading into Hill 500 would generate excess soil similar in quantity as that generated by the project. However, rather than reusing this excess soil elsewhere on site to create burial sites at Plot 98 and the Panhandle, all excess soils generated by grading activity at the expanded Plot 82 location would be off-hauled to a landfill or other appropriate location.

  This alternative would result in a larger Plot 82 site, expanded further towards the northwest and away from adjacent residential neighbors. It would not include cemetery development at the Plot 98 and Panhandle sites, portions of which are immediately adjacent to residential neighbors at Stark Knoll Place.

- *Alternative #4: Stark Knoll Buttressing Alternative*: Alternative #4 is similar to the project in that it involves grading the Plot 82 site as proposed, and uses the excess earth from Plot 82 at the Plot 98 and Panhandle sites. It differs from the Project in that this alternative explores the potential for a different grading concept for the Panhandle, whereby fill material would be placed against the Stark Knoll hillside at a 2:1 slope (run: rise) to the top of the hillside, serving as a buttress against potential slope movement, instability and erosion.

- *Alternative #5: Blasting to Remove Existing Bedrock*: Alternative #5 is similar to the Project in all respects except in the method for removal of the large rock mass located within the approximate center of the Plot 82 site. Traditional excavation techniques may prove difficult or ineffective against this hard rock, and special excavation techniques will likely be required. The Project Description indicates removal of this large rock mass by breaking it up into smaller pieces using a pneumatic drill, and then using a ram hoe to crush the fractured pieces into smaller rock suitable for use as fill material. This alternative considers a different method for removing this rock mass, involving blasting the chert bedrock into small pieces.

  The Applicant has indicated that, as an option, they may request permission from the City of Oakland to pursue Alternative #5. The Applicant would be required to notify neighbors regarding their construction noise management plan under either the proposed project or Alternative #5 option. In addition, and as noted in the Draft EIR, should the Applicant pursue Alternative #5, they would be required to seek input from neighbors regarding the blasting program. It should be noted that, with the incorporation of standard conditions of approval and additional mitigation measures, this alternative would not result in any significant and unavoidable impacts.

As noted above, the Draft EIR concluded the Project would not result in any project specific or cumulative significant and unavoidable impacts. However, CEQA requires an EIR to identify an environmentally superior alternative which would feasibly attain most of the Project Applicant's objectives while avoiding or lessening the Project's significant effects on the environment. The Draft EIR identifies the environmentally superior alternative as the No Project/No Build Alternative because in that alternative, no demolition or new construction activities would occur. Under CEQA, if a No Project Alternative is identified as the environmentally superior alternative, the EIR shall identify a second environmentally superior alternative development among the other alternatives. In this case, the environmentally superior development alternative is the Reduced Project (Alternative #2). The environmental effects of Alternative #2 would be similar to those of the proposed project, but the lesser extent of grading and associated earthwork under Alternative #2 would reduce the relative magnitude of the many environmental effects as compared to the proposed project. Alternative #2 would reduce the extent of project-related impacts pertaining to: Aesthetic Resources, Air Quality, Biological Resources, Geologic Hazards, Hydrology and Water Quality, and Noise.

PUBLICATION AND DISTRIBUTION OF THE DRAFT EIR

The Draft EIR was made available for public review on June 15, 2016. On June 15, 2016, the Notice of Availability for the Draft EIR was mailed to property owners within 300 feet of the project area, distributed to State and local agencies, posted on the Project site, and mailed and e-mailed to Interested Parties. Copies of the Draft EIR were also distributed to City officials, including the Planning Commission, and are available at the office of the Bureau of Planning (250 Frank H. Ogawa Plaza, Suite 3315), and the City's website at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157 This is item 43.

KEY ISSUES

The Draft EIR does not identify any significant and unavoidable environmental impacts under the California Environmental Quality Act (CEQA). With regards to public interest, however, staff highlights specific topical areas of discussion for the community and Planning Commission's consideration:

Aesthetics

Staff draws attention to Draft EIR Chapter 4.1: Aesthetics because of community interest in protecting and maximizing views from nearby properties across the cemetery. Specifically: community members have asked for existing trees in unaffected portions of the cemetery to be managed in order to maximize views of the San Francisco Bay; and residents and property owners on Stark Knoll Place have expressed concern that changes in the grade and new landscaping in the Panhandle plot could negatively affect their existing views. The Draft EIR includes analysis and photographic simulations of the views from Stark Knoll Place: the proposed project would potentially raise the grade closest to Stark Knoll Place, at the foot of a steeply pitched hillside face, up to twelve feet above current grade. The proposed grade change would raise the elevation at the base of the hill but not above the existing ridgeline. The base elevation would be at least 30 feet below the top of the ridge. The newly graded area would be landscaped with lawn and a pathway separating the project area from the remaining, currently vegetated steep slope below Stark Knoll Place. The low landscaping would not impinge on existing views from properties above the existing cemetery property line. The analysis in the Draft EIR is limited to the proposed project and does not consider any separate projects suggested by community members (such as vegetation management in other parts of the cemetery).

Biological Resources

Staff draws attention to Draft EIR Chapter 4.3: Biological Resources because of the large number of trees proposed for removal as part of the project. The Draft EIR includes analysis of the removal of trees associated with delivery of the proposed project. The project, as proposed, would result in the removal of 192 trees, 113 of which are protected oaks not in poor condition.

In addition, the project includes planting of at least as many new trees as are proposed for removal. Tree removal is identified as a less-than-significant impact with the incorporation of standard conditions of approval, including compliance with the City of Oakland Protected Tree Ordinance and related tree replacement requirements (see Draft EIR, Chapter 4.3: Biological Resources for complete analysis and discussion). The Draft EIR also includes analysis of alternatives that would reduce the quantity of trees to be removed (see Alternative #2 in Draft EIR, Chapter 5: Alternatives, in particular). It should be noted that Alternative #2, the Reduced Project, would the number of trees to be removed as part of the project, as the environmentally superior development alternative.

Cultural and Historic Resources

Staff draws attention to the Draft EIR Chapter 4.4: Cultural and Historic Resources because the cemetery is a unique cultural resource valued by the community as such. The Draft EIR includes analysis of possible effects of the proposed project on historic resources. Mountain View Cemetery is an A1+-rated historic resource on the Oakland Cultural Heritage Survey and the entire cemetery property is considered an Area of Primary Importance (API), and is considered eligible for listing on the National Register of Historic Places. That said, the proposed project is located away from, and does not affect, any portion of the historic resources associated with the cemetery. The proposed project would not alter any existing, developed portion of the cemetery and would not result in any significant, adverse impact to the cultural resource.

Noise

Staff draws attention to the Draft EIR Chapter 5: Alternatives, specifically the discussion of Alternative #5: Blasting (rather than drilling) to Remove Existing Bedrock. Blasting has not been used as a construction technique in Oakland in recent history. The project description for Alternative #5, as noted above, substitutes blasting for mechanical removal of bedrock in Plot 82. Blasting would be more environmentally impactful than the use of heavy machinery in terms of hazards and hazardous materials and groundborne vibrations. Blasting would be less environmentally impactful than the use of heavy machinery in terms of construction noise, particularly with regard to the amount of time sensitive receptors would be exposed to extreme noise-generating machinery (blasting would accomplish in a single event what extreme noise-generating machinery would accomplish in ten days or more). All in all, with the incorporation of Standard Conditions of Approval and Mitigation Measures, Alternative #5 would not result in any significant and unavoidable impacts.

As noted above, the Applicant has indicated that, as an option, they may request permission from the City of Oakland to pursue Alternative #5. The Applicant would be required to notify neighbors regarding their construction noise management plan under either the proposed project or Alternative #5 option. In addition, and as noted in the Draft EIR, should the Applicant pursue Alternative #5, they would be required to seek input from neighbors regarding the blasting program. It should be noted that, with the incorporation of standard conditions of approval and additional mitigation measures, this alternative would not result in any significant and unavoidable impacts.

CONCLUSION

All comments received on the Draft EIR during the public review period will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the adequacy of the EIR in 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. Oral comments may be made at public hearings on July 11, 2016 at the scheduled LPAB meeting, and on July 20, 2016 for the entire Draft EIR at the scheduled Planning Commission meeting. Written comments should be sent to the Bureau of Planning, to the attention of Catherine Payne (email and office addresses provided on the first page of this report) and must be received prior to the comment period deadline (4:00 p.m. on August 1, 2016). After all comments are received, a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a future meeting date. This meeting is not intended for public comments on the Project merits or the Project's detailed design. Staff will return to the Planning Commission for final design review comments prior to a decision on the Project and certification of the Final EIR/Response to Comments by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take public testimony and provide comments to staff on the Mountain View Cemetery Expansion Project Draft EIR.

Prepared by:

Catherine Payne, Planner IV

Reviewed by:

Robert Merkamp, Development Planning Manager
Bureau of Planning

Reviewed by:

Darin Ranelletti, Deputy Director
Bureau of Planning

Approved for forwarding to the Planning Commission:

Rachel Flynn, Director
Department of Planning & Building

Attachments:

A. Proposed Project Plans, dated May 4, 2016
B. Draft EIR Notice of Availability
C. Mountain View Cemetery Expansion Project Draft EIR (provided under separate cover to the Planning Commission and available to the public at the Planning Department offices and on the web at: http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK058861 and at http://oaklandnet/home/government/o/PBN/OurServices/Application/DOWD009157

ATTACHMENT A:
PROPOSED PROJECT PLANS, DATED May 4, 2016

ATTACHMENT A

DESIGN REVIEW COMMITTEE MEETING

CITY OF OAKLAND

MOUNTAIN VIEW CEMETERY
NEW PLOT 82, 98, & PANHANDLE
OAKLAND, CA

MAY 04, 2016

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CONTENTS

OBJECTIVES

*CREATE additional local community burial space (another 15-20 years)

*INFILL areas previously leapfrogged, rather than expanding outward

*CONVERT steep, unstable land to permanently improved cemetery lands

*MEET local needs for view site burials with upright monuments

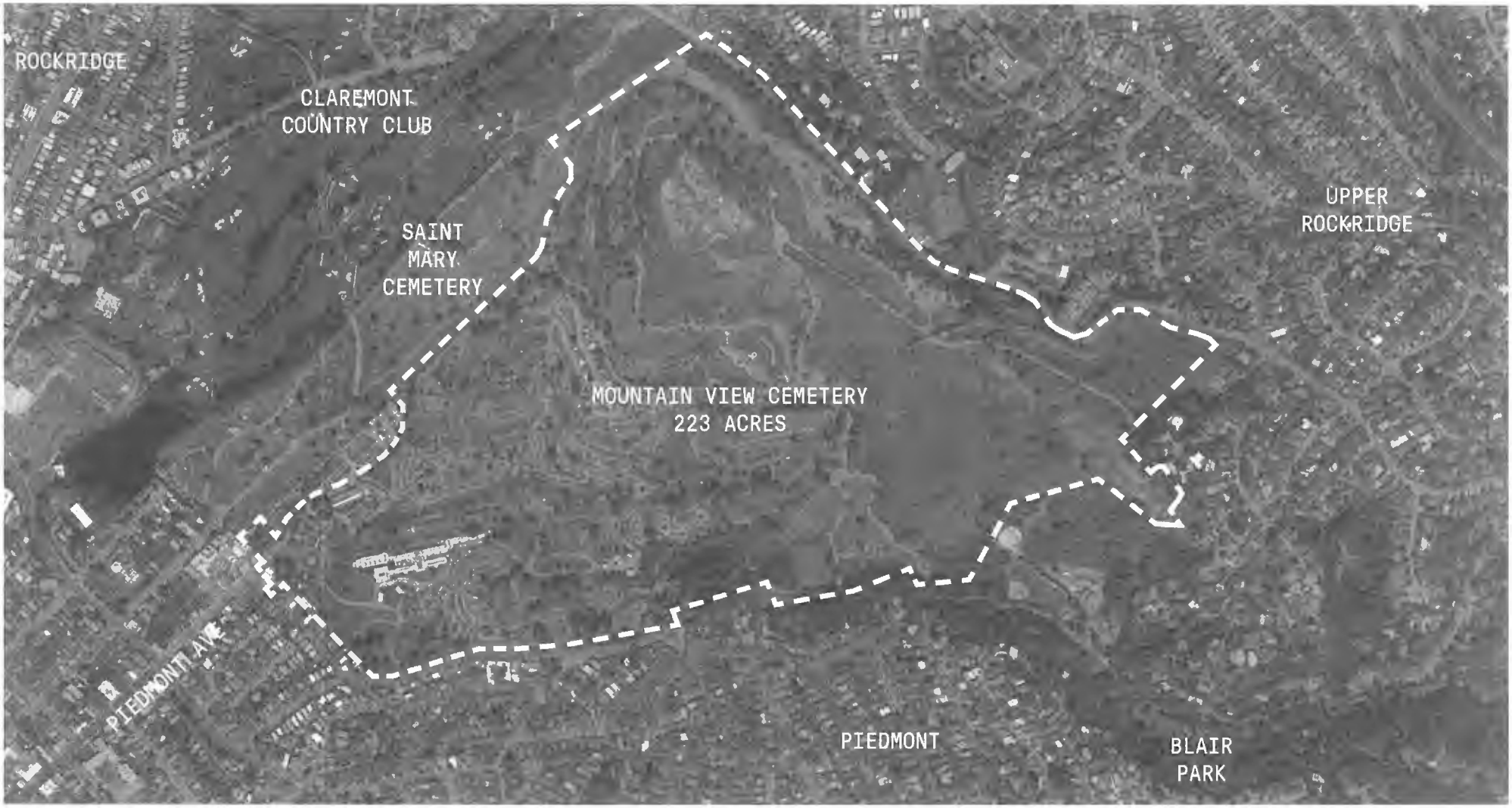
*RESPECT the cemetery's historic design and its context

*DESIGN the project to fit the site and budget

*CONTINUE to build the endowment care fund, essential to long-term cemetery service, events, and maintenance

*FUND improvements to historic areas, new tree planting, and community events

*PLAN and design such that rough grading for all three sites occurs at one time and all soil remains on site (none trucked off site)



CEMETERY BOUNDARY

MOUNTAIN VIEW CEMETERY May 2016

North

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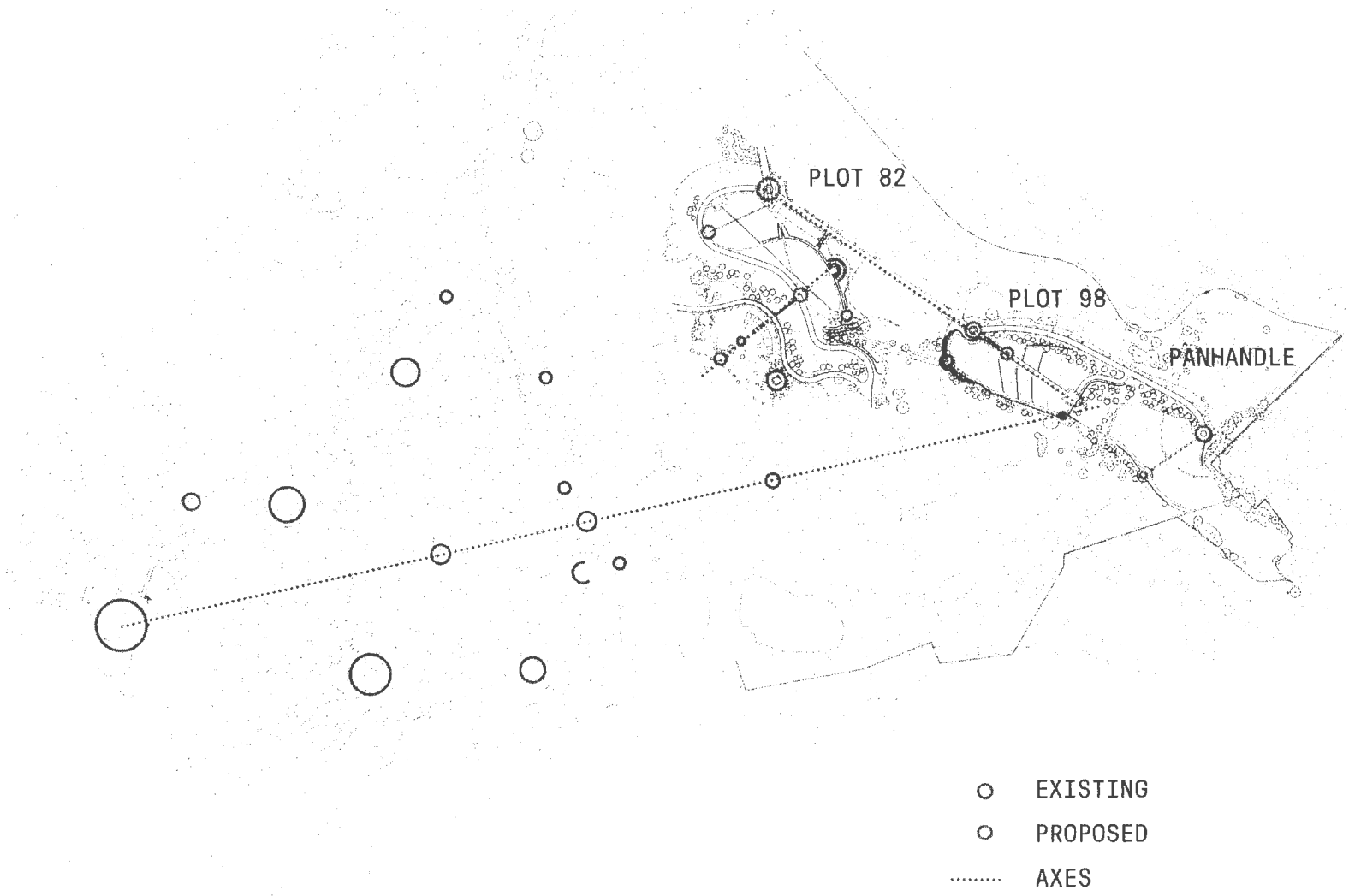

