

SCOPE OF WORK

In accordance with CEQA Section 21082.1(c)(3), environmental documents prepared pursuant to CEQA must reflect the independent judgment of the City of Oakland as the lead agency. The final responsibility for the content and adequacy of the CEQA review lies in the sole discretion of the City of Oakland and its designated representatives. Therefore, Lamphier-Gregory will work under the sole direction and control of the City of Oakland.

Task 1: Project Start-Up, Project Description, Notice of Preparation and Scoping

1.1 Start-Up Meeting

Lamphier-Gregory will facilitate a start-up meeting with City staff to introduce personnel and familiarize ourselves with the Project. At or immediately after the start-up meeting, we would hope to:

- Discuss and resolve any issues related to the extent and scope of technical studies;
- Review the proposed timeline for each task and confirm a target date for completion;

1.2 Review Documents

Lamphier-Gregory will review schematic design plans prepared by the Head Royce consultant team that depict the proposed Project. We will need preliminary geotechnical studies, Phase 1/Phase II Environmental Site Assessments and schematic engineering plans as are available. We will also review environmental documents prepared for the City's General Plan or for other projects near the project site to determine if any previously imposed mitigation measures are applicable to the project.

1.3 Project Description

Lamphier-Gregory will prepare a draft Project Description for use in the EIR based on information provided by the Head-Royce/SOM design team. A draft will be submitted to City staff and to the Project applicant for their review. The Project Description will be considered final when received from Head-Royce and all suggested changes or corrections have been approved by City staff. The Project Description will serve as the basis of the environmental analysis. Any subsequent changes to the Project necessitating changes to the Project Description that require, in turn, revisions to technical analyses already completed or to text already drafted shall be considered Additional Services potentially requiring an adjustment to the agreed upon budget.

1.4 Notice of Preparation

Lamphier-Gregory will prepare a Notice of Preparation (NOP). After review and approval of the NOP by City staff, we will coordinate with City staff for the distribution of the NOP to the public, responsible agencies, and the State Clearinghouse and filing the documents with the County Clerk, all in accordance with CEQA requirements.

1.5 Scoping Meetings

Lamphier-Gregory will prepare a consultant report pertaining to EIR scoping for use by City staff in preparing a staff report(s) for the Scoping Session before the Planning Commission. If City staff determines it appropriate to hold an additional Scoping Session before the Landmarks Board (given the potential for historic resources to be present at the site), the consultant report will specifically address potential historic resources and analysis approach.

Lamphier-Gregory will attend the EIR Scoping Session(s) and will present the intended scope of the environmental review effort and methods to be applied. Lamphier-Gregory will prepare a summary of all public comments made at the Scoping Sessions and will combine that with all other written comments received by the City in response to the Notice of Preparation. We will discuss with City staff whether the comments received require any changes to the Scope of Work. Any changes to the Scope of Work and Budget resulting from the EIR Scoping Sessions and/or NOP comments will be negotiated and resolved with City staff prior to initiation of Task 2.

Task 2: Conduct Environmental Assessment

Lamphier-Gregory, together with our technical team will complete a full assessment of potential environmental impacts consistent with the requirements for an EIR. Review of the Project pursuant to CEQA will consider project-specific impacts, as well as near-term and cumulative impacts. The EIR will include an assessment of impacts in the following environmental topic areas.

2.1 Aesthetics/Visual

City of Oakland CEQA thresholds for adverse effects on scenic views and vistas are limited to potential substantial adverse effects on a public scenic vista (i.e., scenic views enjoyed by members of the public generally, but not private views). The Project site is generally surrounded by existing development and has a generally down-sloping grade. Views of the site from public vantage points, or across the site from public vantage points to prominent public vistas, are very limited. Lamphier-Gregory will provide photographs from several potential public vantage points to demonstrate the relative lack of visibility of the site, and to demonstrate that scenic views enjoyed by members of the public generally would not be materially affected.

Lamphier-Gregory will also coordinate with the Project architects to gather information about new sources of potential light or glare (i.e., possible loop road lighting, lighting associated with the proposed Performing Arts Center, etc.) to assess the potential for creating new sources of substantial light or glare that might adversely affect day or nighttime views.

2.2 Air Quality and Greenhouse Gas Emissions

Lamphier-Gregory will subcontract with the firm **Illingworth & Rodkin** to conduct the following scope of work to address potential impacts related to air quality and greenhouse gas emissions (GHG).

The primary air quality issue associated with the project would be potential community health risks on nearby sensitive receptors, including residences, associated with project construction. City of Oakland thresholds (as recommended in the 2017 BAAQMD CEQA Air Quality Guidelines) will be used to assess the air quality impacts from the proposed project. This study will incorporate those City of Oakland's Standard Conditions of Approval that address air pollutant emissions, health risk and greenhouse gas (GHG) emissions. The following tasks would be conducted to address project-related air quality emissions:

2.2.1 Evaluate Construction Activities

The California Emissions Estimator Model Version 2016.3.2 (CalEEMod) model will be used to predict construction emissions for each phase of construction. Construction air quality impacts resulting from the project will be addressed by predicting construction period emissions and community health risks to nearby sensitive receptors, and identifying best management practices to control emissions. This will involve dispersion modeling. Emissions obtained from the California Emissions Estimator Model Version 2016.3.2 (CalEEMod) will be used to develop

construction period emission rates based on project-specific information. Dispersion modeling will be conducted using EPA's AERMOD or ISCST3 model and hourly meteorological data from the most representative monitoring station. The cancer risks associated with modeled construction-period diesel particulate matter concentrations will be computed following the Bay Area Air Quality Management District (BAAQMD) risk management policy guidance. The risks will be compared against City of Oakland thresholds (i.e., cancer risk of 10 in one million, non-cancer hazard index and PM_{2.5} concentration). Screening data obtained from BAAQMD would be used to predict cumulative community risk impacts. Mitigation measures that represent "Best Management Practices" to control dust or particulate matter emissions will be identified. In addition, other measures that may be necessary to reduce construction exhaust emissions or cancer risks will be identified, as may be necessary.

2.2.2 Assess Operational Air Quality and GHG Impacts

Emissions of criteria pollutants (ROG, NO_x, and PM) and GHGs would be computed for the proposed project using the CalEEMod model as recommended by BAAQMD, and will include emissions from sources including natural gas, electricity use, water usage, and generation of solid waste that is stored in landfills, as well as mobile source (traffic) emissions. Default inputs for Alameda County will be used unless project-specific data are available. Project daily trip generation rates will be needed from the project traffic consultant. Roadside carbon monoxide concentrations will be assessed qualitatively using BAAQMD-accepted screening methods.

