

NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE HEAD-ROYCE SCHOOL PLANNED UNIT DEVELOPMENT PERMIT PROJECT AND NOTICE OF PUBLIC HEARINGS ON DEIR

TO: All Interested Parties

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Head-Royce School Planned Unit Development Permit Project and Notice of Public Hearings on the DEIR.

LEAD AGENCY/PROJECT SPONSOR: The City of Oakland

CASE NO: PLN18532, PLN18532-ER-01

CEQA STATE CLEARINGHOUSE NUMBER 2019029032

PROJECT LOCATION: The Head-Royce School (School) is located in Oakland, California on Lincoln Avenue, approximately 0.4 miles south of Highway 13, and 0.9 miles north of I-580. The existing approximately 14-acre School campus includes two properties: one at 4315 Lincoln Avenue that houses classrooms, administrative space and other school buildings; and an adjacent property at 4465 Lincoln Avenue that is the School's outdoor athletic fields and other outdoor activity space. The School has also acquired an additional approximately 8-acre property immediately across Lincoln Avenue at 4368 Lincoln Avenue, which is the former site of the Lincoln Child Center for a proposed South Campus.

PROJECT DESCRIPTION: Head-Royce School proposes to integrate the existing Campus with the former Lincoln site (the proposed South Campus) to create a unified, 22-acre K-12 school (the Project). The Project proposes to connect these two campuses via an underground tunnel below Lincoln Avenue and/or with an at-grade pedestrian crossing across Lincoln Avenue. There are 12 existing buildings on the former Lincoln site. Generally, these existing buildings are in fair condition on the exterior, but in poorer conditions in the interior. The Project proposes to remove eight of the twelve existing buildings on the former Lincoln site, to rehabilitate three existing buildings identified as historic resources for use as school facilities, and to use one existing building for school-related or potentially short-term employee housing. The Project also includes a proposal to construct a new Performance Arts Center (for student curriculum relating to theater, music, dance and culture) and to construct two new small structures each (1,500 square-foot. structures, one for maintenance and the other as a link to the proposed pedestrian tunnel, housing an elevator). The Project also proposes a one-way circulation loop driveway on the proposed South Campus to provide off-street drop-off and pick-up space, thereby eliminating pick-up and drop-off activities (other than for buses) from Lincoln Avenue and reducing turn-around traffic in adjacent neighborhoods. The Project also proposes to increase permitted student enrollment by 344 students over the currently allowed enrollment of 906 students to a maximum student population of 1,250 students.

PUBLIC REVIEW AND COMMENT PERIOD: The City invites comments on the Head-Royce School Planned Unit Development Project DEIR during a 45-day comment period that begins on November 5, 2021 and ends on December 20, 2021 at 5:00 PM. The City directs comments to be submitted via email to Courtney Brown, Acting Planner III at cbrown@oaklandca.gov. Please reference **Head Royce School Planned Unit Development Permit Project DEIR Comments** in all correspondence. Comments may also be submitted via mail to the following address:

Courtney Brown
City of Oakland, PBD, Development Planning Division
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612
Attn. Head Royce School Planned Unit Development Project DEIR Comments

Comments will also be received at the public meetings to be held as noticed below. Written comments submitted via e-mail and mail shall be provided no later than **December 20, 2021 at 5:00 PM.**

DOCUMENT AVAILABILITY: The DEIR is available for review online at:

- <https://cao-94612.s3.amazonaws.com/documents/Head-Royce-School-PUD-Project-Draft-EIR.pdf>
- <https://cao-94612.s3.amazonaws.com/documents/Head-Royce-School-PUD-Project-Draft-EIR-Appendices-1A-7C.pdf>
- <https://cao-94612.s3.amazonaws.com/documents/Head-Royce-School-PUD-Project-Draft-EIR-Appendices-8A-16B.pdf>

PUBLIC HEARINGS:

Two public meetings are scheduled.

- The City Landmarks Preservation Advisory Board (LPAB) will conduct a public meeting to receive comments on the DEIR for the project on **December 13, 2021 at 5:00 PM.**
- The City Planning Commission will conduct a public meeting to receive comments on the DEIR for the project on **December 15, 2021 at 3:00 PM.**

In accordance with the revised Emergency Order No. 3 of the City of Oakland that was adopted due to the outbreak of COVID-19 and pursuant to City Council, City Planning Commission and LPAB Resolutions as a result of AB 361, meetings of the Oakland City Council, the Landmarks Preservation Advisory Board, and of the Planning Commission are being conducted online, rather than in person.

For more information about how to participate in these meetings, please visit:

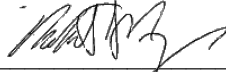
<https://www.oaklandca.gov/boards-commissions/landmarks-preservation-advisory-board>
<https://www.oaklandca.gov/boards-commissions/planning-commission>

ENVIRONMENTAL REVIEW: A DEIR was prepared for the project per the requirements of the California Environmental Quality Act (CEQA), pursuant to the Public Resources Code Section 21000 *et seq.* The DEIR analyzes potentially significant environmental impacts in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources including Historic Resources and Tribal Cultural Resources, Greenhouse Gas Emissions and Global Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, Utilities, Wildfire and Emergency Evacuation. The DEIR did not identify significant and unavoidable impacts that could not be reduced below adopted thresholds of significance by standard conditions of approval and/or mitigation measures.