ENHANCING AND EXPANDING ALIGNMENTS AND NODES

MOUNTAIN VIEW CEMETERY May 2016

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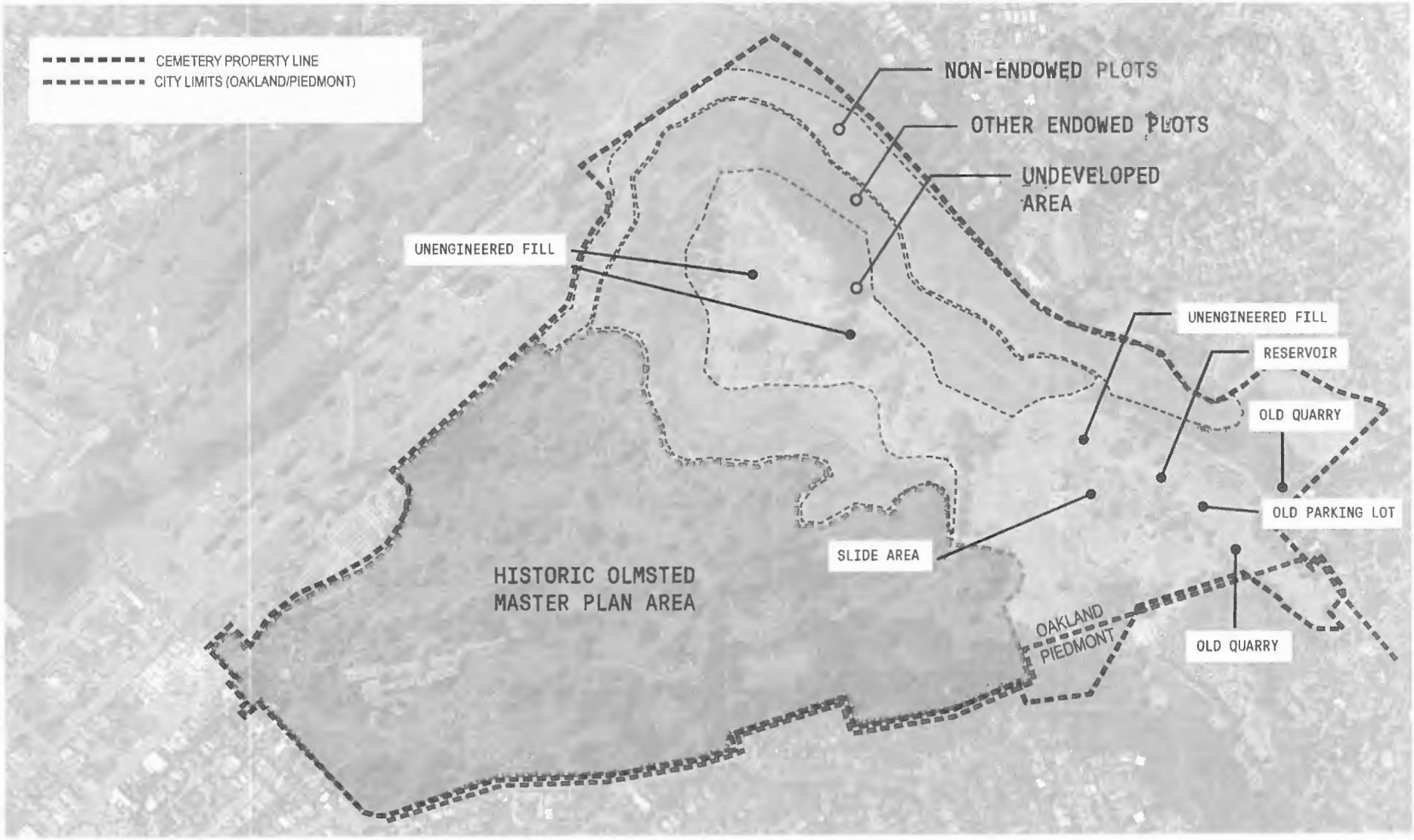

EXISTING DEVELOPED AREAS

MOUNTAIN VIEW CEMETERY May 2016

North

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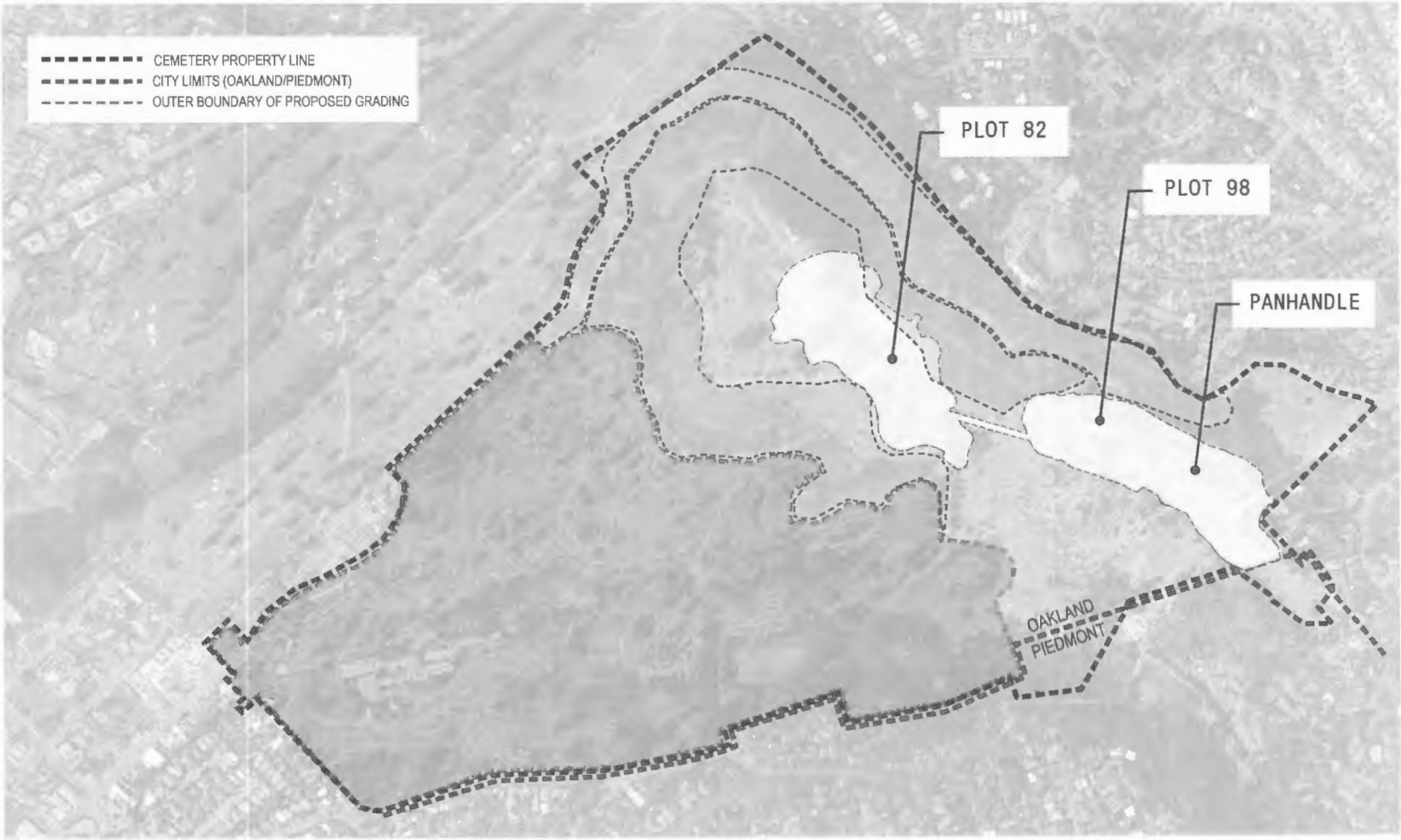

PROPOSED PROJECT LOCATION

MOUNTAIN VIEW CEMETERY May 2016

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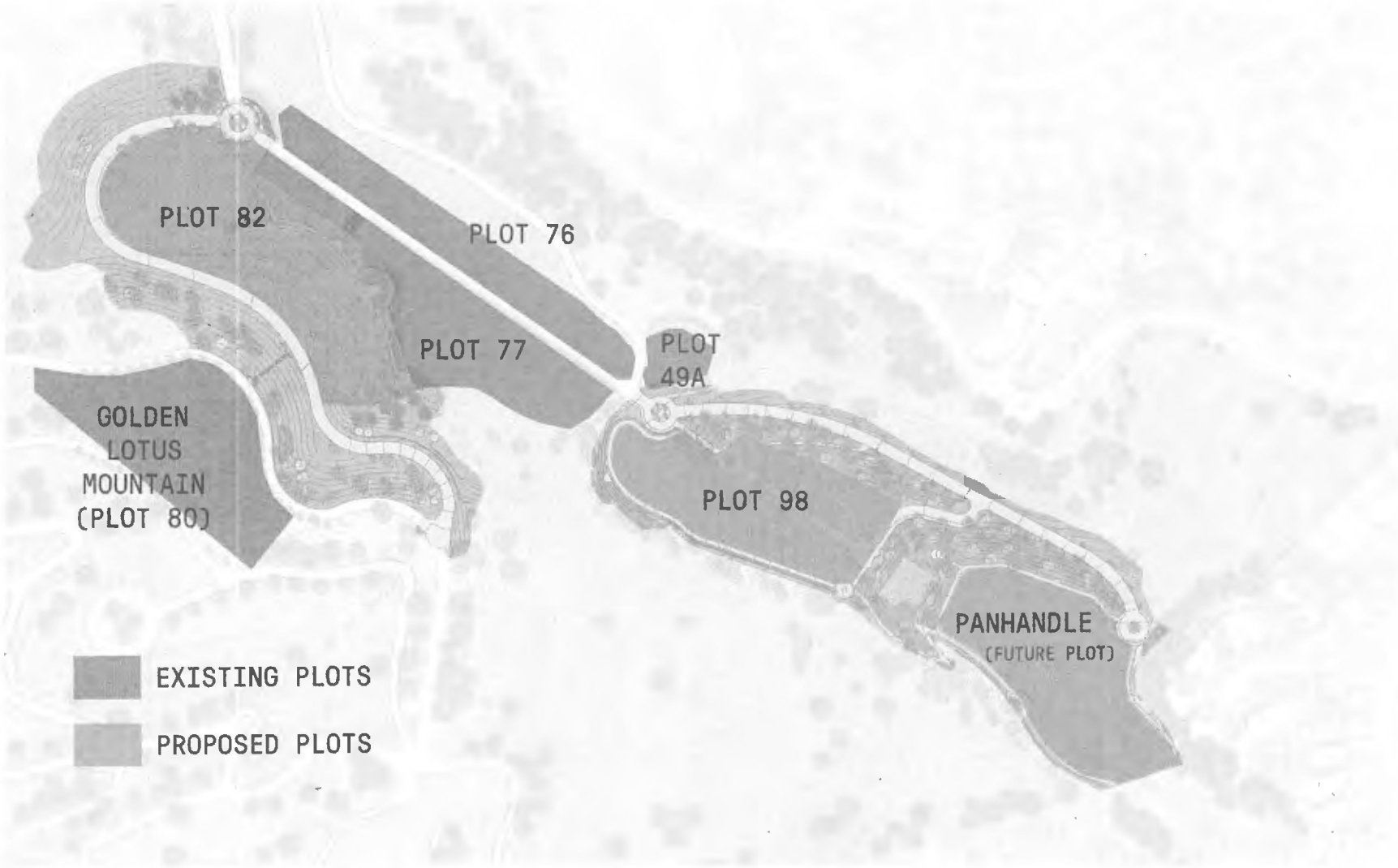

EXISTING AND PROPOSED PLOT DIAGRAM

MOUNTAIN VIEW CEMETERY May 2016

North

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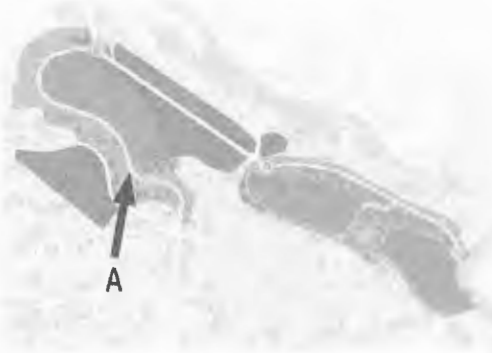
A : LOOKING UPHILL AND NORTHEAST TO PLOT 77 AND PLOT 82



EXISTING SITE CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016

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SLOPE DOWN TO PLOT 81 (GOLDEN LOTUS MOUNTAIN) LOOKING NORTHWEST

EXISTING PLOT 77 AND HILL 500 BEYOND, LOOKING NORTHWEST

LOOKING UPHILL AND NORTHEAST TO PLOT 82

PLOT 77, ROAD UP TO PLOT 98 BEYOND, LOOKING SOUTHEAST

EXISTING SITE CONDITIONS, PLOT 82

MOUNTAIN VIEW CEMETERY May 2016

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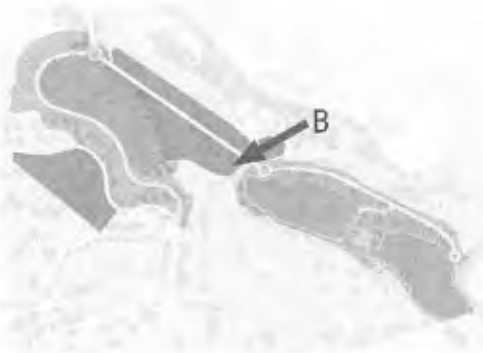
B : PLOT 98 LOOKING SOUTHWEST IN SPRING



EXISTING CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016

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HAUL ROAD LOOKING SOUTH

LOOKING NORTHWEST FROM THE EDGE OF PLOT 98

LOOKING NORTHWEST TOWARDS HILL 500

AT EXISTING GATE, LOOKING SOUTHEAST

EXISTING SITE CONDITIONS, PLOT 98

MOUNTAIN VIEW CEMETERY May 2016

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C: PANHANDLE LOOKING FROM STARK KNOWLES PLACE (OUTSIDE CEMETERY) WEST

EXISTING CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016

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LOOKING NORTHEAST, CEMETERY BOUNDARY ON RIGHT

LOOKING NORTH TO UPPER ROCKRIDGE

LOOKING FROM CLAREWOOD TO PANHANDLE SITE EAST RIDGE

LOOKING EAST TOWARDS STARK KNOWLES PLACE FROM OLD PARKING LOT

EXISTING SITE CONDITIONS, PANHANDLE

MOUNTAIN VIEW CEMETERY May 2016

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EXISTING CONDITIONS VIEW WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016

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EXISTING CONDITIONS VIEW 3A WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016

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EXISTING CONDITIONS VIEW 4B WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016

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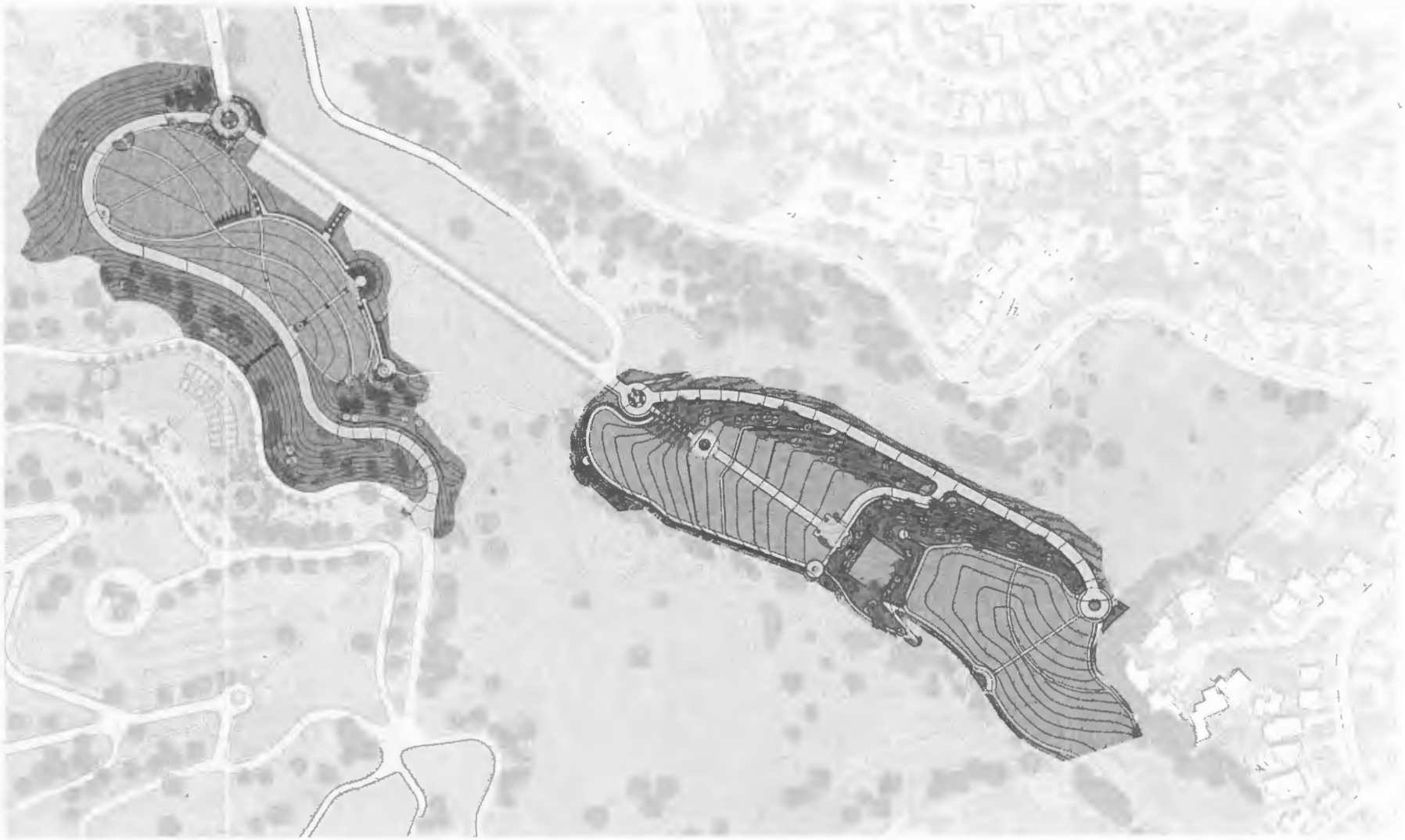


PLOT 82, 98, AND PANHANDLE ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016