The Project will include a new Loop Road traversing the edge of the site. I&R will rely on traffic data provided by F&P regarding the anticipated use of the Loop Road to specifically calculate vehicle emissions from this Loop Road.

2.2.3 GHG Emissions

The CalEEMod modeling described in the previous tasks will be used to describe GHG emissions for the project. Preparation of a GHG Reduction Plan is not included in this scope of work. If necessary, I&R would perform this additional work at standard hourly rates or under a separate fee agreement, as may be directed by City.

2.2.4 Operational Community Risk Impacts

The proposed project would include new sensitive receptors (i.e., new students and teachers) that may be located near sources of toxic air contaminant (TAC) emissions, such as local roadways and stationary sources. It is assumed that impacts from these sources will be addressed using BAAQMD screening tools.

BAAQMD will be contacted to identify all permitted sources of air pollutant/contaminant emissions located within ¼ mile of the project site. This would require submittal of a public records request. Our preliminary review indicates that there are no nearby permitted sources of air pollutants; therefore, modeling of the effects of these sources is not anticipated. All sources of air pollutants/contaminants within ¼ mile of the site would be reported.

The Project does not include any known stationary sources of toxic air contaminant emissions (e.g., diesel generators) but the proposed Loop Road is located in immediate proximity to existing neighbors. Vehicle emissions generated during the day by drop-offs and pick-ups of students will be quantified, and the effects of these emissions on neighboring sensitive receptors will be calculated and compared to City of Oakland health risk thresholds.

2.2.5 Identify Control Measures

Reasonable and feasible measures to reduce air quality impacts or GHG emissions will be identified and evaluated. A list of reasonable and feasible dust control measures will be developed to reduce construction air quality impacts and, if necessary, measures to reduce construction and/or operational community risk due to air emissions to acceptable levels, in accordance with the City's Standard Conditions of Approval.

Deliverables:

The results of I&R's work will be submitted to Lamphier-Gregory in standard report format. I&R will respond to comments on the draft Air Quality Emissions Assessment and prepare a Final Report that incorporates responses to staff comments.

2.3 Biological Resources

The scope of work described below will be carried out by our biological sub-consultant, **H. T. Harvey & Associates**.

2.3.1 Background Review, Site Visit and Project Coordination

H. T. Harvey & Associates' ecologists will quickly review the project's site plans, as well as sources of information regarding potential biological resources that may be present on the site and in the vicinity. These additional sources may include:

- U.S. Geological Survey quadrangle maps;
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Maps;
- the California Natural Diversity Database;
- other technical literature related to the biological resources of the site vicinity;
- regional planning documents (general plan policies and Environmental Impact Reports from the region),
- species data compiled by the California Native Plant Society and other public interest groups, and
- data from resource agencies (e.g., the USFWS and California Department of Fish and Wildlife [CDFW])

Following their background review, an H. T. Harvey & Associates wildlife ecologist and a botanist/wetlands ecologist will visit the site to identify existing biological conditions, and to assess whether the site has potential to support special-status species of plants or animals. The survey will include an assessment of habitats for special-status species both on the site and in adjacent areas that could be impacted, directly and/or indirectly by the proposed project. No focused species-specific surveys are proposed at this time.

During the survey, H.T. Harvey will map the approximate boundaries of potentially sensitive or regulated habitats such as wetlands and other waters of the U.S./state that may be on and/or immediately adjacent to the project site. Habitat mapping will be adequate to quantify approximate impacts on these habitats for CEQA assessment purposes. As part of the site survey, H.T. Harvey will assess the lower southeasterly portion of the site to determine whether any features exist on site or immediately off-site that satisfy the City's definition of a Creek as regulated pursuant to the City's Creek Protection Ordinance. However, H.T. Harvey's scope and

budget does not include preparation of detailed wetland delineation reports adequate for potential project permitting, nor does it include conducting a site visit with the U.S. Army Corps of Engineers personnel to obtain verification of jurisdictional boundaries.

2.3.2 Prepare Biological Resources Report

Following completion of the site visit, H.T. Harvey will prepare a Biological Resources Report that will include:

- description of existing biological conditions
- assessment of potential presences of special-status species to occur on the site, and any potentially sensitive/regulated habitats that may occur on the site
- potential impacts on existing biological resources, and
- mitigation measures necessary to mitigate potentially significant impacts to less than significant levels under CEQA

Based on the location of the project site relative to sensitive habitats, H.T. Harvey anticipates that impacts to sensitive biological resources will be limited. However, the report will adequately address the potential for impacts on biological resources for purposes of CEQA review of the project. The report will also assess the potential for on site trees to provide nesting habitat for sensitive bird species including raptors, and will identify any applicable mitigation measures and/or SCAs pertaining to tree removal and nesting habitat. Graphics to be prepared will include site/vicinity, biotic habitats, and CNDDDB maps.

Deliverables:

HT Harveys' budget includes time to revise the draft Biological Resources Report once, based on comments. In addition, we have included a modest amount of time to respond to public comments on the draft Environmental Impact Report related to the biological resources report or arborist report for the project.

2.3.3 Peer Review of Tree Survey and Arborist Report

An H. T. Harvey & Associates ISA-Certified and ASCA-Registered Consulting Arborist will conduct a peer review of the applicant-prepared existing tree inventory for the project site. We assume that the arborist report to be reviewed will include all trees on and within 30 feet of the project site. The peer review will include verification that the data collection methodology meets the standards for such inventories. A single site visit will be conducted to review a random sample of trees in order to back-check the validity of the data collected and to confirm the rigor outlined in the collection method was followed, and to confirm the tables, figures and written report associated with the inventory. H. T. Harvey & Associates' Certified Arborist will prepare a brief peer-review memorandum summarizing the results of the site assessment, with comments regarding whether the existing tree inventory appears to provide an accurate description of the trees on the site and proposed tree removal. The information provided in the memorandum will be limited to the trees assessed during the single site visit, and will not represent a comprehensive assessment of tree health and protected status on the project site.

2.4 Historic Resources

The South Campus (the primary Project site) includes fifteen buildings, play areas and structures, sports fields and courts, parking areas, circulation routes and landscaping. Page & Turnbull estimates (based on

aerial photographs of the vicinity) that nine South Campus buildings are older than 50 years of age. The earliest extant buildings on the property, Buildings 1 and 2 were designed by the firm Reed & Corlett and constructed for the Lincoln Home for Children in 1929. Building 0 was designed by W.G. Corlett and built in 1935. The City of Oakland Cultural Heritage Survey has assigned a rating of C3 to the entire property, indicating that it is a resource of secondary importance outside of a historic district, and is noted as a Potential Designated Historic Property (PDHP). The South Campus of Head-Royce School as a whole has not previously been evaluated for eligibility for listing in the California Register of Historical Resources (California Register).