North

swa

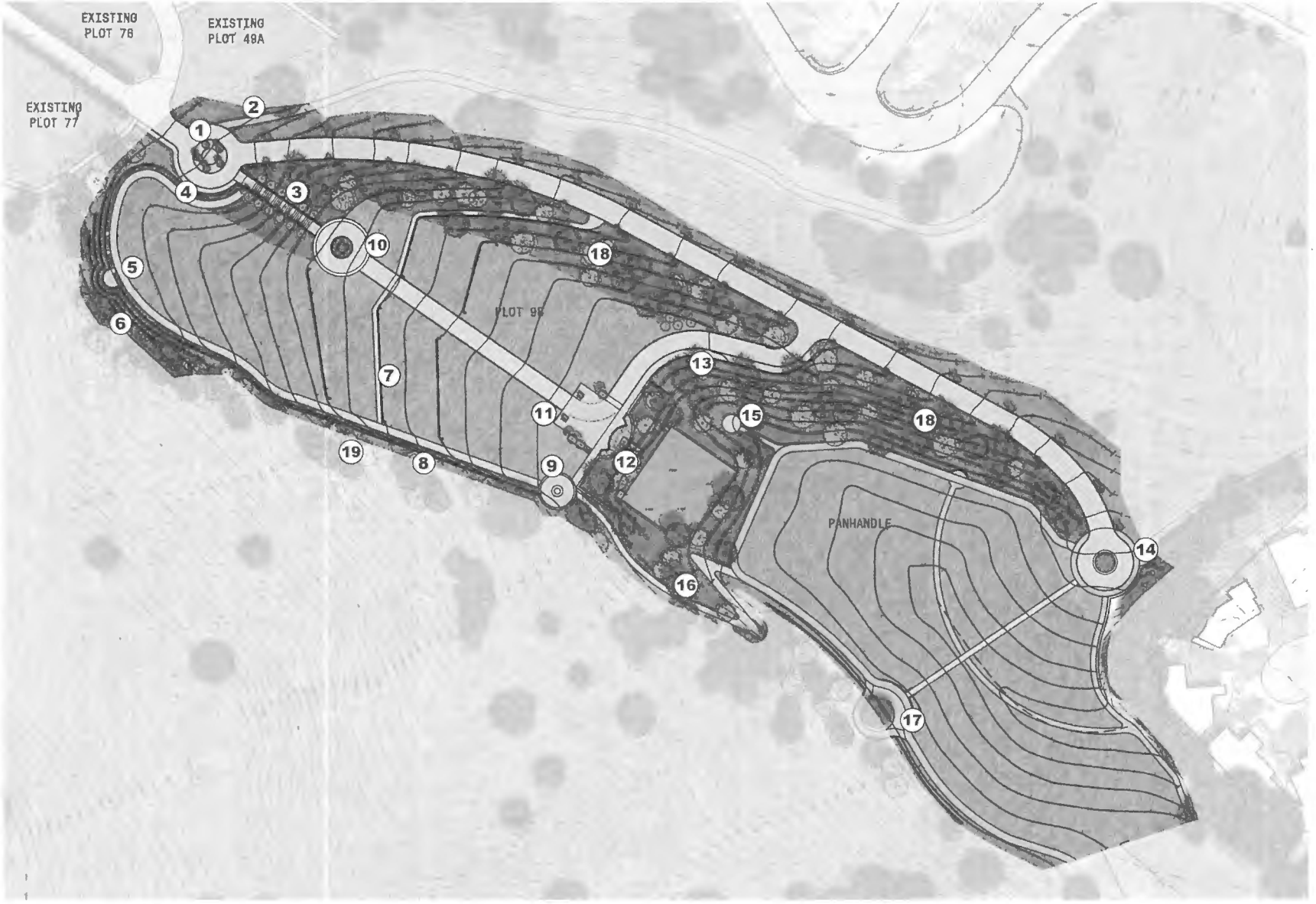
1 PLANTING
2 CYPRESS PLANTING
3 NORTH ARRIVAL
4 LOOP PATHWAY
5 WATER FEATURE
6 UPPER WALK
7 LOWER WALK AND CRYPT ACCESS
8 STAIR FROM ROAD TO UPPER WALK
9 ACCESSIBLE WALK WITH NICHE WALL
10 AMPHITHEATER
11 STAIR TO LOWER WALK, NICHE WALL
12 REDWOOD GROVE
13 GATHERING AREA WITH FOCAL POINT
14 DROP-OFF
15 STAIR TO PLOT 80
16 MINOR PATH
17 DROP-OFF WITH WATER FEATURE
18 NODE WITH SEATING
19 SLOPE REPAIR AND PLANTING

North

swa

PLOT 82 ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016



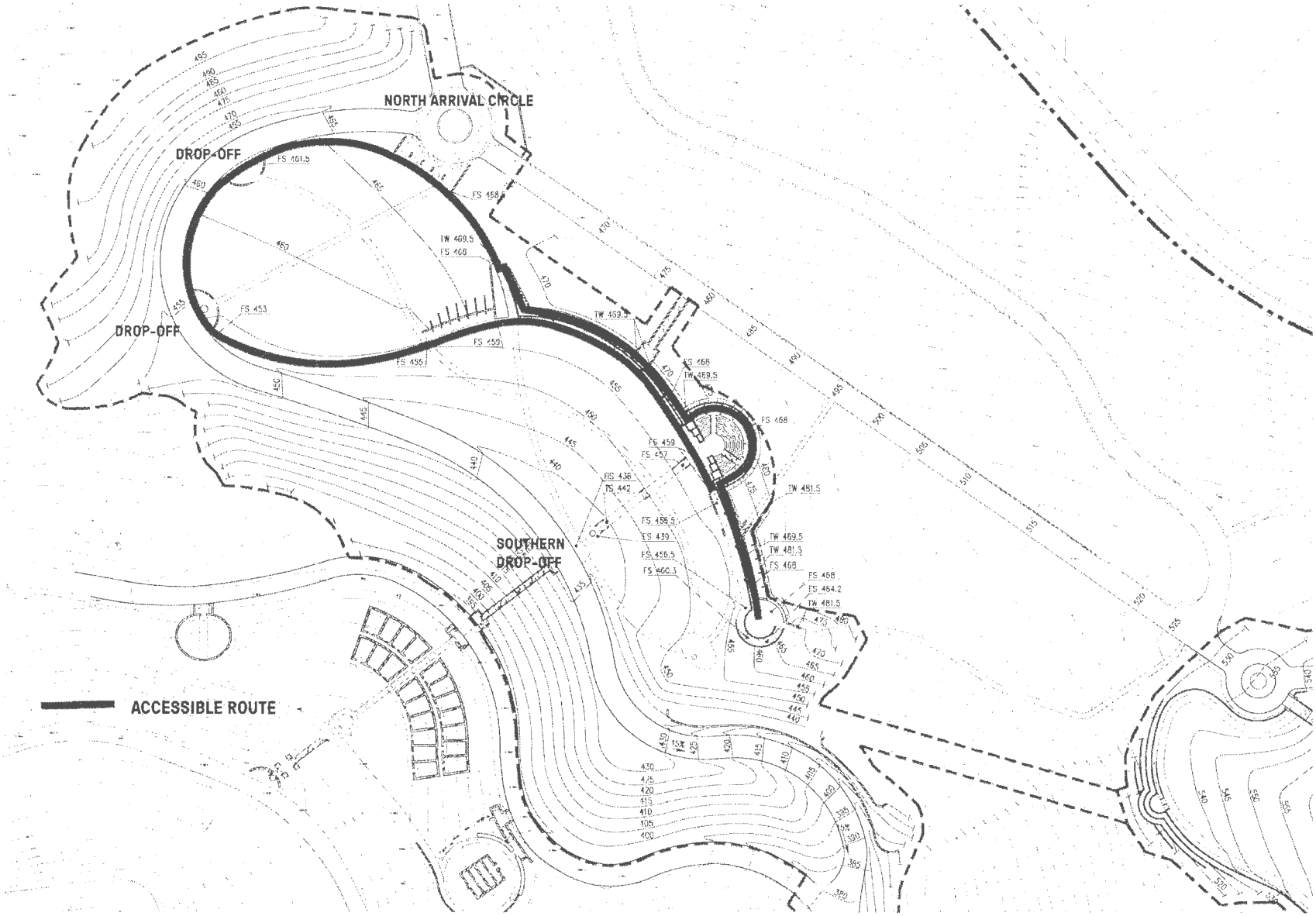
1. CYPRESS PLANTING
2. EXISTING FIRE ROAD
3. STAIR WITH FLOWERING TREES
4. RETAINING WALL ALONG WALK
5. ACCESSIBLE OVERLOOK WITH RAMP
6. STEPPED RETAINING WALLS
7. WALK WITH 30"h RETAINING WALL, TYP.
8. RETAINING WALL WITH 4'h RAIL
9. OVERLOOK ALIGNED WITH HISTORICAL AXIS
10. ROAD TERMINUS
11. ARRIVAL AREA
12. POTENTIAL WATER FEATURE AT NICHES
13. WALK AND RETAINING WALL
14. VEHICULAR TERMINUS WITH NICHE WALL
15. VIEW AREA
16. GRAVEL PATH CONNECTION
17. OVERLOOK WITH EXISTING MATURE TREE
18. PLANTED SLOPE
19. SLOPE REPAIR AND PLANTING

North

swa

PLOT 98 AND PANHANDLE ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016



PLOT 82, ADA PATH OF TRAVEL

MOUNTAIN VIEW CEMETERY May 2016

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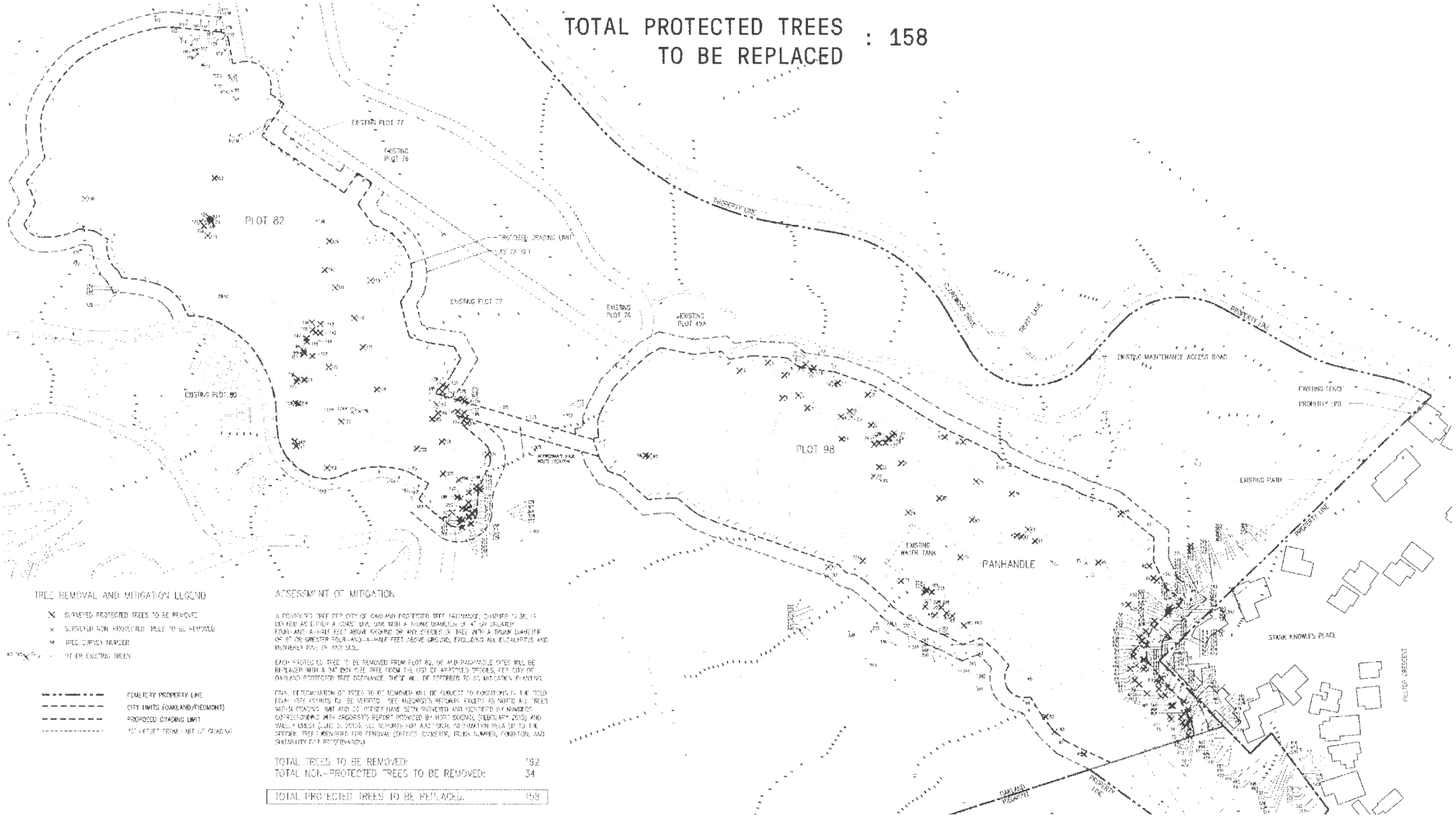

PLOT 82, 98, AND PANHANDLE TREE IMPACT AND REMOVAL PLAN

MOUNTAIN VIEW CEMETERY May 2016

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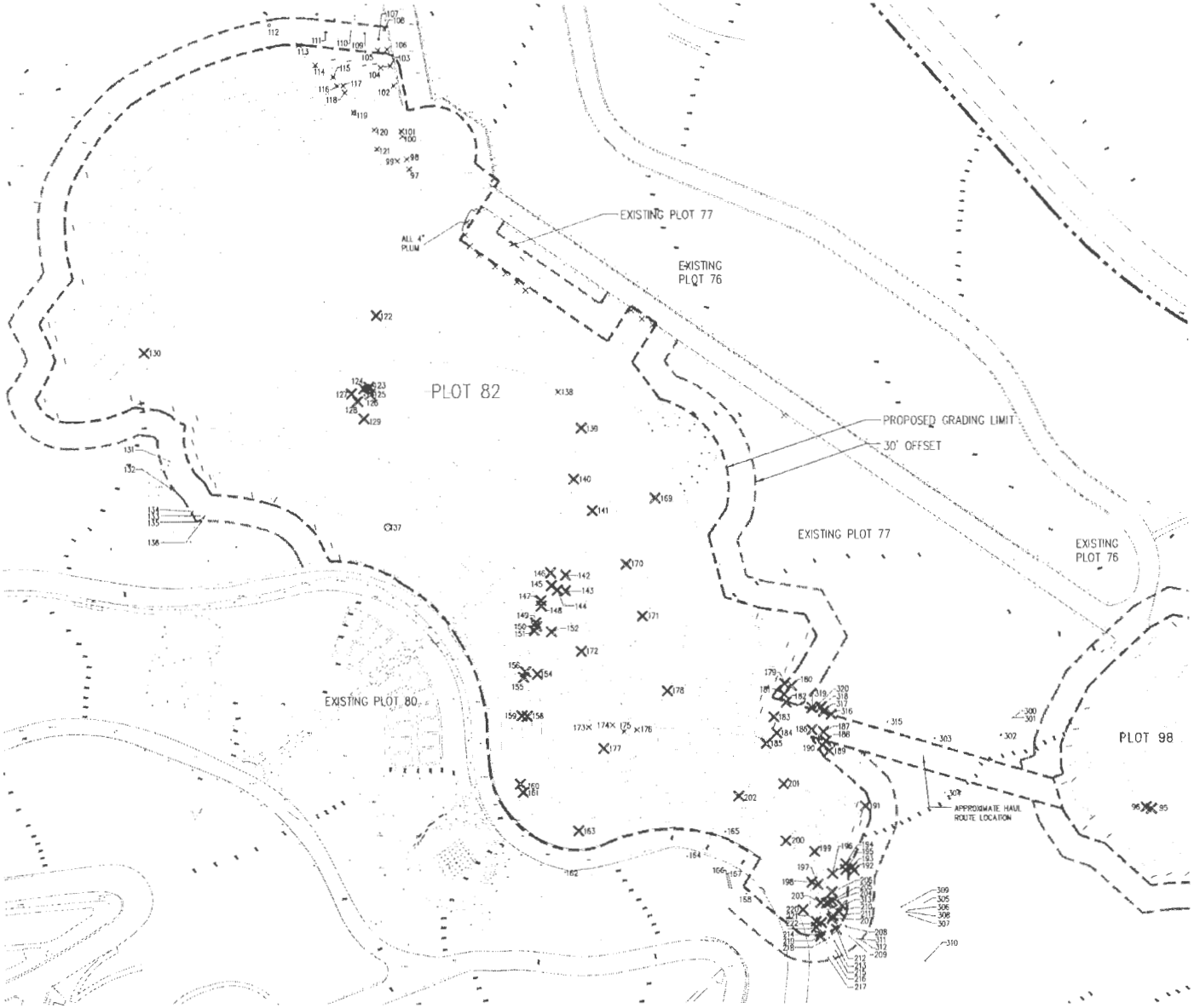

TREE REMOVAL AND MITIGATION LEGEND

- SURVEYED PROTECTED TREES TO BE REMOVED
- SURVEYED NON-PROTECTED TREES TO BE REMOVED
- TREE SURVEY NUMBER
- OTHER EXISTING TREES

CEMETERY PROPERTY LINE
CITY LIMITS (OAKLAND/PIEDMONT)
PROPOSED GRADING LIMIT
30' OFFSET FROM LIMIT OF GRADING

North

PLOT 82, TREE IMPACT AND REMOVAL ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016

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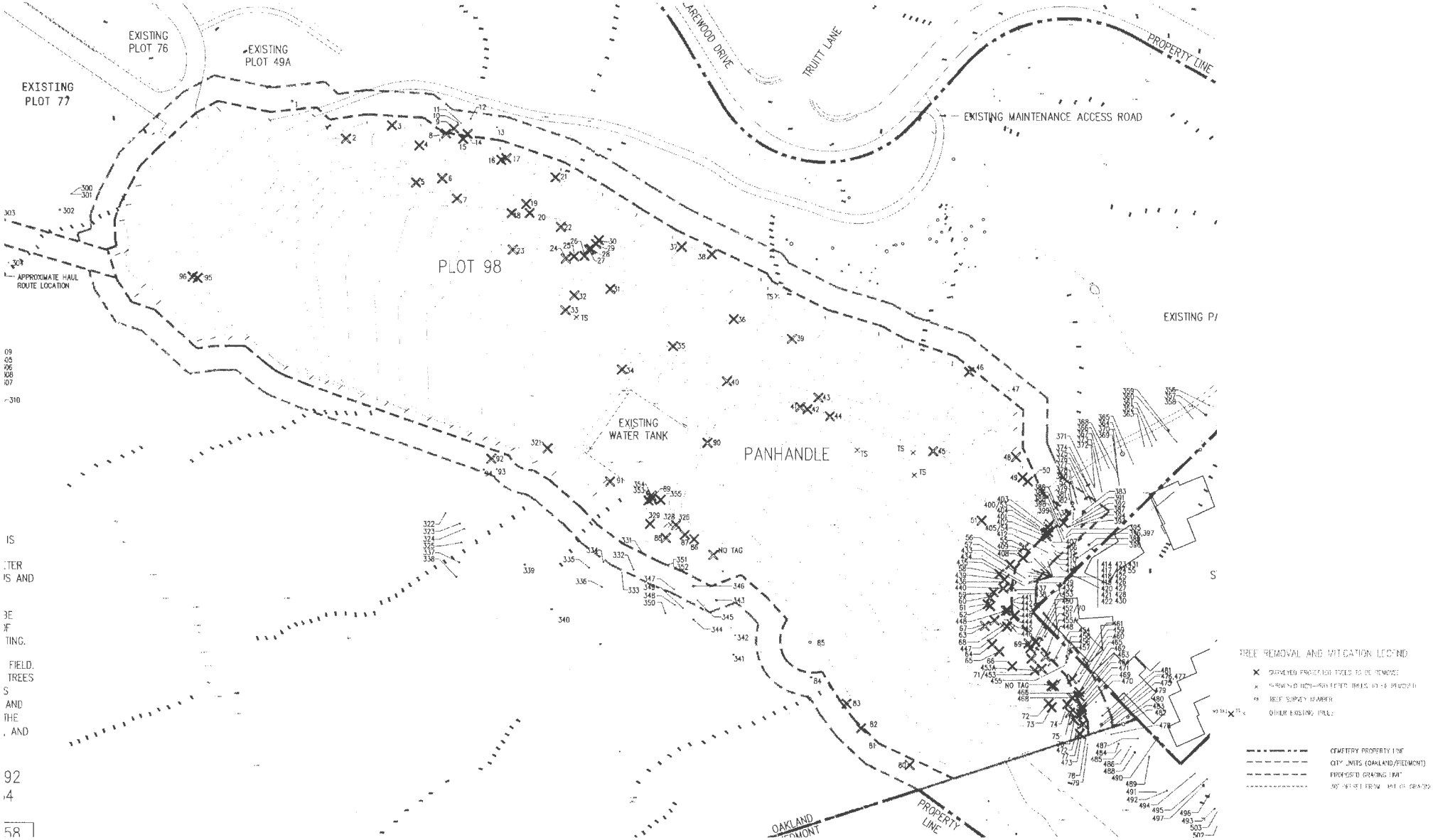