Page & Turnbull will assist Lamphier-Gregory by preparing Historic Resource Evaluation reports, consisting of a Significance Evaluation and Project Analysis, for the Head-Royce South Campus. The Significance Evaluation will include physical descriptions of buildings and landscape features based on a field survey. It will discuss the campus's historic context, and evaluate the potential significance of all buildings or site features 45 years or more in age for individual eligibility for the California Register or as historical resources under the California Environmental Quality Act (CEQA) according to the City of Oakland's thresholds of significance guidelines. Additionally, the Head-Royce South Campus will be evaluated as a potential historic district inclusive of cultural landscape. Page & Turnbull will assess the integrity and outline character-defining features of any identified historical resources. If the property is found eligible as a historic district, they will define the district's boundaries and identify contributing and non-contributing elements. Following completion of the Significance Evaluation, Page & Turnbull will prepare the Project Analysis to document a Secretary of the Interior's Standards Analysis of the proposed project for individually significant resources within the subject property. If the findings of the Significance Evaluation include the recommendation that the South Campus is eligible as a historic district, the Project Analysis will include a compatibility analysis of the proposed project. Additionally, the Project Analysis will include an evaluation of the potential impacts on historical resources of the proposed tunnel connecting the North and South Campuses of Head-Royce School. Discussion of potential impacts will distinguish campus areas and resources to be subject to primary, or direct, effects and those subject to secondary, or indirect, effects under the proposed project.

The scope of work described below will be carried out by our historic resource sub-consultant, **Page & Turnbull**.

2.4.1 Scoping Meeting

Prior to initiating research, Page & Turnbull project team members will attend one meeting either by phone or in person with the Planning Department to discuss the project's scope and define specific questions or issues to be addressed in the Significance Evaluation or Project Analysis.

2.4.2 Field Survey

Page & Turnbull will visit the site to conduct an intensive-level survey of the Head-Royce School South Campus. We will take digital photographs and make field notes of all buildings and features on the site in order to document existing conditions, as well as to record character-defining features.

2.4.3 Research

Upon completion of the field survey, Page & Turnbull will perform archival research for the campus at local repositories, which may include the Oakland Cultural Heritage Survey and Planning Department, the Oakland History Room of the Oakland Public Library, and the offices of the Alameda County Assessor and Recorder. Page & Turnbull will also conduct research in

online repositories such as digital Sanborn maps, historic newspaper databases, the Online Archive of California, and the Internet Archive.

2.4.4 Prepare Significance Evaluation

Once all background materials have been reviewed and research is complete, Page & Turnbull will use this information to analyze the historical significance of the subject property. The Significance Evaluation will include a detailed description of the existing Head-Royce School South Campus (individual buildings and the campus landscape features), with a focus on those buildings and features that are 45 years of age or older. The report will include a historical background on the Lincoln Home for Children and Lincoln Child Center. The evaluation will consider whether any building or site feature that has reached 45 years of age is eligible for individual listing in the California Register, or is a historical resource under CEQA according to the City of Oakland's thresholds of significance guidelines. The Significance Evaluation will additionally evaluate if the Head-Royce South Campus as a whole is eligible for listing as a historic district, inclusive of cultural landscape. Resource integrity, character-defining features, and district boundaries and contributors will be discussed as applicable. The report will include maps, photographs (existing conditions and historic images, if available), and other illustrations as deemed necessary.

2.4.5 Prepare Project Analysis

Following evaluation of historical significance, Page & Turnbull will analyze the potential direct and indirect impacts of the proposed project, including the proposed tunnel beneath Lincoln Avenue between the North and South campuses, on identified historic resources using the Secretary of the Interior's Standards for the Treatment of Historic Properties and pursuant to CEQA. If the project is found to have an impact on any historic resources within the South Campus, Page & Turnbull will suggest appropriate measures to mitigate adverse effects.

2.4.6 Review Meeting

Following completion of the Significance Evaluation and Project Analysis, Page & Turnbull project team members will attend a meeting with the Planning Department to discuss the results of the significance evaluation and project impact analysis.

2.4.7 Project Results Presentation

After the publication of the Final Head-Royce School South Campus Significance Evaluation and Project Analysis, Page & Turnbull will compile the results of both documents in a digital slide presentation featuring summaries of the history, significance evaluation, and potential project impacts. The presentation will be illustrated with current and historic images as appropriate.

Deliverables:

Page and Turnbull shall provide:

- One (1) electronic copy each of the Draft Head-Royce School South Campus Significance Evaluation and Draft Head-Royce School South Campus Project Analysis to Lamphier-Gregory
- One (1) electronic copy each of the Final Head-Royce School South Campus Significance Evaluation and Final Head-Royce School South Campus Project Analysis to Lamphier-Gregory and the Planning Department

- After submitting each of the Draft Significance Evaluation and Draft Project Analysis, we will respond to one set of comments per document from Lamphier-Gregory. All comments must be delivered to Page & Turnbull in writing. Upon receipt of comments, we will revise our material accordingly, and publish the Final Significance Evaluation and Final Project Analysis to Lamphier-Gregory and the Planning Department
- Landmarks Preservation Advisory Board Meeting: Page & Turnbull team members will attend one regular meeting of the LPAB to deliver the presentation prepared in the previous subtask to board members
- One (1) electronic copy of Landmarks Preservation Advisory Board Presentation for the Head-Royce School South Campus Significance Evaluation and Project Analysis to Lamphier-Gregory in advance of the LPAB meeting.

2.5 Cultural Resources

The scope of work described below will be carried out by our cultural resource sub-consultant, **PaleoWest**.

2.5.1 Archival and Records Research

PaleoWest will consult with the California Historical Resources Information System (CHRIS), Northwestern Information Center (NWIC) at Sonoma State University to conduct a records search of the proposed project area and a one-quarter-mile buffer to identify previously recorded cultural resources and previous studies in or near the project area. All previous cultural resource surveys, known historic or prehistoric archaeological sites, and listed or eligible National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) properties within the area of the records search will be identified. Copies of applicable site records and survey reports will be made as necessary, and site locations will be plotted on the USGS topographic quadrangle. State and local historic site inventories will also be reviewed to identify the presence of any listed sites in the project vicinity. Additional data on the history and prehistory of the area on file at PaleoWest will be also reviewed.