PLOT 98 AND PANHANDLE TREE IMPACT AND REMOVAL ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016

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TREE PLANTING KEY

158 TREES	REPLACEMENT PLANTING *		
	DAC 12.36.060 (D) APPROVED REPLACEMENT PLANTING	ARBUTUS CALIFORNICA	CALIFORNIA MADRONE
		QUERCUS AGRIFOLIA	COAST LIVE OAK
		SEQUOIA SEMPERVIRENS	COAST REDWOOD
		ARBUTUS MENZIESII	MADRONE
		UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL

84 TREES	ADDITIONAL PLANTING		
	CANOPY	QUERCUS ENGELMANNII	MESA OAK
		QUERCUS TOMENTELLA	ISLAND OAK
		QUERCUS WISLIZENII	INTERIOR LIVE OAK
		CUPRUS DECORA	SPANISH CEDAR
		CALOCEDRUS DECURRENS	INCENSE CEDAR
		CEDRUS ATLANTICA	ATLAS CEDAR
		QUERCUS DOUGLASII	BLUE OAK
		QUERCUS GARRYANA	OREGON WHITE OAK
		QUERCUS KELLOGGII	CALIFORNIA BLACK OAK
		QUERCUS LOBATA	VALLEY OAK
		QUERCUS CHRYSOLEPIS	CANYON LIVE OAK
106 TREES	ACCENT	CUPRESSUS SEMPERVIRENS	MEDITERRANEAN CYPRESS
		LAGERSTROEMIA INDICA	CRAPE MYRTLE
		PRUNUS AMYGDALUS	DOUGLAS PLUM
		PRUNUS CERASIFERA	CHERRY PLUM
		PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY
	SHRUB MASSING AND GROUND COVER	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA
		ARCTOSTAPHYLOS UVA-URSI	MANZANITA
		BACCHARIS 'STARN'	COYOTEBUSH
		DEUTEROCHIA GRACILIS 'BIONIC AMBITION'	GOLDEN CRANE GRASS
		CARPENTERIA CALIFORNICA	BUSH ANEMONE
		CEANOTHUS 'DARK STAR'	CALIFORNIA WILD LILAC
		CEANOTHUS GRISEUS 'LOUIS EDMUNDS'	CALIFORNIA WILD LILAC
		CISTUS LAURIFOLIUS	ROCKROSE
		DONDIA MOSSII	HOPSEED BUSH
		FESTUCA CALIFORNICA 'ORSF MOUNTAIN GREEN'	CALIFORNIA FESCUE
		FRANGULA CALIFORNICA	COFFEEBERRY
		HETEROMELES ARBUTIFOLIA	TOYON
		MUHLENBERGIA RIGENS	DEER GRASS
		QUERCUS DURATA	LEATHER OAK
		RIBES SPECIOSUM	SCHRUB OAK
		SAMBUCUS MEXICANA	BLUE ELDERBERRY

378 TREES TOTAL

LAWN

HYDROSEED AREA (NATIVE GRASS AND WILDFLOWERS)

EXISTING TREES TO REMAIN

* Alternative replacement species may include native species from canopy list.

North

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PLAN

MOUNTAIN VIEW CEMETERY May 2016

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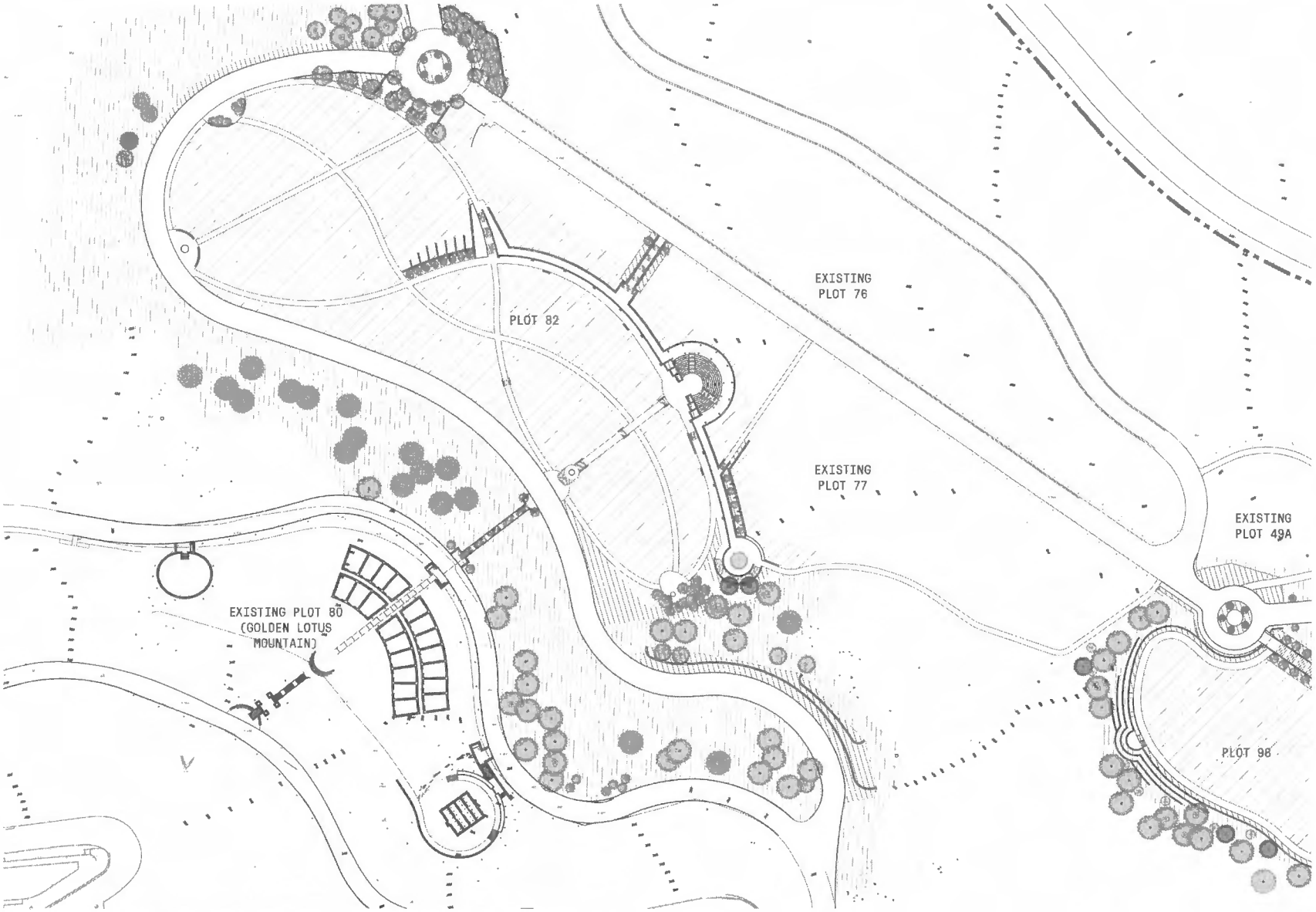

TREE PLANTING KEY

REPLACEMENT PLANTING *		
CMC 12.36.060 (B) APPROVED REPLACEMENT PLANTING	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	SEQUOIA SEMPERVIRENS-ARBUTUS MENZIESII	COAST REDWOOD-MADRONA
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL

ADDITIONAL PLANTING		
CANOPY	QUERCUS FRAGRANS	MESA OAK
	QUERCUS TOMENTELLA	ISLAND OAK
	QUERCUS WISLIZENI	INTERIOR LIVE OAK
	CEDRUS DEODARA	DEODAR CEDAR
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	CEDRUS ATLANTICA	ATLAS CEDAR
	QUERCUS DOUGLASII	BLUE OAK
	QUERCUS GARRYANA	OREGON WHITE OAK
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK
	QUERCUS LOBATA	VALLEY OAK
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK
ACCENT	CUPRESSUS SEMPERVIRENS	MEDITERRANEAN CYPRESS
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	PRUNUS AMYGDALOIDES	CHINESE SAW PEAK
	PRUNUS CERASIFERA	CHERRY PLUM
	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY
SHRUB MASSING AND GROUND COVER	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA
	ARCTOSTAPHYLOS UVA URSI	MANZANITA
	BACCHARIS 'STARN'	COYOTE BUSH
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS
	CARPENTERIA CALIFORNICA	BUSH ANEMONE
	CEANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC
	CEANOTHUS 'DARK STAR'	CALIFORNIA WILD LILAC
	CEANOTHUS GRISEUS 'LOUIS EDMUNDS'	CALIFORNIA WILD LILAC
	CISTUS LAURIFOLIUS	ROCKROSE
	DODONEA VISCOSA	HOPSEED BUSH
	FESTUCA CALIFORNICA 'ORSE MOUNTAIN GREEN'	CALIFORNIA FESCUE
	FRANGULA CALIFORNICA	COFFEEBERRY
	HETEROMELES ARBUTIFOLIA	TOYON
	MUHLENBERGIA RIGENS	DEER GRASS
	QUERCUS DURATA	LEATHER OAK SUNJA OAK
	QUERCUS BERBERIDIFOLIA	BLUE ELDERBERRY
	SAMBUCUS MEXICANA	

LAWN

HYDROSEED AREA (NATIVE GRASS AND WILDFLOWERS)

EXISTING TREES TO REMAIN

* Alternative replacement species may include native species from canopy list.

North

PLOT 82 PRELIMINARY PLANTING PLAN ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016

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TREE PLANTING KEY

REPLACEMENT PLANTING *			
ONE 12.36 DBH (B) APPROVED REPLACEMENT PLANTING	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	
	ARBUTUS MENZIESII	MADRONE	
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	
ADDITIONAL PLANTING			
CANOPY	QUERCUS ENGELMANNII	MESA OAK	
	QUERCUS TOMENTELLA	ISLAND OAK	
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	
	CEDRUS DEODARA	DEODAR CEDAR	
	CALOCEDRUS DECURRENS	INCENSE CEDAR	
	CEDRUS ATLANTICA	ATLAS CEDAR	
	QUERCUS PARRIANA	PHILLIP OAK	
	QUERCUS KELLOGGII	OREGON WHITE OAK	
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	
	QUERCUS LOBATA	VALLEY OAK	
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	
ACCENT	CUPRESSUS SEMPERVIRENS	MED TERRANEAN CYPRESS	
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	
	PRUNUS AMYGDALUS	COMMON ALMOND	
	PRUNUS CERASIFERA	CHERRY PLUM	
	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	
SHRUB MASSING AND GROUND COVER	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA	
	ARCTOSTAPHYLOS UVA URSI	MANZANITA	
	BACCHARIS 'STARN'	COYOTE BUSH	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	
	CEANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC	
	CEANOTHUS 'DARK STAR'	CALIFORNIA WILD LILAC	
	CEANOTHUS GRISEUS 'LOUIS EDMUNDS'	CALIFORNIA WILD LILAC	
	CISTUS LAURIFOLIUS	ROCKROSE	
	JUNCUS PATENS	HOPSETO RUSH	
	FESTUCA CALIFORNICA 'CRSP' MOUNTAIN LAGER'	CALIFORNIA FESCUE	
	FRANKLA CALIFORNICA	FRANKLENIA	
	HETEROMELES ARBUTIFOLIA	TOYON	
	MISCANTHIDIUM TEPENS	DEER GRASS	
	QUERCUS DUMOSA	LEATHER OAK	
	QUERCUS BERBERIDIFOLIA	SCRUB OAK	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	

LAWN

HYDROSEED AREA (NATIVE GRASS AND WILDFLOWERS)

EXISTING TREES TO REMAIN

* Alternative replacement species may include native species from canopy list.

North

swa

[27]

PLOT 92 AND PANHANDLE PRELIMINARY PLANTING PLAN ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016

AESCULUS CALIFORNICA

QUERCUS CHRYSOLEPIS

QUERCUS GARRYANA

CUPRESSUS SEMPERVIRENS

CALOCEDRUS DECURRENS

QUERCUS AGRIFOLIA

QUERCUS LOBATA

PRUNUS SERRULATA 'KWANZAN'

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

MOUNTAIN VIEW CEMETERY May 2016

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QUERCUS ENGELMANII

QUERCUS TOMENTELLA

QUERCUS WISLIZENII

SEQUOIA SEMPERVIRENS

CEDRUS DEODORA

CEDRUS ATLANTICA

PRUNUS ANGUSTIFOLIA

LAGERSTROEMIA INDICA

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

MOUNTAIN VIEW CEMETERY May 2016

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ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'

DODONAEA VISCOCA

QUERCUS DURATA

MUHLENBERGIA RIGENS

CARPENTERIA CALIFORNICA

FRANGULA CALIFORNICA

SAMBUCUS MEXICANA

FESTUCA IDAHOENSIS

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

MOUNTAIN VIEW CEMETERY May 2016

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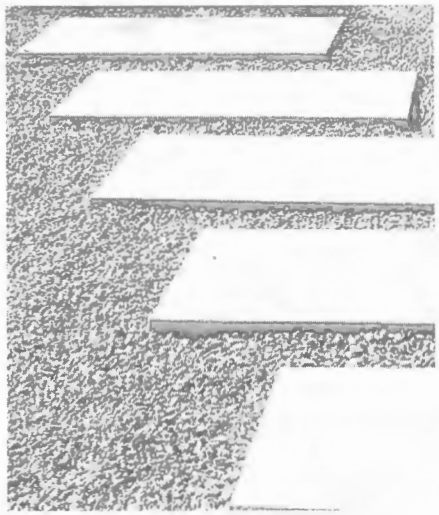
STABILIZED GRAVEL



GRAVEL AND PRECAST CONCRETE

TEXTURED STONE PAVERS

PAVER IN LAWN

DECOMPOSED GRANITE

GROUNDCOVER AND PAVERS

SMOOTH STONE PAVERS

INTEGRAL COLOR CONCRETE

PLOT 82, 98, AND PANHANDLE PAVING MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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CONCRETE

CONCRETE WITH CHEEK WALL

SMOOTH CUT STONE

SEMI-IRREGULAR FITTED STONE

FITTED STONE

STONE AND GRASS

STEPS

LIGHTLY TEXTURED STONE

NATURAL FIT STONE

WALLS

PLOT 82, 98, AND PANHANDLE STEP AND WALL MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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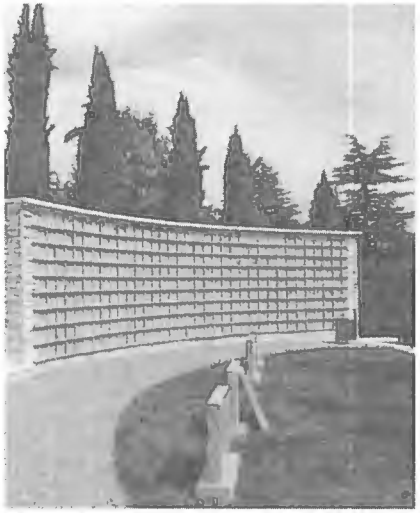



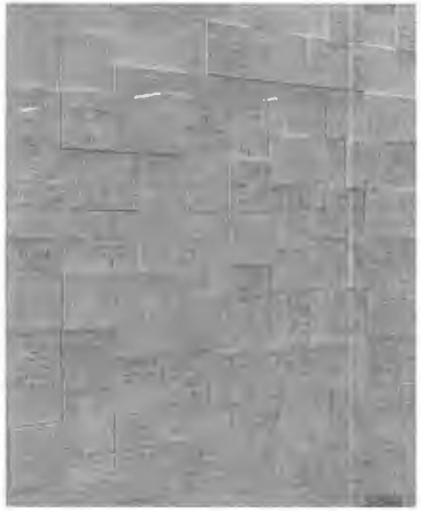
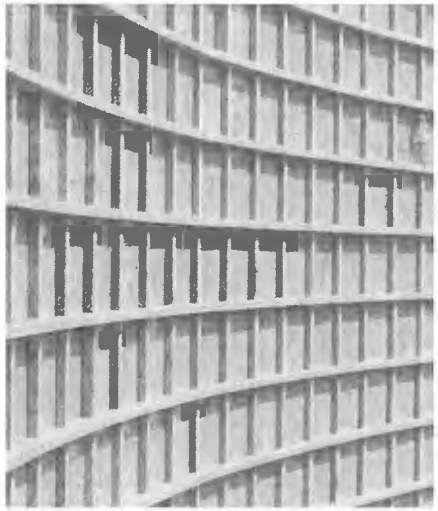

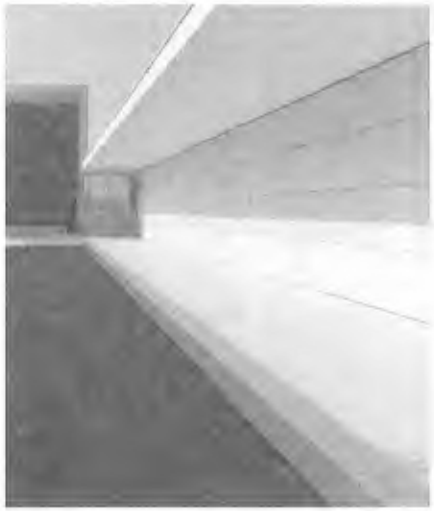

NICHES

CRYPTS

PLOT 82, 98, AND PANHANDLE NICHE AND CRYPT WALL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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SEATING

RAILING

PLANTER

PLOT 82, 98, AND PANHANDLE SITE FURNISHING EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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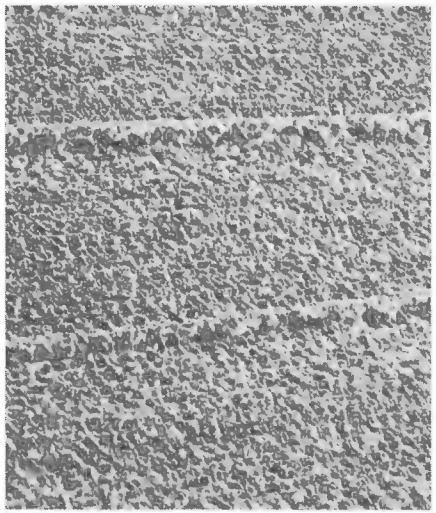