2.5.2 Native American Heritage Commission Communication and Tribal Consultation

PaleoWest will contact the Native American Heritage Commission (NAHC) in Sacramento by e-mail to request that NAHC staff review their Sacred Lands File for information regarding traditional or tribal cultural properties within the project area and vicinity; and provide a listing of local, interested Native American representatives for the proposed project area. PaleoWest will notify in writing the organizations or individuals on the list provided by the NAHC about the project and will provide each contact with a map and description of the proposed project area. Individuals will be requested to provide additional information not on file at the NAHC that they may be willing to offer regarding traditional or sacred sites within the project area. Follow-up phone calls or emails will be made to non-respondents. A table describing the results of contact efforts, and including comments received, will be prepared and appended to the Cultural Resources Assessment Report that PaleoWest will prepare on behalf of the project. Please note that this coordination and communication with the NAHC and Native American representatives is independent from AB-52 consultation regarding Tribal Cultural Resources that may be required of the Lead Agency. For purposes of this scope and cost, PaleoWest assumes no other parties have expressed interest in communication or consultation relative to the project.

2.5.3 Field Survey

A cultural resources pedestrian survey will be conducted within the combined 22-acre project area to identify previously unrecorded archaeological resources and relocate, if appropriate, previously recorded resources identified during the records search. The Project area comprises numerous buildings, pavement, and landscaping which will place limitations on the visibility of native soil. The survey will entail a complete and intensive pedestrian survey that examines all available exposures of native soil. The attached cost estimate assumes that no cultural resources, including prehistoric or historic-period archaeological sites, are encountered in the Project area that will require documentation. Should the survey encounter any previously undiscovered cultural resources, PaleoWest may recommend a contract amendment to conduct additional archaeological evaluation.

2.5.4 Report Preparation and Submittal

A Cultural Resources Assessment Report (CRAR) will be prepared to meet California Environmental Quality Act (CEQA) reporting standards. The report will include a brief description of the project, its location, prehistoric and historic context as relevant to potential archaeological sensitivity, a discussion of the results of the NWIC records and literature search, and the results of NAHC and Native American communication. In addition, the CRAR will include description of the methods and results of the pedestrian survey. All DPR 523 forms and photographs associated with the survey and required evaluations will be included in the report. Recommendations for mitigation measures to reduce potential project impacts on archaeological resources will be included as appropriate. PaleoWest will provide a digital copy of the final CRAR and supporting documentation to Lamphier-Gregory, and one bound print copy will be submitted to the NWIC.

2.6 Geology and Soils, Hydrology and Water Quality

The scope of work described below will be carried out by our geotechnical sub-consultant, **ENGEO**.

2.6.1 Review of Geotechnical Reports

ENGEO will provide a technical peer review of the geotechnical report prepared by the project's geotechnical engineer. ENGEO will prepare written comments and provide supplemental geotechnical considerations in a letter, as applicable.

ENGEO will specifically review the Project's proposed grading plans to assess the potential for construction activities, especially construction of the new Loop Road and retaining walls (at the parking lot, along the Loop Road and as part of the stairway between the parking lot and the amphitheater) to result in increased chances of landslides and/or increased drainage to off-site properties. ENGEO will also assess the potential for the Project's proposed grading to alter drainage and water runoff in a manner that will weaken the hillside topography to the extent that it may increase erosion, mudslides or potential damage to surrounding residences and property.

2.6.2 Review of Stormwater Control Plan

ENGEO will review the Stormwater Control Plan and hydrology study to be submitted by the applicant, and will provide professional opinions regarding potential concerns that could impact the proposed project. ENGEO's scope of services will include a peer review letter which will summarize our findings and provide recommendations for additional considerations if necessary. It is our understanding that the preliminary Stormwater Control Plan will include an

assessment of existing conditions as to runoff volumes and direction of flow (including flows entering the City storm drain system and flows entering into an off-site drainage channel), as well as a post-construction condition indicating drainage sub-basins, changes in flow rates, and water treatment sizing requirements.

2.6.3 Geotechnical and Hydrology Issues Related to the Proposed Tunnel

The Project applicants have prepared a feasibility study of the proposed pedestrian tunnel under Lincoln Avenue that connects the North and South Campus. This feasibility study explores the pros and cons of several tunnel construction methods, all involving some variation of jack-and-bore construction under Lincoln Avenue (i.e., no blasting is proposed). ENGEO will review this feasibility report and provide an assessment of the following issues related to the proposed tunnel construction:

- How soil and rock will be removed to create the tunnel, clarifying that blasting (i.e., dynamite) is not proposed to be used, assessing whether the tunneling methodologies will be effective for the geological conditions expected to be encountered, and calculating the amount of tunneled material to be removed and hauled off-site
- Whether there are safety concerns related to installation of a tunnel in close proximity to the Hayward Fault (i.e., whether the tunnel might collapse in the event of an earthquake), and identifying the standards that apply to tunnel design and construction to prevent tunnel collapse.
- Whether construction of the tunnel may result in land subsidence or sink-holes on Lincoln Avenue or may trigger landslides along the tunnel entrances, and identifying control strategies to prevent such circumstances from occurring
- Assessing the potential for encountering groundwater during tunnel construction, and identifying measures for de-watering during construction, and permanent drainage strategies to be included in the tunnel design to prevent groundwater intrusion
- Whether closure of Lincoln Avenue will be necessary during construction of the tunnel

2.6.4 Creeks and Creek Permits

If, pursuant to the biology site reconnaissance survey, any features of the site or its immediate surroundings are found to meet the criteria as a creek as defined pursuant to the Creek Protection Permit regulations, potential hydrology-related impacts to such a creek (if identified) will be assessed and mitigation measures/Standard Conditions of Approval will be identified. Potential impacts may include increased or decreased flows to the creek, increased pollutant loads or sedimentation to the creek, and/or modification of the creek channel. Budget for this task is not yet identified, pending field investigations of the potential for meeting creek definitions on- or off-site.

2.7 Hazards

The Project site is located in a Very High Fire Hazard Severity Zone as designated by the CalFire Fire Resource and Assessment Program (FRAP), and is in relatively close proximity (approximately 1,000 feet) from the designated Alquist-Priolo Earthquake hazard Zone. As such, disaster preparedness and fire safety are environmental issues of concern related to new development in the area.

2.7.1: Fire Safety

The following scope of work will be carried out by our environmental fire safety sub-consultant Carol Rice, the General Manager of Wildland Res. Mgt. Carol Rice shall prepare detailed recommendations for a Fire Safety Phasing Plan and a Vegetation Management Plan for the Project site. The Vegetation Management Plan shall include recommendations for the removal of dead vegetation and flammable vegetation from the site, as well as recommendations for the planting and placement of fire-resistant plants around the Project.

The Fire Safety Phasing Plan shall include recommendations for fire safety features to be incorporated into each phase of the Project (including construction) and a schedule for implementation of these features. This plan will also suggest ways Head Royce can be a community leader in coordinating and promoting fire safety in the larger neighborhood, to include demonstration gardens and retrofit ideas, notification and alert systems, and fire safety education.