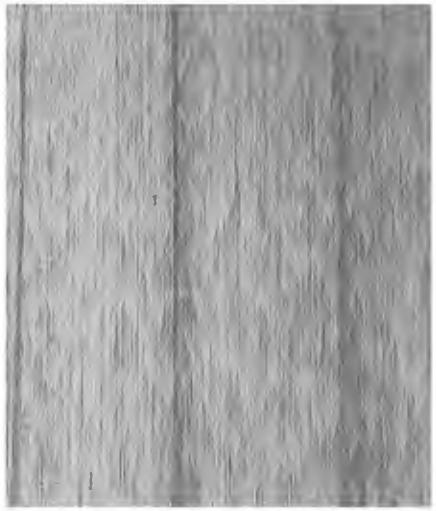
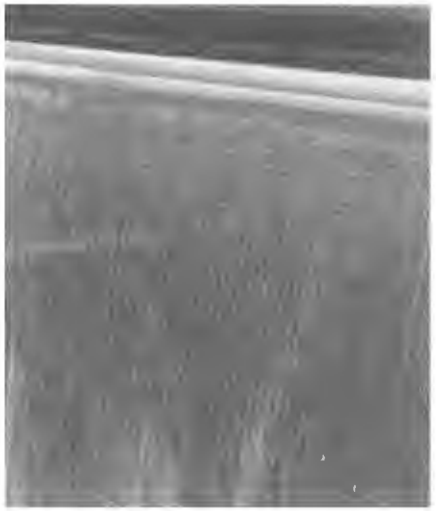

PLOT 82, 98, AND PANHANDLE WATER FEATURE EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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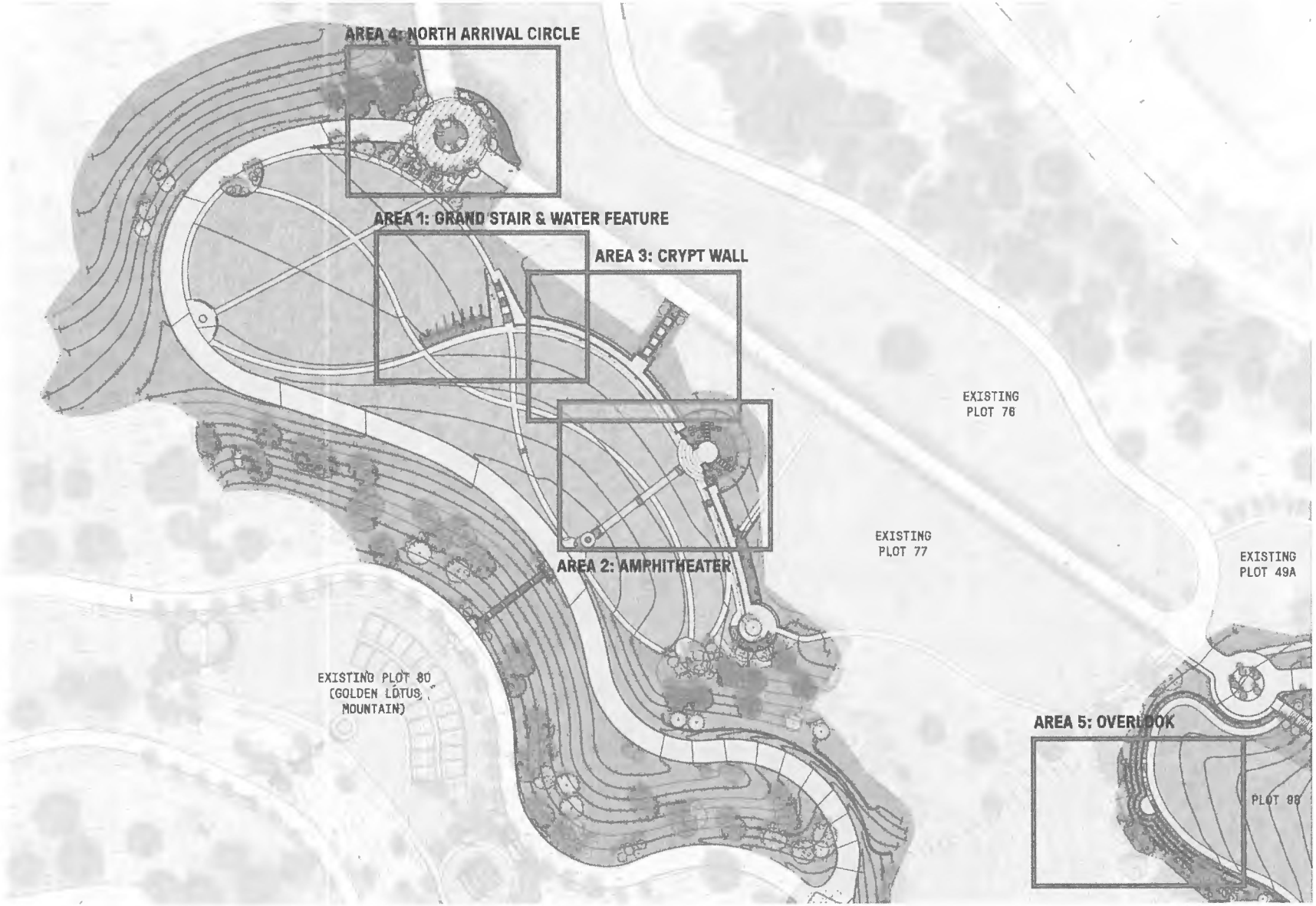

PLAN ENLARGMENTS KEY

MOUNTAIN VIEW CEMETERY May 2016

North

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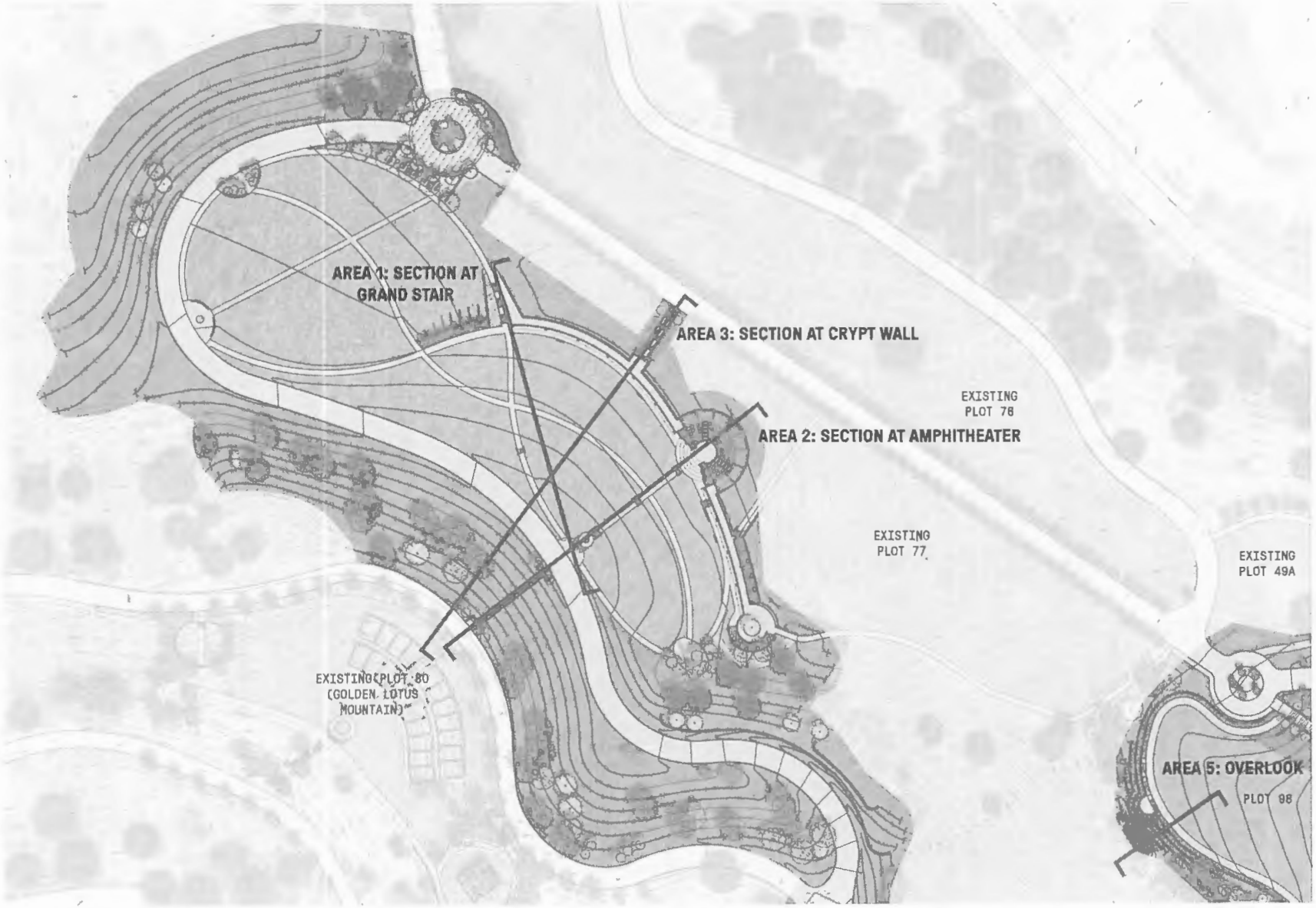


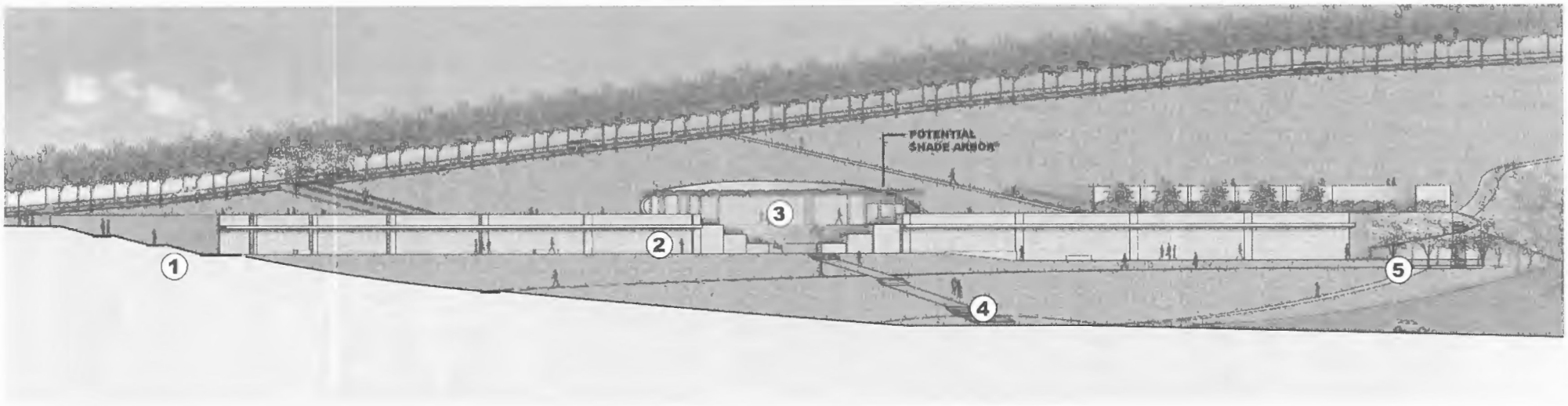
SECTIONS KEY

MOUNTAIN VIEW CEMETERY May 2016

North

swa

AREA 1: SECTION AT GRAND STAIR



*Subject to Cost and Feasibility

① GRAND STAIR

② CRYPT WALL

③ AMPHITHEATER & NICHE WALL

④ DROP-OFF

⑤ CHERRY GROVE

PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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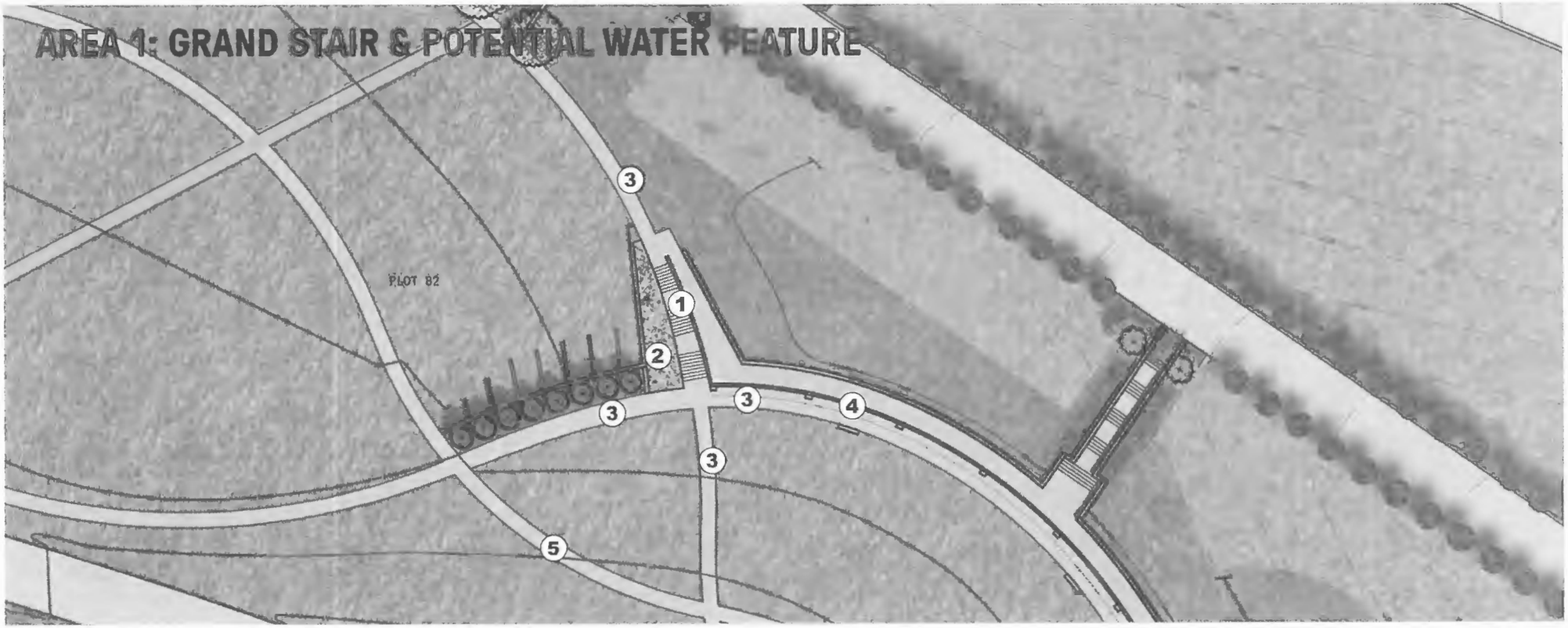
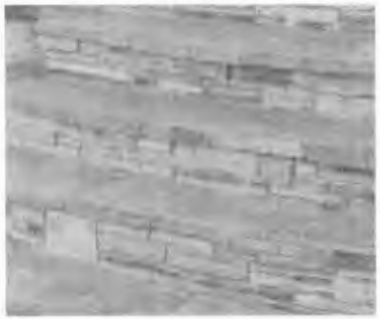


① STONE CLAD STAIR



② POTENTIAL WATER FEATURE*

③ STABILIZED CRUSHED GRAVEL

④ CRYPT WALL

⑤ PAVERS IN LAWN

*Subject to Cost and Feasibility

PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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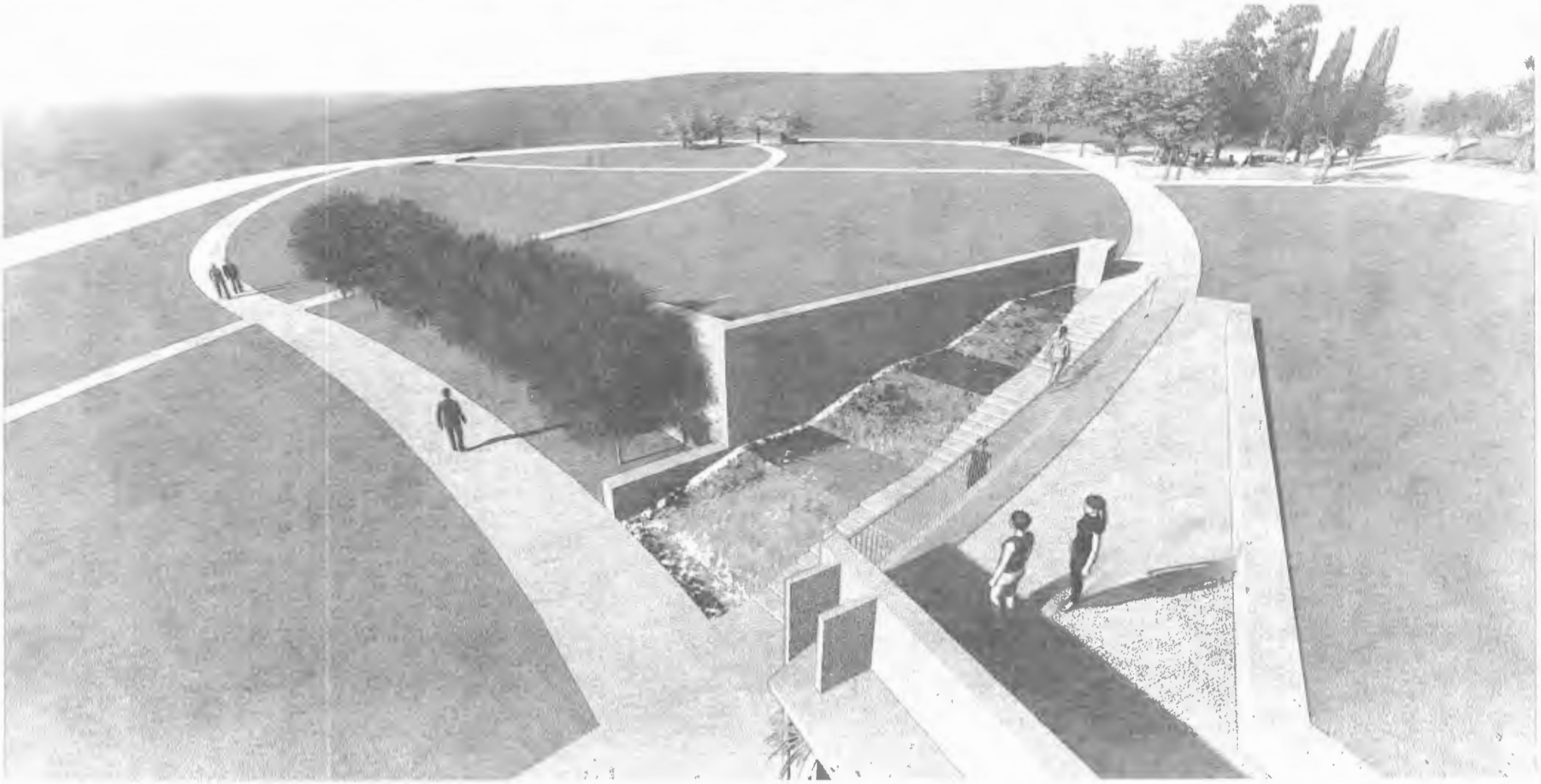
AREA 1: GRAND STAIR & POTENTIAL WATER FEATURE

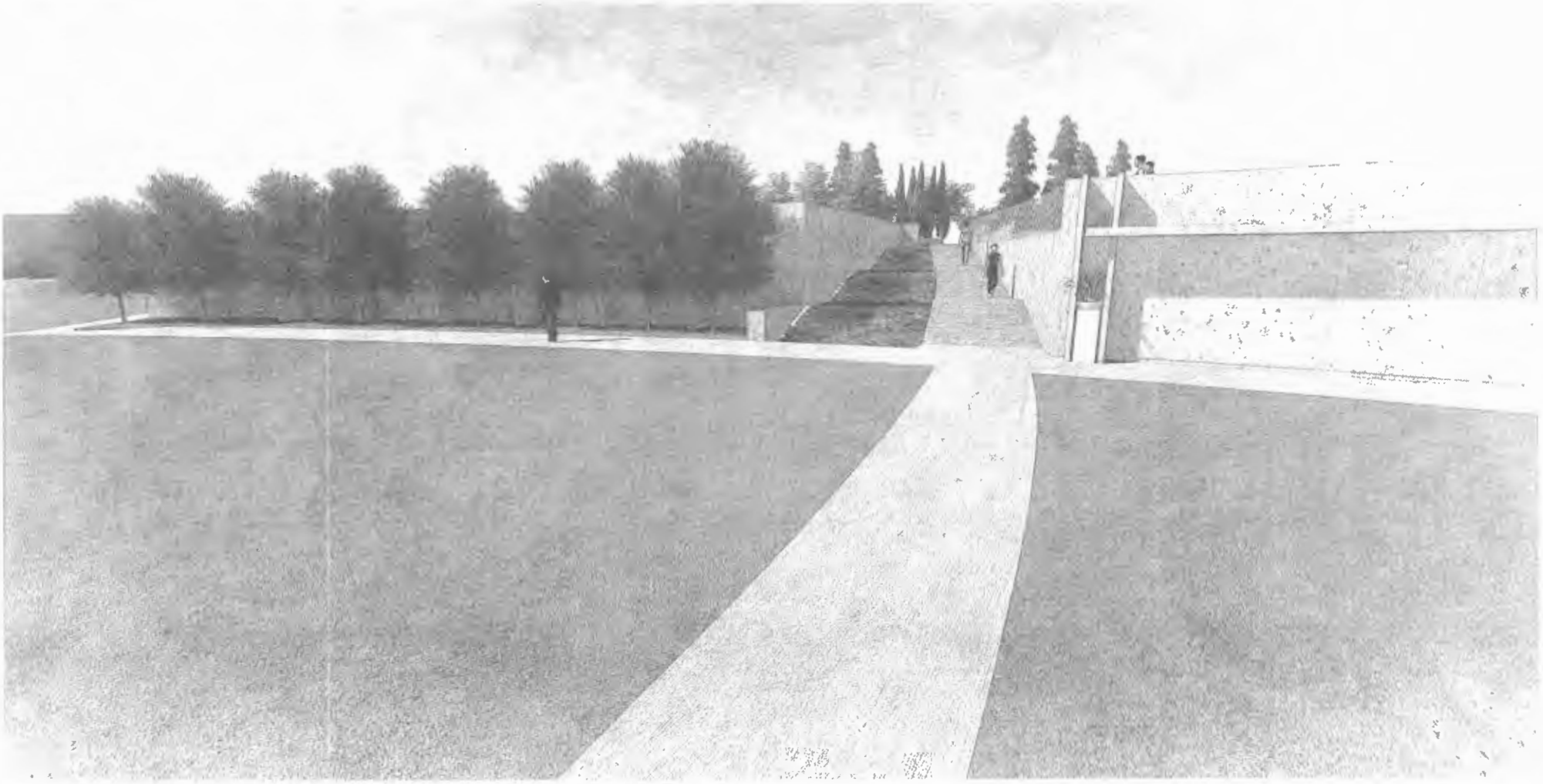


VIEW, PLOT 82, WATER FEATURE

MOUNTAIN VIEW CEMETERY May 2016

swa

AREA 1: GRAND STAIR & WATER FEATURE

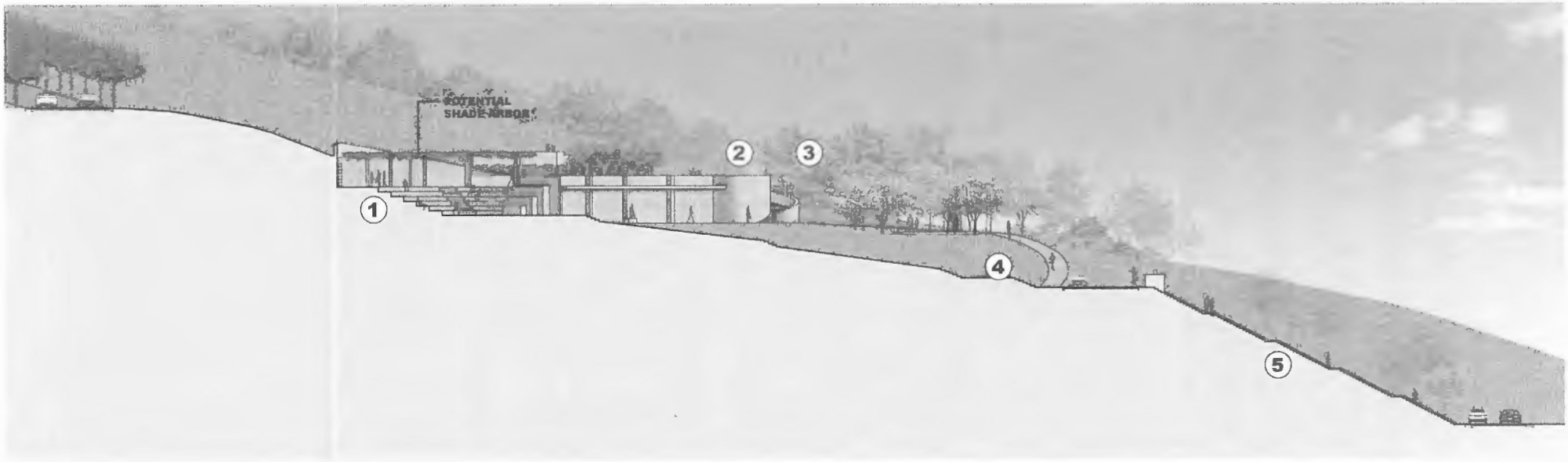


VIEW, PLOT 82, WATER FEATURE

MOUNTAIN VIEW CEMETERY May 2016

swa

AREA 2: SECTION AT AMPHITHEATER



*Subject to Cost and Feasibility

① AMPHITHEATER

② STAIR TRANSITION

③ FOCAL POINT

④ LOOP PATH

⑤ STAIR

PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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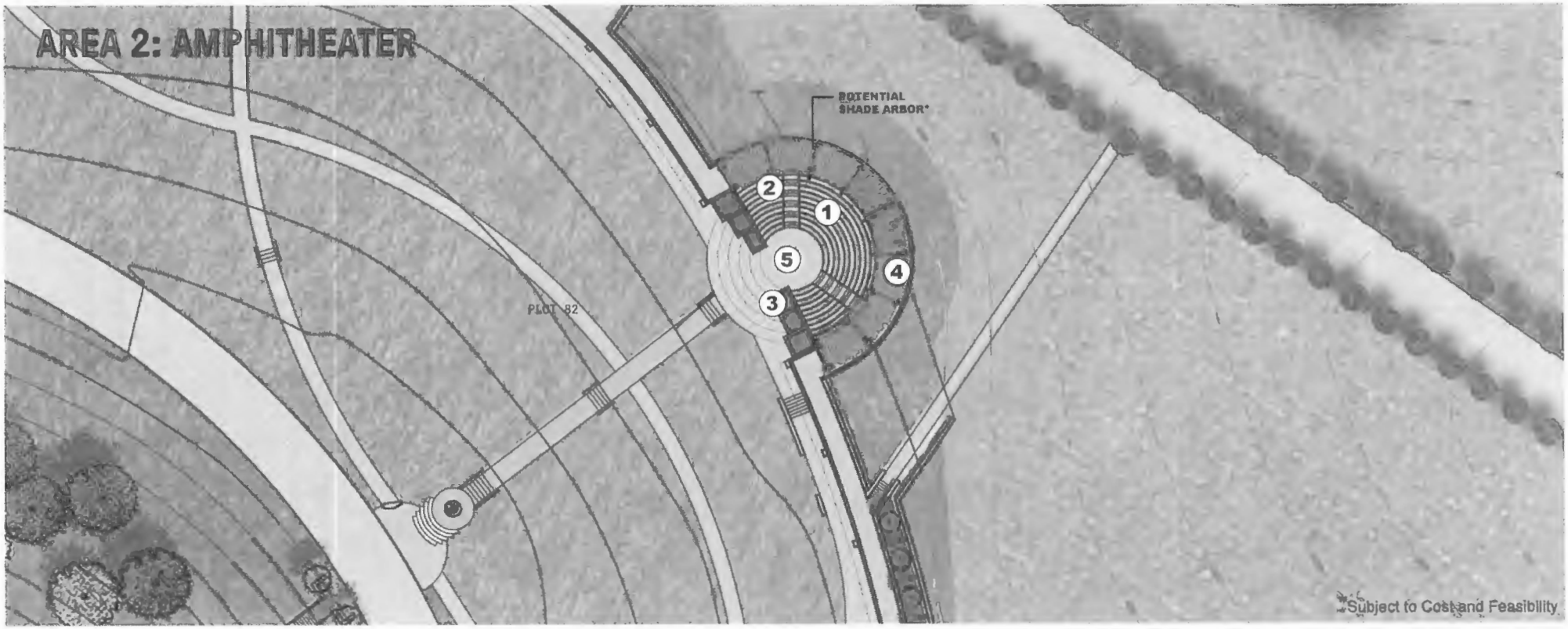
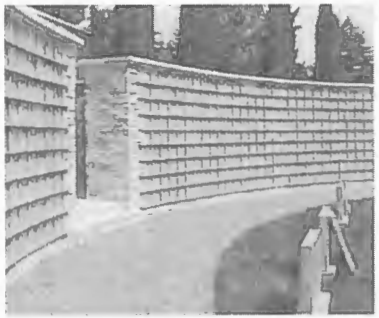


① GRASS AND CONCRETE

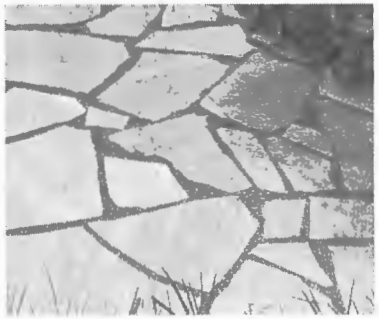
② STAIR

③ CONCRETE PLANTERS

④ NICHE WALL



⑤ SPECIAL PAVING



PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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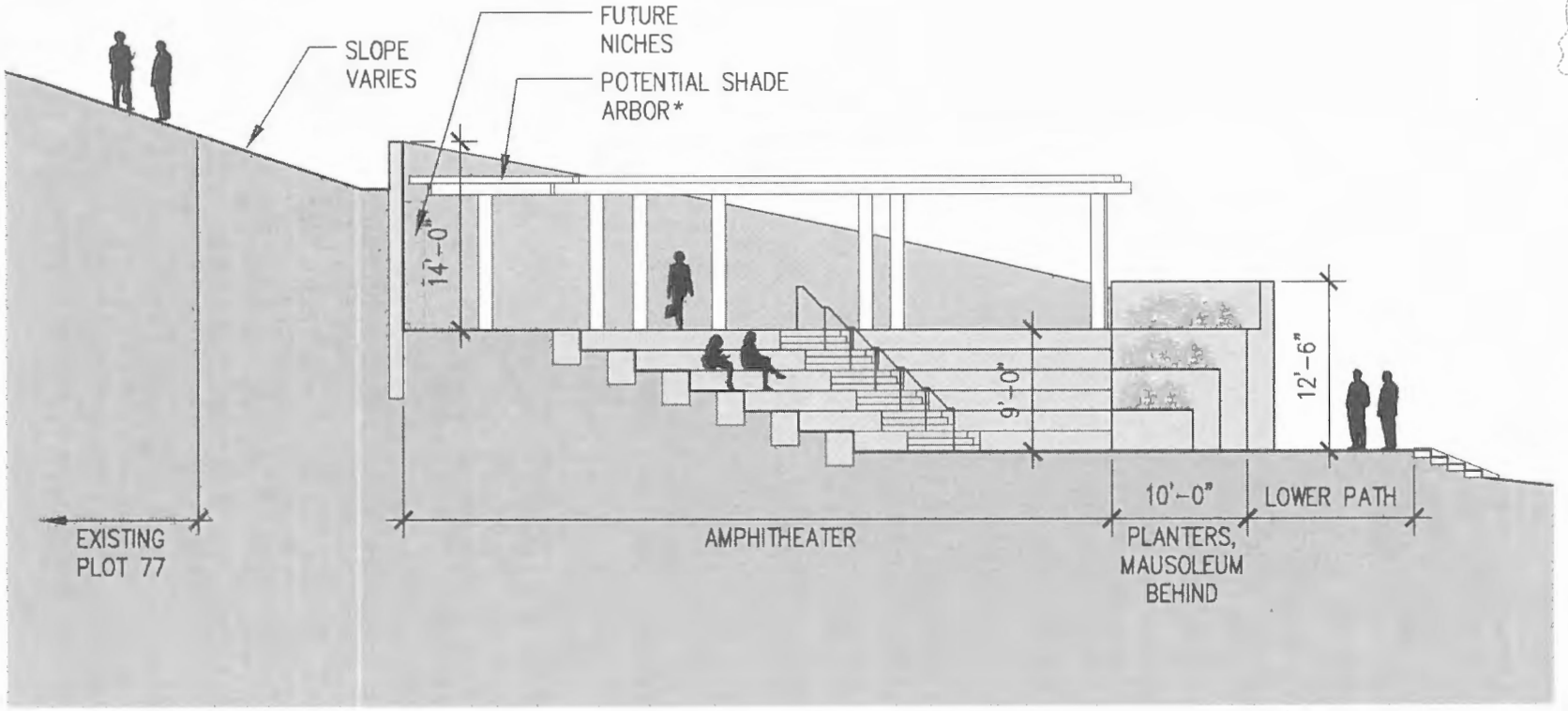
AREA 2: AMPHITHEATER



*Subject to Cost and Feasibility

PLOT 82 AMPHITHEATER SECTION

MOUNTAIN VIEW CEMETERY May 2016

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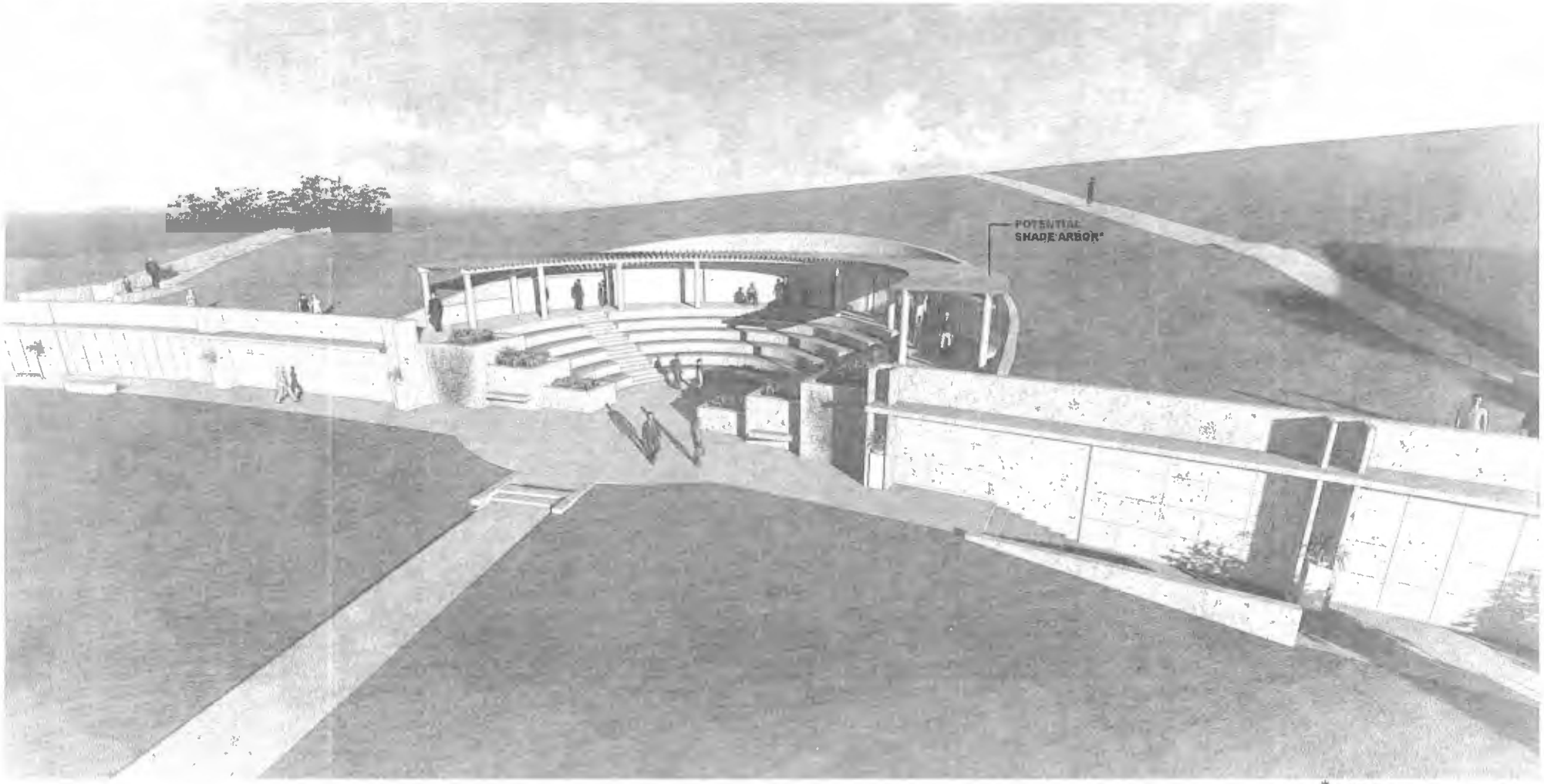
AREA 2: AMPHITHEATER