2.7.2 Disaster Preparedness and Emergency Evacuation Plans

Lamphier-Gregory will coordinate with City Planning staff to meet with OFD representatives and representatives of the Oakland Emergency Management Services Division (EMSD) to obtain information about existing emergency evacuation plans for the Upper Lincoln Avenue/Redwood Road area, including any individual plans that may have been prepared for larger institutional uses in the area (including the Head-Royce Campus, the Greek Orthodox Cathedral, the Mormon Temple and OUSD schools in the area)

Based on this information, Lamphier-Gregory and/or Carol Rice will assess the extent to which the Project and its associated increase in students may exacerbate any existing inadequacies in emergency response and emergency evacuation plans. Based on input from OFD and EMSD, Lamphier-Gregory and/or Carol Rice will prepare recommendations (as necessary) for improvements to areawide and Head-Royce-specific emergency preparedness and evacuation plans.

2.7.3 Hazardous Materials

No Phase 1 or Phase II Environmental Site Assessment has been provided for review. Therefore, Lamphier-Gregory will obtain an EDR Report for the property to identify any known environmental records of hazardous materials conditions on the property that may exist or may have existed in the past. This ERD Report will satisfy the requirement for evaluation of whether the site is listed in the Cortese List of known hazardous sites.

Lamphier-Gregory will also identify the potential for encountering hazardous building materials during construction, and will list all applicable City of Oakland SCAs that apply, and will identify the potential use of hazardous materials during construction and operation of the project, and all SCAs that apply to those conditions as well.

2.8 Noise

Potential noise issues associated with this project are anticipated to be the compatibility of the proposed project with the existing noise environment at the site, temporary noise increases resulting from construction activities, and permanent noise increases resulting from the operation of the project (e.g., increased traffic, use of proposed facilities). In order to assess these potential noise impacts, the scope of work described below will be carried out by our environmental acoustics sub-consultant, **Illingworth & Rodkin (I&R)**:

2.8.1 Quantify Existing Noise Levels

I&R will quantify the existing ambient noise environment at the project site and at adjacent residential receivers. Noise measurements will be made during the daytime, evening, and nighttime over a several day period. One to two long-term noise measurements will be completed to quantify and characterize ambient noise levels. Additional, attended short-term noise measurements will be made as needed. The data gathered during the noise monitoring survey will be used to update baseline noise conditions that will be used for comparative purposes in the impact assessment.

2.8.2 Present Regulatory Criteria

I&R will present the regulatory background in terms of the noise standards and guidelines established by CEQA and the appropriate local agencies.

2.8.3 Calculate Future Noise Levels

Future noise levels affecting the proposed school buildings will be calculated based on the results of the noise measurements, future traffic projections, and project plans. Future noise levels resulting from the operation of the project (e.g., vehicle circulation, parking lot activities, outdoor use areas, mechanical equipment, etc.) will be calculated at sensitive land uses in the project vicinity. SoundPLAN, a 3-dimensional noise modeling software, will be utilized as appropriate. Future noise and vibration levels resulting from construction of the project will be calculated at sensitive land uses in the project vicinity using the Federal Highway Administration's construction noise model (RCNM) and in-house modeling software. The data collected at the site and data contained in I&R files will serve to support these calculations. Specific noise impacts of the Project to be quantitatively assessed include the following:

- Noise generated by demolition, site preparation, grading and construction of on-site buildings, pavement and roadways at nearby noise sensitive locations
- Noise generated by tunnel excavation specific to jack-and-bore methodologies as outlined in the tunnel feasibility report (assumes that construction will not include use of explosives) at nearby noise sensitive locations
- Increases in ambient noise generated by new school uses on the site at nearby noise sensitive locations
- In addition to daily regular school noise, the noise generated by outdoor classrooms and the outdoor amphitheater will be individually assessed. This analysis will consider the implications of using loudspeakers or amplifiers at the amphitheater during large events (unless the Project specifically excludes that possibility). Noise modeling in SoundPLAN will be utilized to calculate noise levels generated by outdoor amphitheater events.
- Additional noise levels emanating from the Performing Arts Center during performances and events, including evening and nighttime vehicle traffic, car doors opening and closing, and associated outdoor activities of people coming and going from the facility
- Noise levels associated with the audible crosswalk signal at the new stoplight on Lincoln will be described, as will the increase in traffic noise attributed to the Project and the new Loop Road.
- Vibration levels at nearby structures during tunnel and general project construction. Several tunnel construction methods are currently proposed, all involving some variation of jack-

and-bore construction of a tunnel under Lincoln Avenue. These will be quantified based on the types of equipment to be used and the geotechnical conditions expected to be encountered.

2.8.4 Assess Noise and Vibration Impacts

Pursuant to CEQA guidelines, I&R will determine consistency with applicable local standards, and whether or not there will be a substantial temporary or permanent increase in noise levels in the area resulting from the project. Project-generated noise and vibration levels will be compared to the applicable regulatory criteria and to existing ambient levels. Noise impacts will be assessed with respect to the increase in noise and vibration levels that could result from the project and against applicable absolute noise level limits.

2.8.5 Recommend Mitigation Measures

Where significant noise impacts are identified, I&R will recommend measures to mitigate noise impacts to a less than significant level in accordance with the City's standard conditions of approval. The mitigation measures may include administrative and/or physical controls.

Deliverables

The results of our work will be submitted in the form of a draft noise study report. I&R will respond to City comments on the draft, and prepare a final Noise Study report.

2.9 Traffic

Fehr & Peers will prepare the transportation section of the CEQA document and the non-CEQA tasks required by the *City of Oakland Traffic Impact Report Guidelines* (TIRG, April 2017).

2.9.1 Vehicle Miles Traveled (VMT) Screening

Based on the guidance provided in the TIRG, schools should be treated as office use for the purpose of VMT screening. F&P's preliminary evaluation shows the project is most likely located in an area with existing VMT per worker above screening levels, and thus will likely exceed thresholds of significance for substantial additional VMT. As part of this task, F&P will confirm that project would not meet the VMT screening criteria and will coordinate with the City of Oakland staff on the appropriate method to evaluate the impacts of the Project on VMT. Potential approaches to the VMT analysis may include:

- Qualitative Analysis – Based on the screening analysis, identify the impact of the project as significant and identify the necessary level of expansion of the School's current Transportation Demand Management (TDM) measures, such as expanded school bus service and transit passes, to mitigate the significant impact.
- Detailed Quantitative Analysis – Use StreetLight data and/or data provided by the school to understand the distribution of the origins from which teachers, staff, and students travel to and from the school, and estimate the average daily VMT per teacher, student and staff, based on the distance from those origins to the campus. This approach would also need to determine the appropriate significance thresholds for the analysis.