*Subject to Cost and Feasibility

VIEW, PLOT 82, AMPHITHEATER

MOUNTAIN VIEW CEMETERY May 2016

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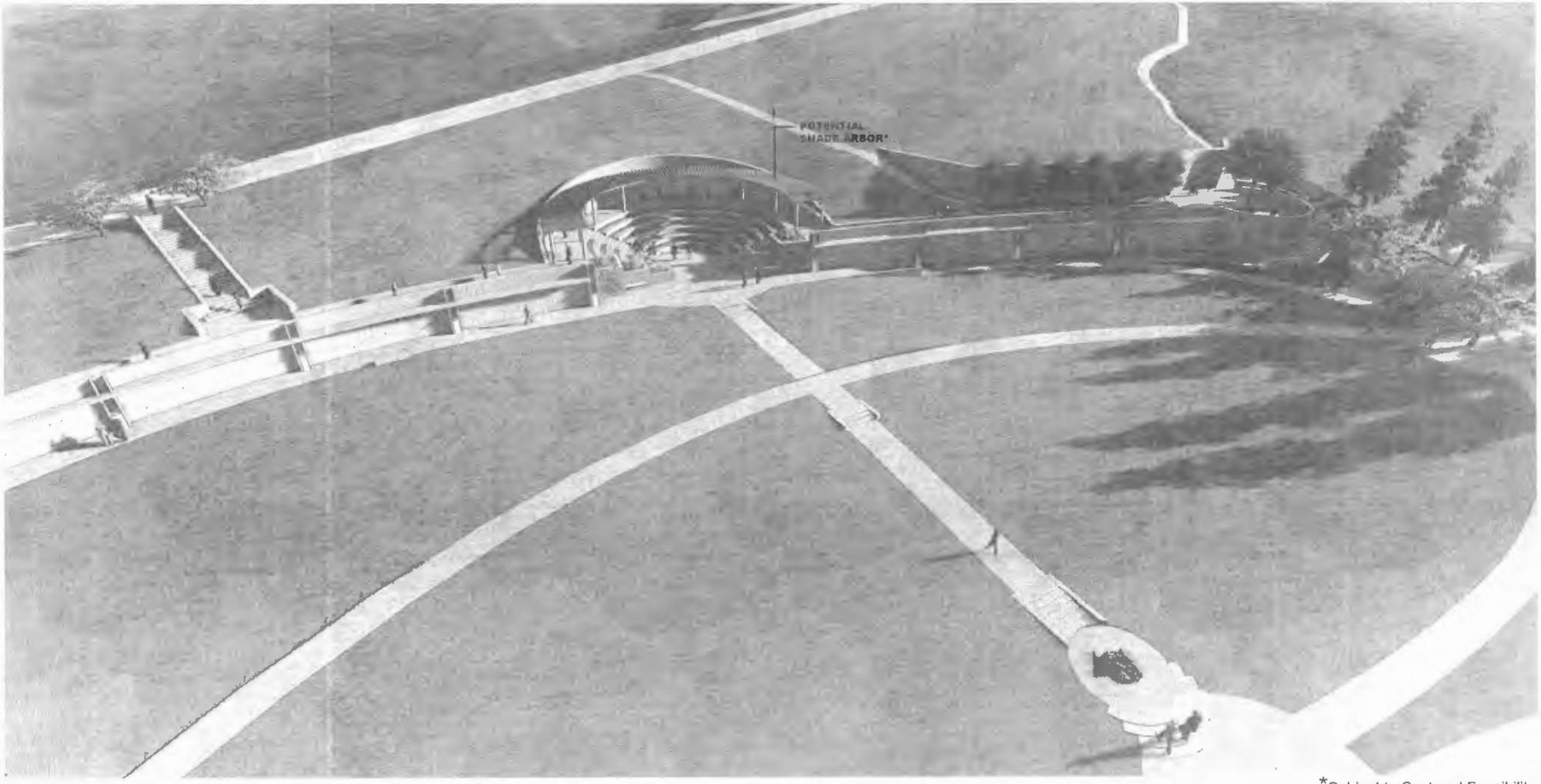
AREA 2: AMPHITHEATER & SOUTH DROP OFF



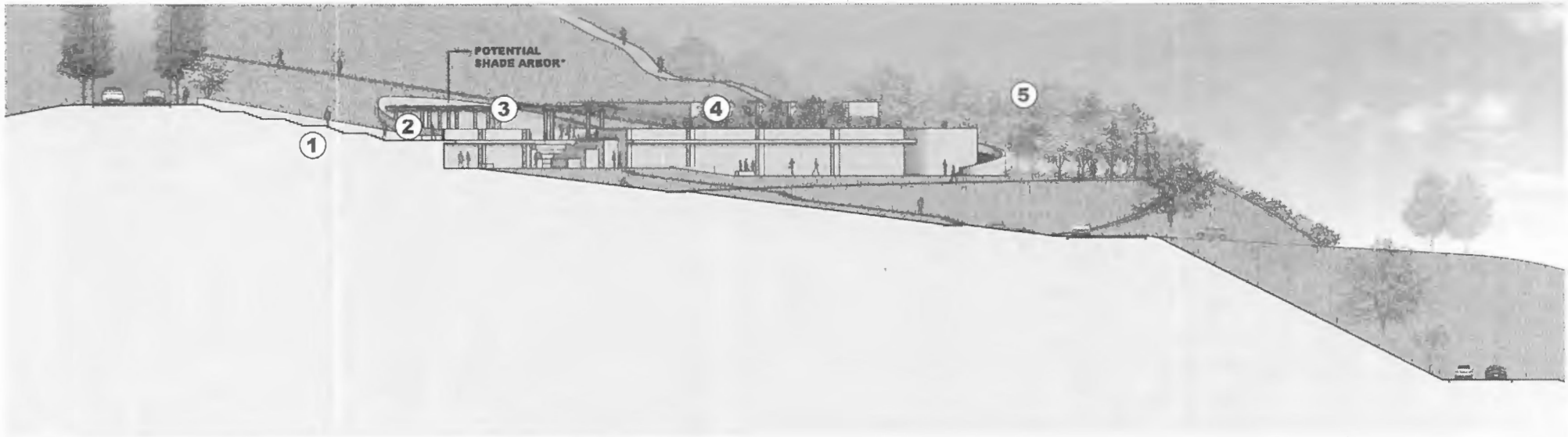
*Subject to Cost and Feasibility

VIEW, PLOT 82, AMPHITHEATER

MOUNTAIN VIEW CEMETERY May 2016

swa

AREA 3: SECTION AT CRYPT WALL

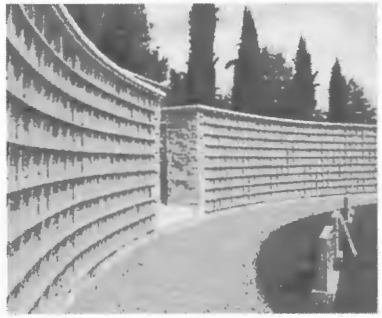


*Subject to Cost and Feasibility

① STAIR

② UPPER WALK

③ CRYPT WALL



④ RETAINING WALL

⑤ REDWOOD GROVE

PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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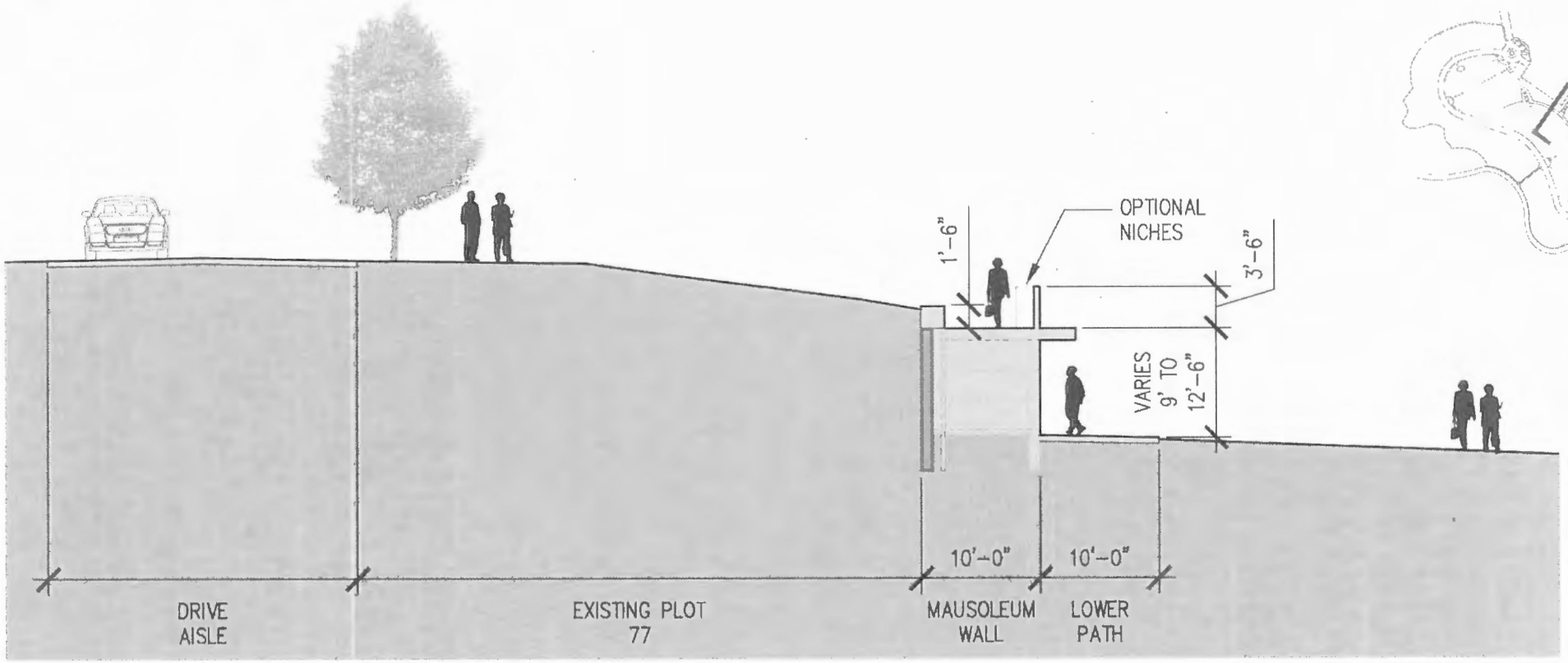
AREA 3: CRYPT WALL

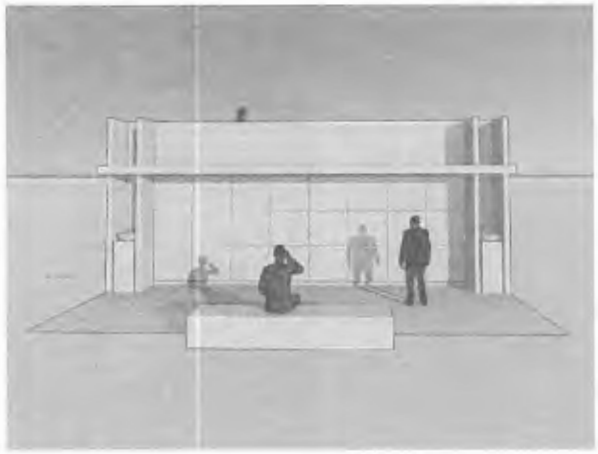


PLOT 82 CRYPT WALL SECTION

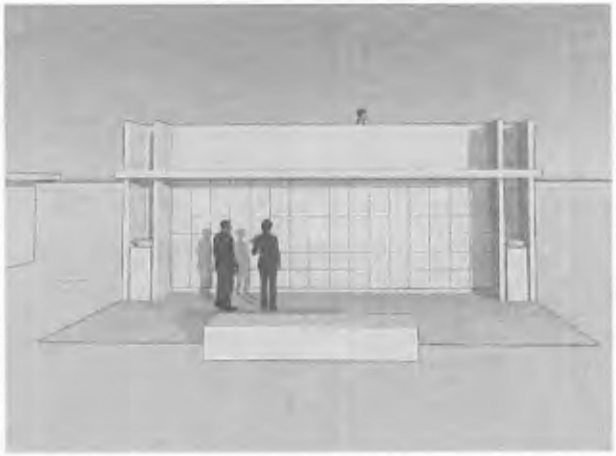
MOUNTAIN VIEW CEMETERY May 2016

swa

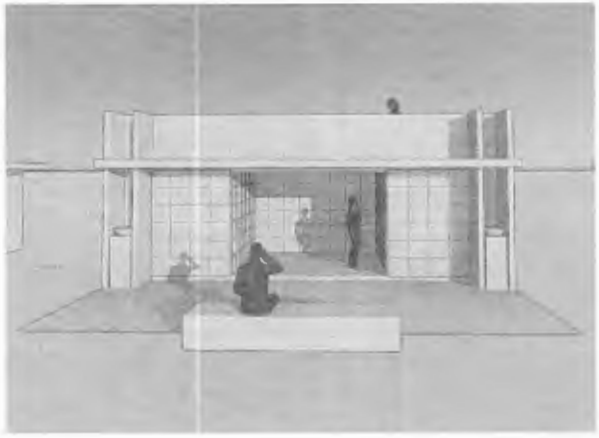
AREA 3: CRYPT WALL



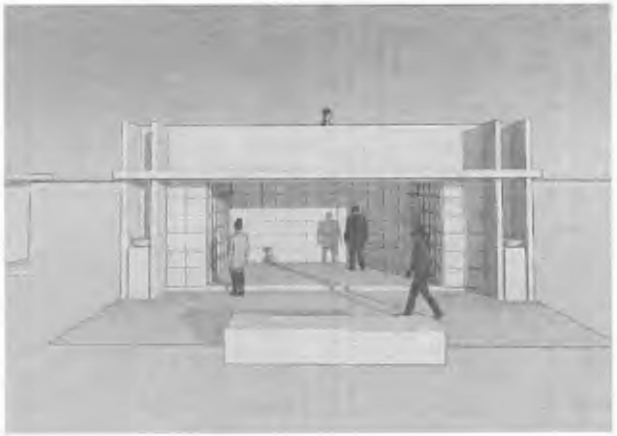
CRYPTS, FRONT FACE



NICHES, FRONT FACE



NICHES WITH SMALL ALCOVE

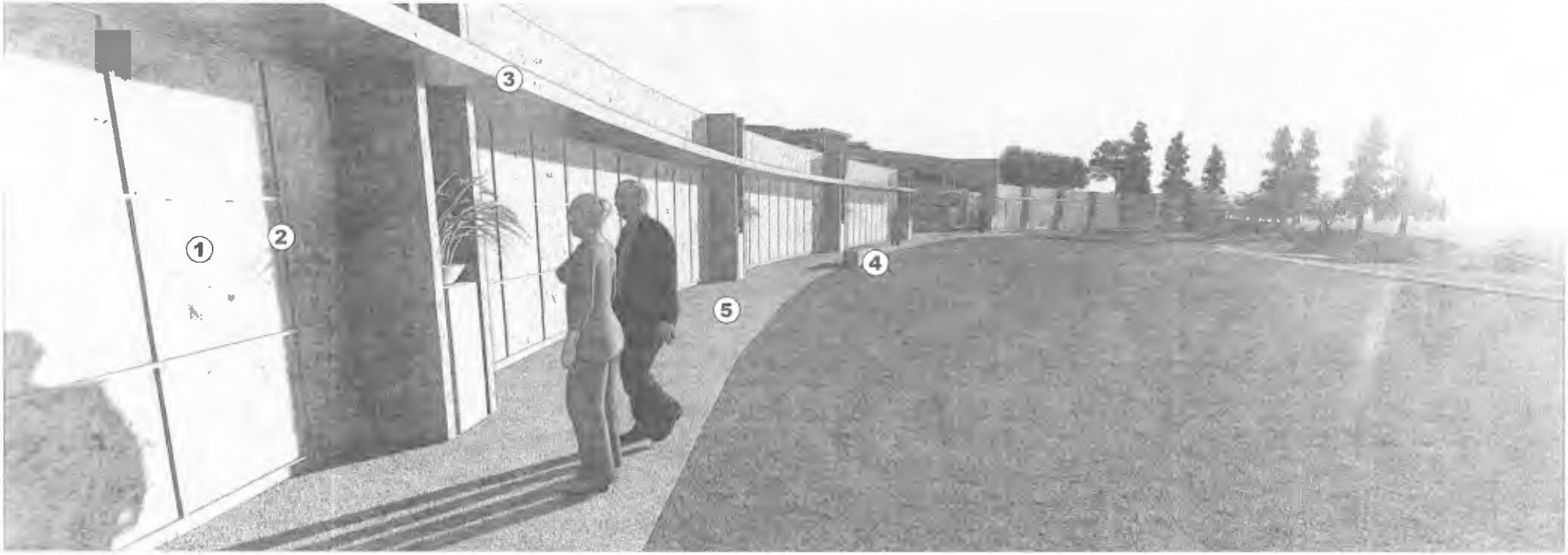


NICHES WITH LARGE ALCOVE

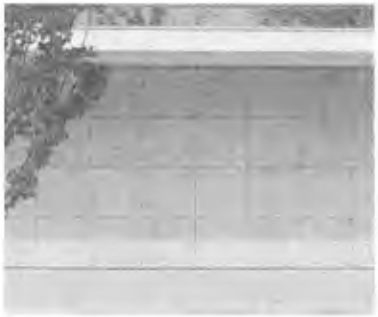
CRYPT AND NICHE ALTERNATIVES Subject to Structural and Market Feasibility