As part of Task 2.8.1, F&P will provide more details on these two approaches and their relative advantages and disadvantages.

2.9.2 Trip Generation, Trip Distribution and Study Intersection Selection

Fehr & Peers will estimate the trip generation for the project based on the following:

- The current and expected number of students, teachers, and staff
- Operational parameters such as school bell times, number of students in after school activities, etc.
- Number of current students, teachers, and staff by travel mode to/from school (drive alone, dropped off, private bus, public bus, bike, or bike)

This scope of work assumes that the above data is available. If the data is not available, F&P will coordinate with the project team to determine if the data should be collected or if other approaches used to estimate the project trip generation. We will develop trip generation for daily, morning peak hour (highest hour during the morning commute period, 7:00 to 9:00 AM), afternoon peak hour (highest hour during the afternoon which typically coincides with the school end times), and evening peak hour (highest hour during the evening commute period, 4:00 to 6:00 PM).

Vehicle trip distribution will be estimated based on the relative location of the population groups, existing traffic patterns in the site vicinity, area traffic congestion, and the relative locations of freeway ramps. The trip distribution will also account for the proposed changes to access and circulation included in the PDP. Once the general vehicle trip distribution has been established the project vehicle trips will be assigned to the roadway network, and shown on figures at the intersection turning movement level. We will identify study intersections per the following guidelines:

- All intersections adjacent to the project site
- All signalized intersections, all-way stop-controlled intersections or roundabouts where 100 or more peak hour trips are added by the project
- All signalized intersections with 50 or more project-related peak hour trips and with existing Level of Service (LOS) D or worse
- Side-street stop-controlled intersections with 50 or more peak hour trips added by the project to any individual movement other than the major-street through movement

2.9.3 Preliminary Assumptions Memorandum

Fehr & Peers will summarize the results of Tasks 2.9.1 and 2.9.2, including a list of study intersections and the rationale for their selection, in a memorandum and submit to City of Oakland for review and approval. The memorandum will also include more details on VMT analysis approach and, if necessary, it will also provide modifications to this scope of work. We will respond to two rounds of comments and revisions before the memorandum is finalized.

2.9.4 Intersection Counts and Forecasts

Based on our preliminary evaluation, we expect that six study intersections would be identified. Based on results of Task 2.8.2, additional intersections may also need to be evaluated for additional fee. This scope of work assumes that new count data would be collected for this project. This scope of work assumes that two time periods will be evaluated: the morning peak hour and either the afternoon or evening peak hour, which will be determined as part of Task 2.9.3.

We will develop peak hour forecasts for Existing plus Project, 2040 No Project and 2040 Plus Project scenarios for the air quality and noise analyses of the project. We will use the Alameda CTC Travel Demand Model to establish the 2040 volume forecasts. We will review the model and establish an adjustment factor that will be applied to the existing traffic volumes to establish 2040 volume forecasts. We will develop "Plus Project" forecasts for the project under consideration.

2.9.5 Intersection Operations Analysis

Although City of Oakland no longer evaluates intersection traffic operations for CEQA documents, we will conduct intersection operations analysis for the streets serving the project site to ensure that the surrounding street system can serve the proposed project. We will evaluate the peak hour operations at the study intersections identified in Task 3.

We will prepare Synchro models with the traffic volumes developed in Task 4 to analyze intersection operations under the following scenarios:

- Existing Conditions
- Existing Plus Project Conditions

In addition, F&P will also prepare a VISSIM simulation model for the Existing Plus Project conditions to simulate traffic conditions with the proposed project accounting for the completion of the Loop Road and the expected increase in student enrollment. The VISSIM simulation would be completed for the one hour with the highest traffic volumes during the morning drop off and afternoon pick up periods and would consist of Lincoln Avenue along the school frontage and the proposed Loop Road. The simulation would include drop offs and picks ups along the designated areas on the Loop Road, as well as bus/shuttle drop offs and picks ups and pedestrian crossings on Lincoln Avenue and the Loop Road. The VISSIM model would visualize traffic conditions and allow for a more accurate and detailed analysis.

Based on the above, F&P will determine the adequacy of the roadway modifications proposed by the project and whether the proposed plans to alleviate the existing traffic congestion on Lincoln Avenue caused by cars and buses picking up and dropping off students will be effective, or if these plans coupled with increased enrollment and additional turn lanes, will result in additional traffic congestion. Based on this analysis, F&P will determine if additional changes to the existing street system should be considered. Potential changes may be new signals, modifications to existing signals, and/or changes to street configurations.

2.9.6 Site Evaluation

Fehr & Peers will review the project site plan and the existing street network adjacent to the project site to evaluate safety for motorists, bicyclists, pedestrians in the context of the site access and circulation. Specifically, we will review the site plan for the project in terms of:

- Assessing the number of morning drop-offs and afternoon pick-ups that will rely on the proposed new Loop Road, providing an assessment of the traffic volume using this road, and determining whether the Loop Road and the designated drop-off and pick-up areas would fully accommodate all drop-off and pick-up needs of the Campus
- Site access for automobiles, deliveries, bicyclists, and pedestrians, including access to nearest bus stops
- On-site circulation for various modes and potential conflicts between the modes

- Adequacy of the proposed on-site drop off/pick areas, and potential for queue spill backs onto Lincoln Avenue, including potential queuing that may occur along Lincoln Avenue in front of existing residents downhill from the new traffic signals.
- Pedestrian facilities, such as crosswalk treatments, signal equipment, sidewalk widths and ADA considerations adjacent to the project site and to the nearest transit stops, including an assessment of at-grade crossing of Lincoln Avenue, especially if a tunnel cannot be provided under Lincoln Avenue.
- Sight distance for pedestrians and automobiles at the project driveways and at-grade crossings of Lincoln Avenue
- Connections to the nearest bicycle facilities
- Location, type, and amount of bicycle parking
- Estimated project automobile parking demand and the adequacy of parking supply
- Adequacy of bus stop infrastructure serving the site transit users
- Bicycle, pedestrian, and transit impacts due to construction as well as expected truck routes

2.9.7 Collision History

Fehr & Peers will review five years of collision history (vehicle, pedestrian, and bicycle) at the study intersections where intersection counts were collected as well as the road segments adjacent to the project site.

Fehr & Peers will review the collision data for all modes and identify if there are any crash patterns by collision type, severity, primary collision factor, and movement. We will also develop predicted crash frequencies for each study location based on Part C of the Highway Safety Manual. These predicted crash frequencies will be compared against the observed crash frequencies to identify if any of the study locations experience a higher than predicted number of collisions.