MOUNTAIN VIEW CEMETERY May 2016

AREA 3: CRYPT WALL



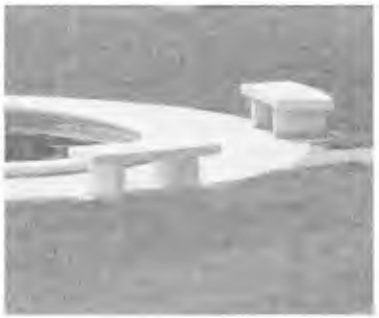
① STONE



② STONE

③ CONCRETE

④ STONE



⑤ STABILIZED GRUSHED GRAVEL

PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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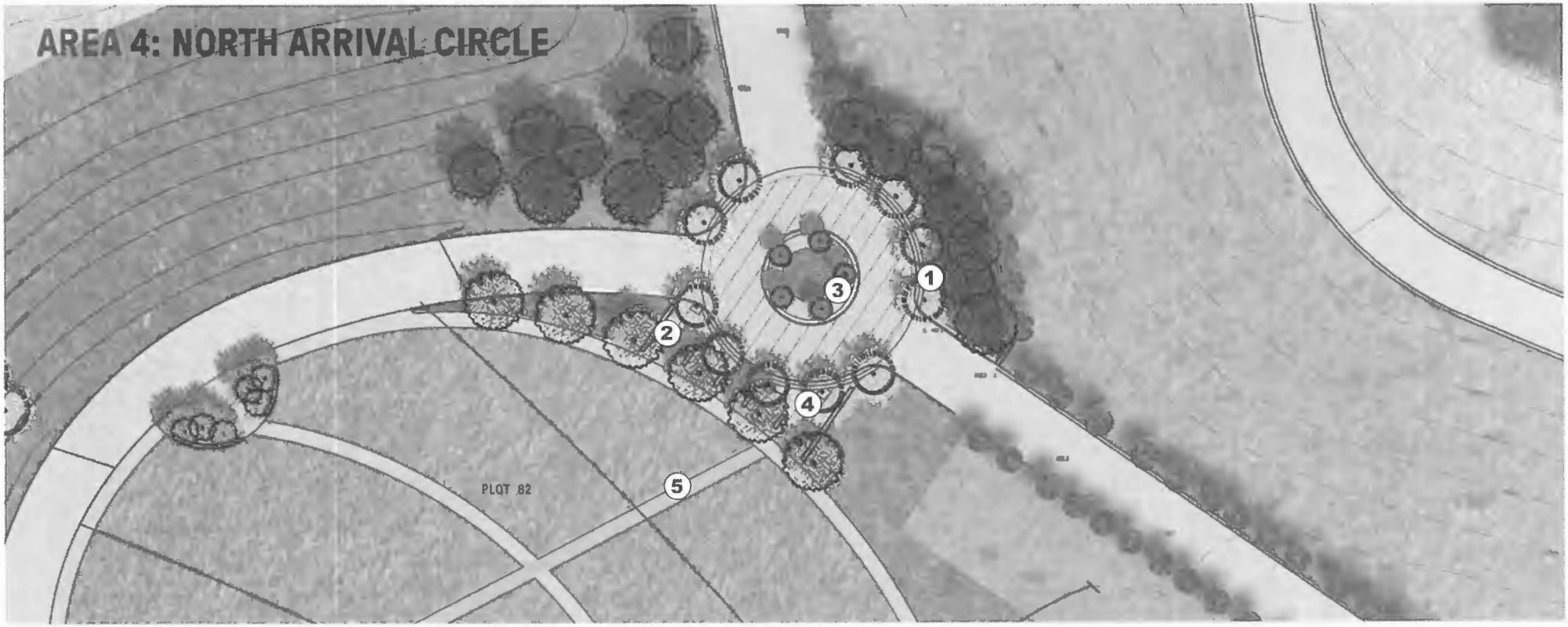

① PLANTING

② SEATING

③ DECOMPOSED GRANITE

④ SPECIAL PAVING

⑤ STABILIZED CRUSHED GRAVEL

PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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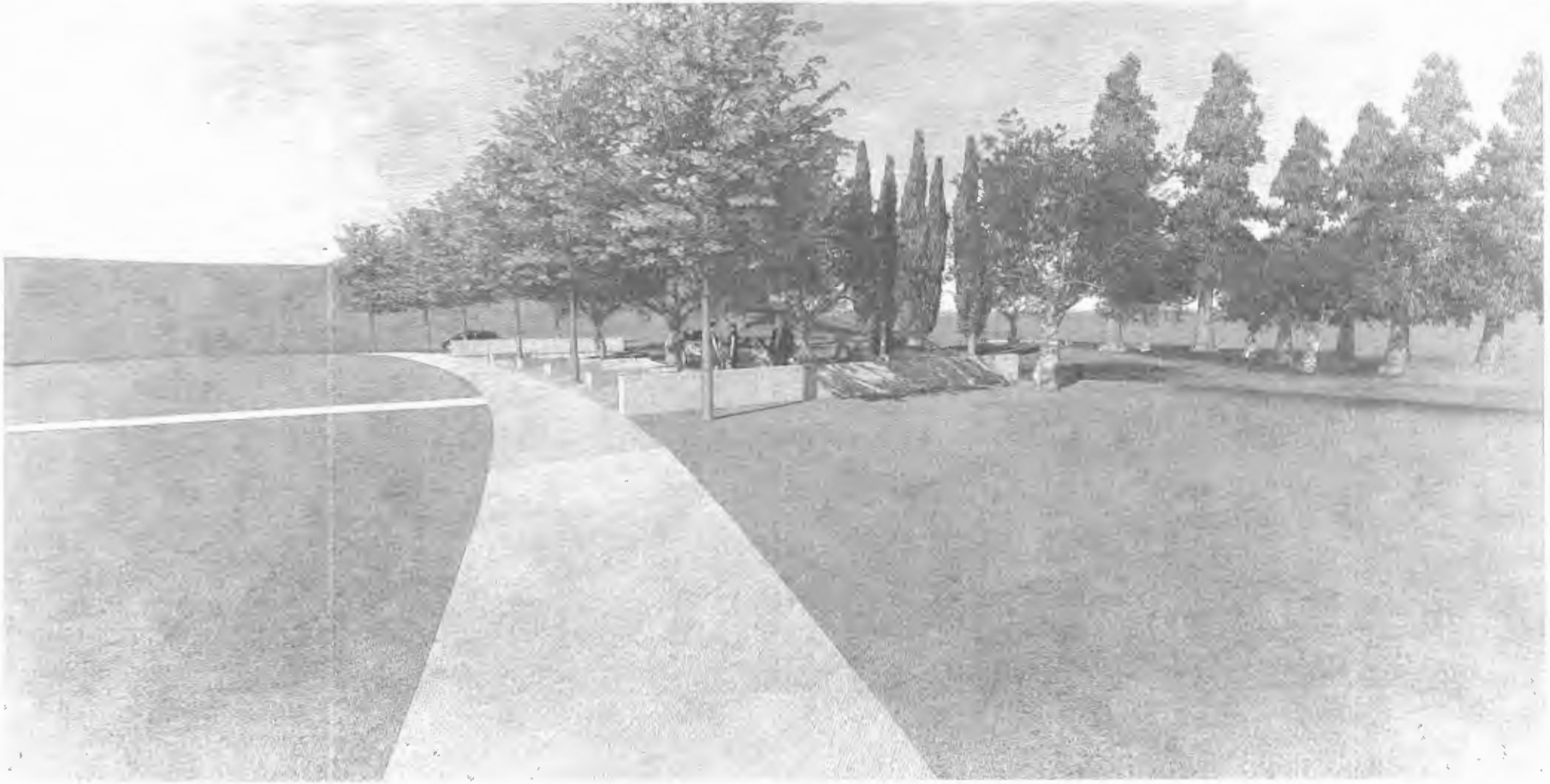
AREA 4: NORTH ARRIVAL CIRCLE



VIEW, PLOT 82, NORTH ARRIVAL CIRCLE

MOUNTAIN VIEW CEMETERY May 2016

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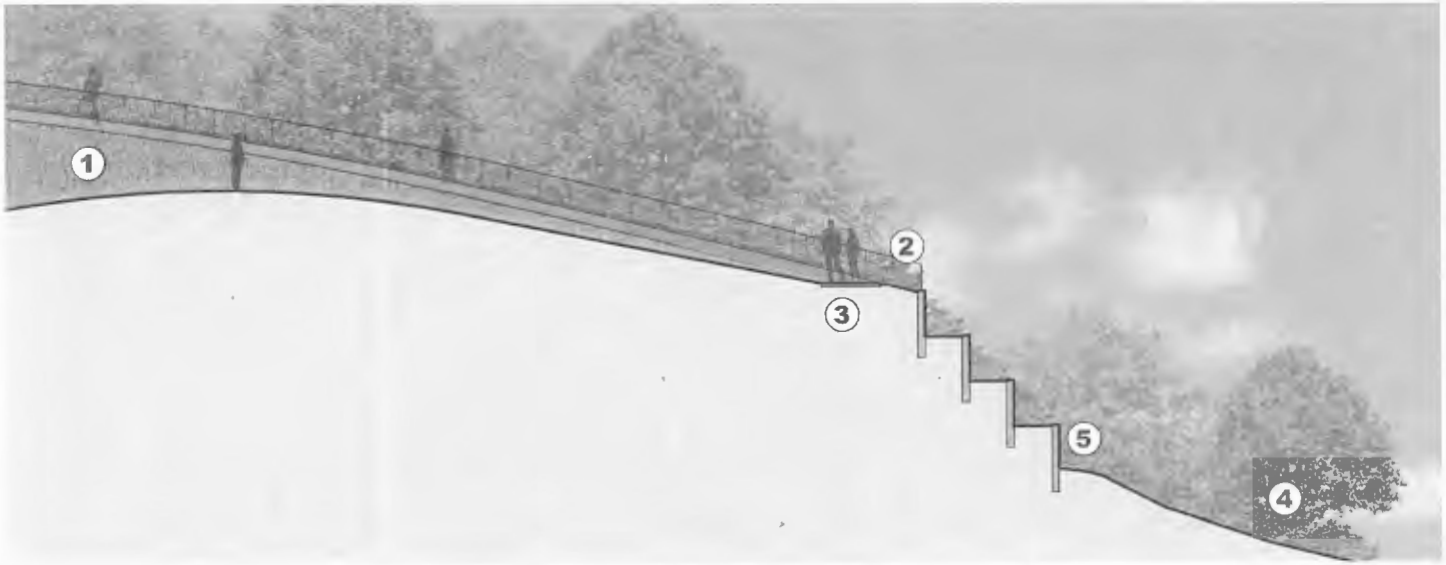
AREA 5: OVERLOOK



① PLOTS

② VIEWPOINT

③ EDGE PATH

④ RESTORATION PLANTING

⑤ RETAINING WALLS

PLOT 98 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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① STABILIZED CRUSHED GRAVEL

② SEATING

③ STONE RETAINING WALL

④ ADA ACCESSIBLE RAMP

⑤ PLANTING

PLOT 98 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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AREA 5: OVERLOOK

VIEW, PLOT 98, OVERLOOK

MOUNTAIN VIEW CEMETERY May 2016

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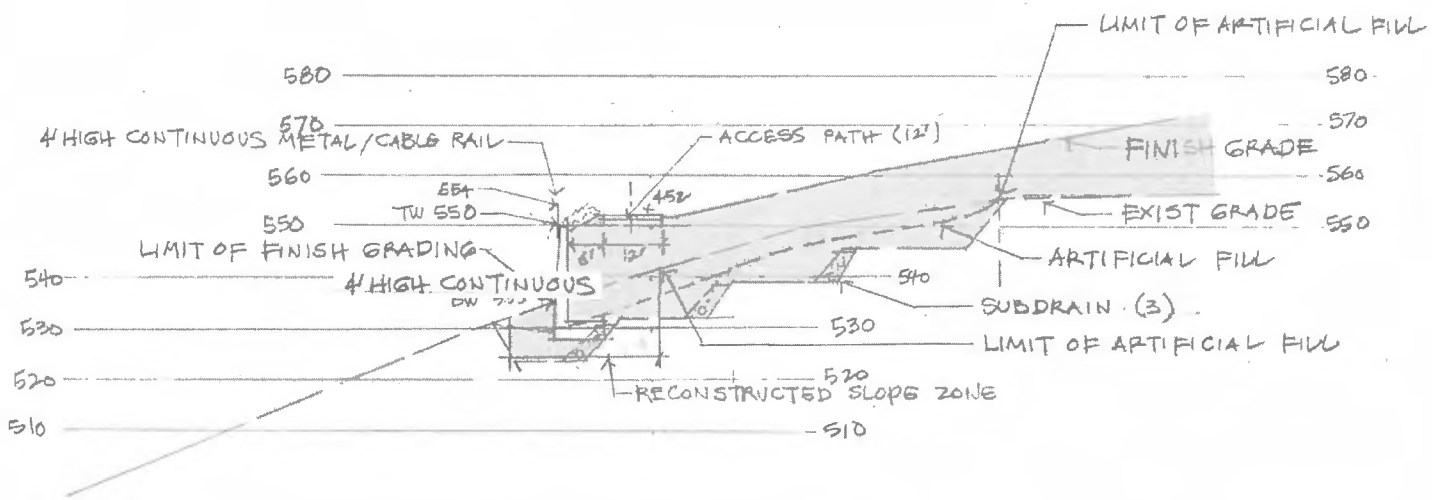

CENTRAL PLOT 98

TYPICAL GRADING SECTIONS, PLOT 98

MOUNTAIN VIEW CEMETERY May 2016

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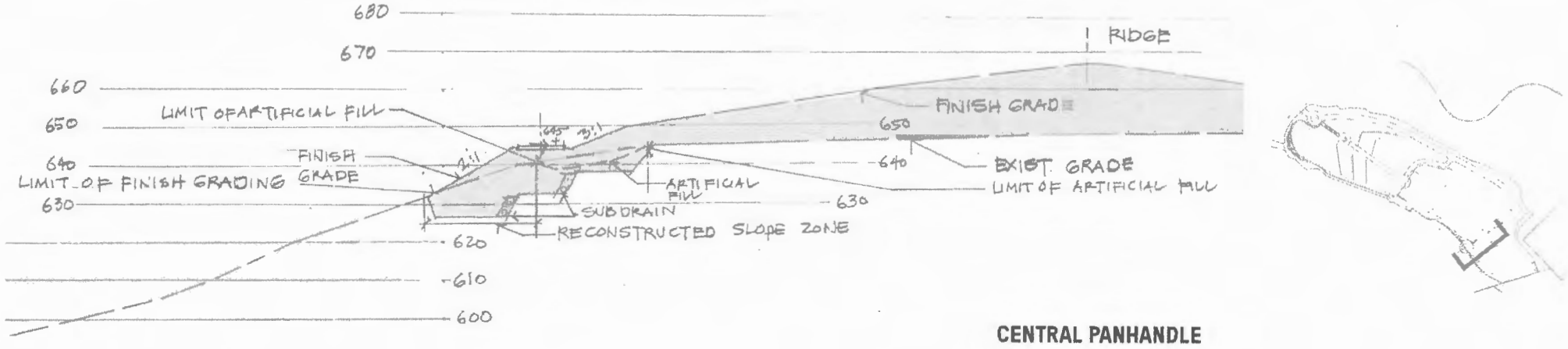
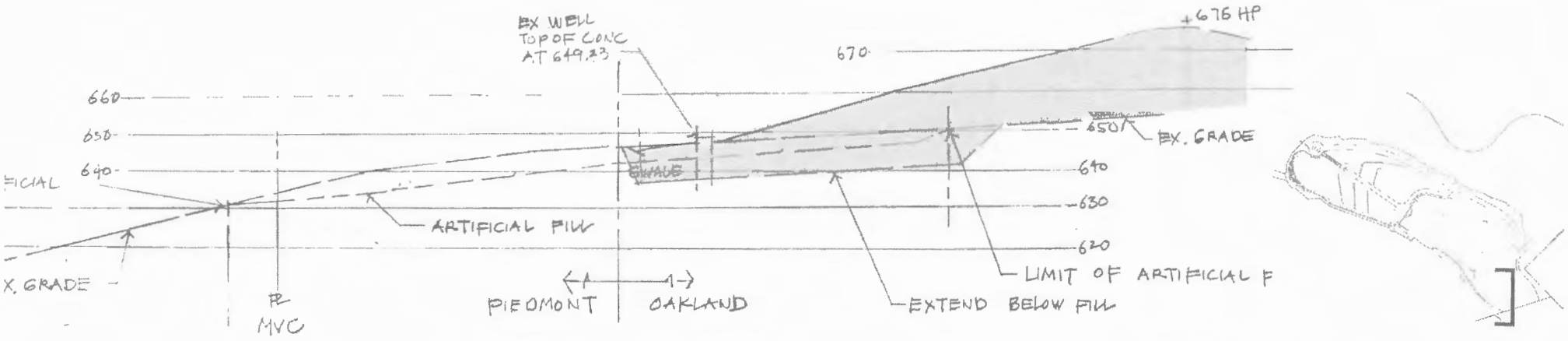


CENTRAL PANHANDLE



SOUTHEASTERN PANHANDLE

TYPICAL GRADING SECTIONS, PANHANDLE

MOUNTAIN VIEW CEMETERY May 2016

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ATTACHMENT B:
DRAFT EIR NOTICE OF AVAILABILITY

CITY OF OAKLAND

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

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE MOUNTAIN VIEW CEMETERY EXPANSION PROJECT

PROJECT TITLE:	**Mountain View Cemetery Expansion Project**
CASE NO.	**ER15-001**
PROJECT SPONSOR:	**Mountain View Cemetery Association, Jeff Lindeman**
PROJECT LOCATION:	**5000 Piedmont Avenue, Oakland; APN 048A700200302**

DESCRIPTION OF PROJECT:

Mountain View Cemetery seeks development of portions of the less developed upper one-third of the cemetery to accommodate projected future need for additional burial sites. The proposed project includes development plans for three separate but interrelated development plots on the Cemetery property, all of which are entirely within the City of Oakland and the cemetery property. Each of the new development sites will be connected to the others by extensions of existing on-site roadways. The intent of the project is to develop new burial lots that are moderately flat, but which provide a gentle pitch to the west, offering panoramic views of the San Francisco Bay and skyline. The environmental review process is consistent with CEQA and local requirements, as further detailed below.

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 DEIR analyzes potentially significant environmental impacts in the following environmental categories: Aesthetics, Air Quality, Biological Resources, Cultural and Historic Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality and Noise. The Draft EIR does not identify any significant and unavoidable environmental impacts potentially resulting from the proposed project. Copies of the DEIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. The Draft EIR may also be reviewed at the following websites: http://www2.oaklandnet.com /Government/o/PBN/OurServices/Application/DOWD009157.htm and http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK05886.

PUBLIC HEARINGS: The City Planning Commission will conduct a public hearing on the Draft EIR for the project on Wednesday, July 20, 2016, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The Landmarks Preservation Advisory Board will conduct a public hearing on the Draft EIR for the project on Monday, July 11, 2016, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

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 EIR and the project. 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 project. Comments on the Draft EIR should focus on the sufficiency of the EIR in 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. Comments may be made at the public hearings described above or in writing. Please address all written comments to Catherine Payne, Planner IV, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6168 (phone); (510) 238-4730 (fax); or by e-mail at cpayne@oaklnandnet.com. Comments should be received no later than 4:00 p.m. on August 1, 2016. Please reference case number ER15-001 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission and Landmarks Preservation Advisory Board public hearings described above, or in written correspondence received by the Department of Planning and Building on or prior to 4:00 p.m. on August 1, 2016. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Catherine Payne, Planner IV at (510) 238-6168 or at cpayne@oaklandnet.com.

June 15, 2016
File Number: ER15-001

DARIN RANELLETTI, Deputy Director
City of Oakland Bureau of Planning
Environmental Review Officer

ATTACHMENT C:

Mountain View Cemetery Expansion Project Draft EIR (provided under separate cover to the Planning Commission and available to the public at the Planning Department offices and on the web at: http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK058861 and at http://oaklandnet/home/government/o/PBN/OurServices/Application/DOWD009157