Based on the project's trip assignment, we will determine if the Project's added traffic would contribute to a study location with a higher than predicted number of collisions, and if so we will identify potential treatments. There may be multiple potential treatment options. We will document the Crash Modification Factor (CMF) for each treatment option (along with the CMF's standard error and quality rating). The analysis will focus on 4 and 5 star quality CMFs with 3 star quality applied under limited circumstances. CMF sources will include Part D of the Highway Safety Manual and the CMF Clearinghouse. We will provide a list of treatments at locations to address the higher than predicted number of collisions for the City to consider. If a treatment would affect intersection operations, we will evaluate the potential impact using the Synchro software.

2.9.8 Consistency with Plans

Fehr & Peers will review the City of Oakland's adopted Plans and Policies pertaining to transportation and to what extent the project is consistent with them. The City of Oakland TIRG identifies the documents that will be reviewed.

2.9.9 Peer Review of Transportation and Parking Demand Management (TDM) Plan

Since the project is expected to generate more than 50 peak hour trips, a Transportation and Parking Management (TDM) Plan for the project will be required, consistent with the TIRG. We understand that the School (via their consultants Nelson | Nygaard) will be providing an updated Head-Royce TDM Plan that will include identified expansion of existing infrastructure improvements and on-going operational strategies that would increase non-automobile mode share by the project. Fehr & Peers will peer review this updated TDM Plan, and assess the effectiveness of each strategy in reducing vehicle trips.

2.9.10 Documentation and Meetings

Fehr & Peers will summarize the results of Tasks 1 through 9 in the Transportation section of a CEQA document, with any further substantiation included as attachment(s), and will submit this to the environmental consultant and the City of Oakland staff for review and approval. Consistent with City of Oakland's Guidelines for Environmental Consultant Contracts Concerning Private Development Projects, this scope conservatively assumes the preparation of three administrative drafts, a screen check draft, and a final document. If the comments raise issues that are not included in the scope of work or require additional quantitative analysis, Fehr & Peers will consult with City staff and the project team to determine necessary adjustments to the scope of work.

Fehr & Peers will prepare for and attend three meetings and/or public hearings at part of this scope of work. This scope of work also includes up to 16 hours for responding to public comments on the draft environmental documentation.

2.10 Infrastructure

2.10.1 Water Supply

Given the relatively minor overall increase in building space within the Project site (a net increase of approximately 3,000 square feet, inclusive of approximately 19,000 square feet of new construction and approximately 16,500 square feet of existing buildings to be removed), demands of the Project on public infrastructure are expected to be fairly limited. The Project does not meet CEQA threshold requirements for preparation of a Water Supply Assessment, and no such WSA shall be prepared or requested of the water provider.

To address overall cumulative water demands, the EIR will assess the applicability of required compliance with the City's Water Efficient Landscape Ordinance and other applicable water-efficiency measures described in state regulations (i.e., Green Building Ordinance).

2.10.2 Sanitary Sewer Flows

Increases in anticipated sanitary sewer flows attributed to the Project will be identified, and any mitigation measures and/or SCA that apply to sanitary sewers will be identified. Specifically, compliance with EBMUD's Regional Private Sewer Lateral Ordinance that requires replacement or rehabilitation of older sanitary sewer laterals, and assurances that any new wastewater collection systems are constructed to prevent /I to the maximum extent feasible, will be identified.

2.10.3 Effects of Tunneling

The Project's proposed tunnel below Lincoln Avenue has the potential to adversely affect existing utilities that run below this street right-of-way. Based on the geotechnical review of this

tunnel construction, and potential effects on public infrastructure will be identified and mitigation measures will be identified.

2.11 All Other Topics

Lamphier-Gregory will prepare an assessment of all other environmental resource topics required for a legally compliant EIR, relying on information available from the applicant or other public sources. Topic areas that clearly would not involve environmental impacts, such as agriculture/forest resources, minerals, and possibly others, will be discussed briefly in a section of the document identified as "Topics not Involving Environmental Effects."

Task 3: Prepare Administrative Draft EIR

Setting, impacts and mitigation measures will be documented for each of the environmental topic areas and will be included in an Administrative Draft EIR (ADEIR). The ADEIR will include the following chapters:

3.1 Introduction

Summarizes the Project description, outlining the purpose, organization and scope of the document

3.2 Executive Summary

Provides a brief summary of the purpose of the EIR and the description of the Project, identifying the Lead Agency and the Project Applicant, and summarizing the significant environmental impacts identified, the mitigation measures that would reduce these impacts (where feasible), and the outcome of the alternatives analysis.

3.3 Project Description

This section will provide a description of the existing conditions at the Project site and in the vicinity, the proposed modifications that would result from development of the Project as proposed, and the discretionary approvals required to enable the Project to proceed.

3.4 Environmental Analysis

These chapters will include the setting, impacts, mitigation measures and Standard Conditions of Approval as documented for all environmental topic areas. Consistent with our approach to the CEQA analysis as discussed above, and the specific issues that are unique to the Project site, the EIR will present technical environmental review and analysis from the studies conducted in the topical areas described above. Each topic area will be given a sub-chapter section. Within the specific analytical study areas defined at the outset of each topic, each section will describe:

- The environmental setting or conditions at the Project site as of the time of the NOP which may affect or be affected by the Project
- The regulatory setting, as appropriate
- An evaluation of potential environmental effects and level of significance likely to result from the Project as proposed
- Recommended mitigation measures and Standard Conditions of Approval that can be implemented to avoid or substantially reduce the identified significant environmental effects and the level of significance following implementation, and
- The potential for cumulative impacts

3.5 Alternatives

A reasonable range of alternatives is required; our Scope of Work and budget assumes three alternatives will be analyzed. We anticipate the alternatives would include:

- The CEQA-required “No Project Alternative”
- A Reduced Scope Alternative
- An Alternative Site/North Campus Alternative

Lamphier-Gregory will describe each alternative and provide a qualitative analysis of the potential impacts related to each environmental topic addressed in the EIR, and include a matrix comparing the alternatives to one another. In accordance with the CEQA Guidelines, the alternatives will be evaluated in less detail than the proposed Project. However, the discussion will be of sufficient detail to evaluate the benefits and drawbacks of each alternative and provide qualitative conclusions regarding the alternatives. The alternatives analysis will also identify the environmentally superior alternative.

3.5.1 Project Options

In addition to overall Project alternatives, several on-site design options will also be identified and comparatively evaluated against the Project. These design options include:

- Locating a drop-off and pick-up road in the center of the South Campus rather than as an outer Loop Road
- Enlarging (i.e., widening) Lincoln Avenue along the South Campus property to provide additional space for an off-lane drop-off and pick-up location, rather than construction of a full loop road
- Construction of a pedestrian bridge over Lincoln Avenue, rather than a tunnel as proposed
- The option of making the Performing Art Center building available for additional non-school related community events, over and above its use for school purposes only

Each of these design options will be comparatively assessed against the potential impacts of the Projects and against feasibility considerations.

3.6 Growth Inducement, Cumulative Impacts and Irreversible Changes to the Environment

CEQA requires an evaluation of the Project in terms of its potential to serve as an inducement for additional growth and development (i.e., Growth Inducement), a consideration of whether Project-related impacts would be considered cumulatively considerable, and whether the Project would result in irreversible changes in the environment. CEQA considers a project to be growth inducing if it would foster economic or population growth. The EIR will include the required analysis of these issues, noting what was contemplated in the City’s General Plan and MTC/ABAG’s *Plan Bay Area*. The cumulative impact analysis will address the potential impacts associated with the Project in conjunction with all past, present, existing, approved, pending and reasonably foreseeable future projects, through 2040. Mitigation measures, if feasible, will be developed to mitigate the project’s contribution to significant cumulative effects.

3.7 Other CEQA-Required Sections

Lamphier-Gregory will prepare the appropriate conclusions to fulfill CEQA requirements by providing assessment of the mandatory impact categories including:

5.2 Responses to Comments

Lamphier-Gregory will compile all written and oral comments into a format for use in the Final EIR. We will then draft initial responses. We may utilize Master Responses for addressing repetitive or similar comments from multiple commenters and in any case will include substantial topic-specific detail, as required. An administrative draft Responses to Comments document will be submitted to City staff for initial review.

5.3 Administrative Draft Final EIR and SCA/MMRP

5.3.1 Administrative Draft Final EIR

In light of City staff comments on the initial Response to Comments draft, Lamphier-Gregory will prepare an Administrative Final EIR. The document will include:

- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- copies of all written comments, and the responses thereto, marked to correspond to the responses document;
- Master and individual responses to comments; and
- Revisions to the Draft EIR, if any, based on responses to comments

5.3.2 SCAAMMP

We will also prepare, in tabular form, an initial draft comprehensive listing of all applicable Standard Conditions of Approval (SCAs) and mitigation measures in a Mitigation Monitoring and Reporting Program (SCAMMP) that are compiled from the technical section of the DEIR.

Deliverables:

We will submit ten (10) hard copies of an Administrative Final EIR and SCA/MMRP to City staff for internal review electronically (in both PDF and MS Word)

We will make revisions (up to three iterations) prior to producing a Final EIR for release to the public and decision-making bodies.

The proposed schedule (see attached Bar Chart Schedule) incorporates appropriate time for City review, including at least three weeks for City review/comment on Administrative Drafts #1 and #2, two weeks for Administrative Draft #3, and one week for the final screencheck Final EIR.

Task 5.4 Final EIR and SCAMMRP

Lamphier-Gregory will revise the ADFEIR in response to City comments and direction. At the end of the review/revision process, we will prepare a Screencheck Final EIR and SCA/MMRP; after sign-off, Lamphier-Gregory will provide up to twenty (20) printed copies of the Final EIR and SCA/MMRP to the City as well as electronically in both PDF and MS Word formats.

Task 5.5: CEQA Findings

Lamphier-Gregory will collaborate with City staff in drafting the CEQA Findings, including a Statement of Overriding Consideration, if necessary.

Task 5.6: Final Hearings

We will prepare for and attend hearings for certification of the EIR and approval of the project before the Oakland Planning Commission and, if necessary, the City Council. We assume that City staff will

- Significant and unavoidable environmental impacts;
- significant irreversible environmental changes which would be caused by the Project, and
- relationship between short-term and long-term uses of the environment

3.8 Identification of EIR Preparers

This section will identify the key persons who contributed to the EIR and persons outside of the EIR team who were contacted to provide information and other informational references consulted.

3.9 Technical Appendices

Technical reports used as part of the environmental analysis will be included in an Appendix.

Deliverable:

Lamphier-Gregory will compile all of the above work, produce prepare the first Administrative Draft EIR and submit ten (10) bound copies plus electronic files (in both PDF and MS Word) to City staff for internal review.

Task 4 Prepare Draft EIR

4.1 Revisions to Administrative Draft EIR

Lamphier-Gregory will amend the first Administrative Draft EIR as directed by City staff and will produce and submit a second Administrative Draft EIR for review by City staff. Changes to the first draft will be reflected in underscore and ~~strikeout~~ format using Track Changes in the MS Word document.

We assume that the revision/review process will involve up to 3 iterations prior to producing a Screencheck Draft and then a Public Review Draft EIR for release to the public. At each iteration of this process, we will provide the City with ten (10) hard copies of the document along with electronic versions in PDF and MS Word formats; for the Screencheck draft, we will submit only three (3) bound copies and electronic versions. The proposed schedule (see attached Bar Chart Schedule) incorporates appropriate time for City review, including at least three weeks for City review/comment on Administrative Drafts #1 and #2, two weeks for Administrative Draft #3, and one week for the final screencheck Draft EIR.

4.2 Prepare Public Review Draft EIR and Required Notices

Lamphier-Gregory will provide up to twenty (20) printed copies of the DEIR to the City along with electronic copies in both PDF and MS Word formats. We will also prepare a combined Notice of Availability and a Notice of Completion, in accordance with the CEQA Guidelines. We assume the City will distribute the DEIR to the public, Responsible Agencies and the State Clearinghouse in accordance with CEQA and City review procedures. Public notices will ask for written comments to be directed to City staff.


Task 5: Public Review and Final EIR

5.1 Public Review of DEIR

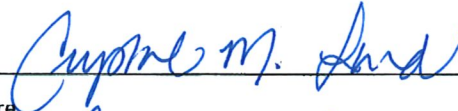
There will be a 45-day public review period for the Draft EIR. Lamphier-Gregory will attend a public hearing before the Oakland Planning Commission at which public comment on the Draft EIR will be solicited. We will take careful notes of all public comments.

prepare and file a Notice of Determination (NOD) following certification of the EIR and approval of the project.


Prime Consultant: Lamphier-Gregory


Signature _____ Date 10-1-19
SCOTT GREGORY, PRESIDENT
Printed Name and Position

Applicant: Head-Royce School



Signature _____ Date 10/16/19
Crystal M. Land Head of School
Printed Name and Position

City of Oakland


Signature _____ Date 10/16/19
Catherine Payne Acting Development Planning Manager
Printed Name and Position

Approved as to form by:

City of Oakland Office of the City Attorney


Signature _____ Date 10-15-19
Brian Mulroy, Deputy City Attorney
Printed Name and Position