The City of Oakland is hereby releasing this DEIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the DEIR. 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 DEIR should focus on the sufficiency of the DEIR 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.

If you challenge the EIR or project in court, you may be limited to raising only those issues raised at the hearings described above, or in written correspondence received on or prior to December 20, 2021 at 5:00 PM. Following the close of the public review period for the DEIR, the City will prepare a Final EIR (FEIR), incorporating and responding to all comments received during the public comment period, for consideration by the Planning Commission at a date for which notice shall be provided at a future date. As required by CEQA (Pub. Res. Code §21092.5), the FEIR, including written responses to the comments submitted by public agencies, will be provided to commenting agencies at least ten (10) days prior to certification. For further information, please contact Rebecca Lind, Planner IV, at (510) 672-1474 or rlind@oaklandca.gov.

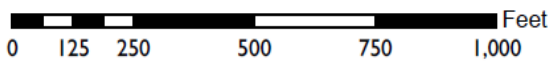
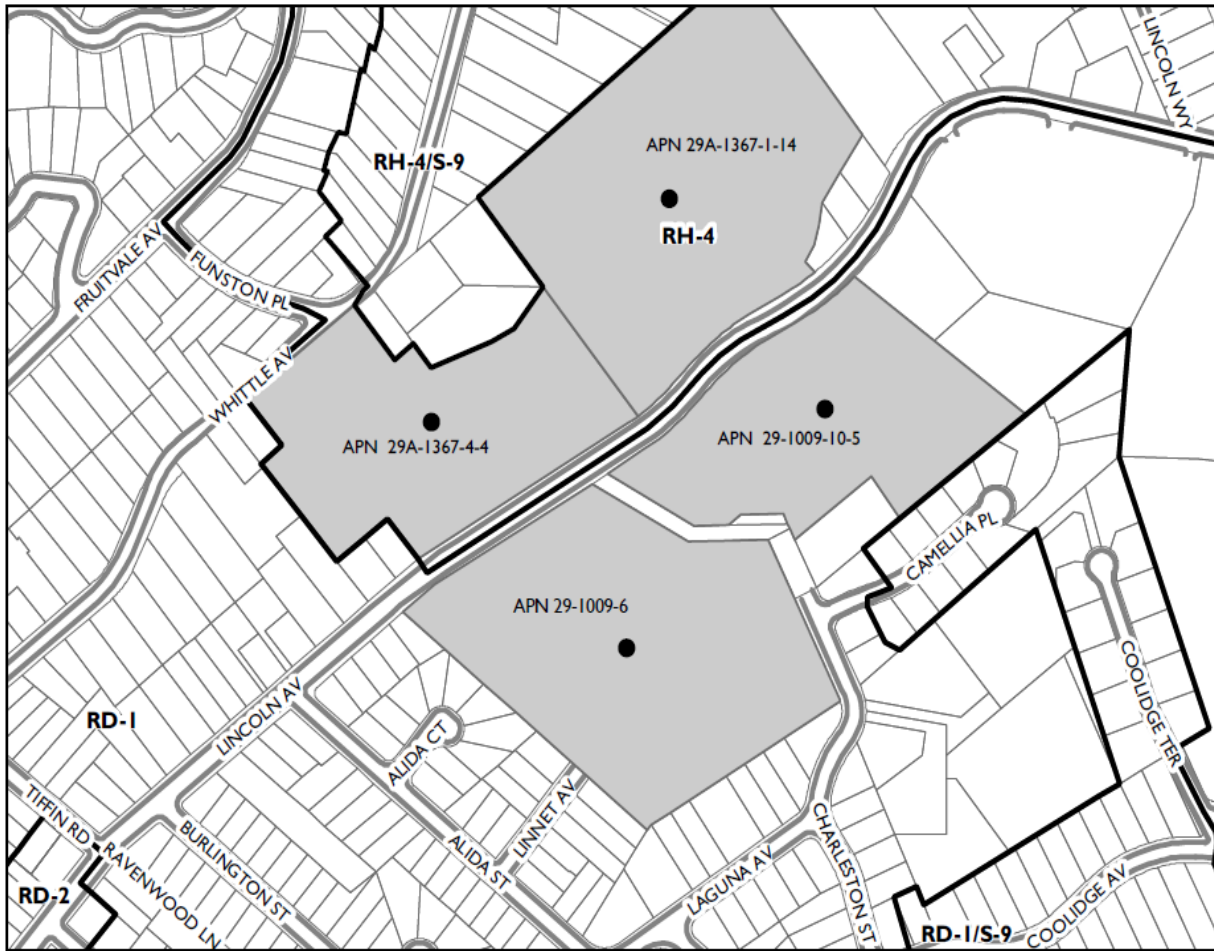
November 5, 2021



ROBERT MERKAMP, Acting Deputy Planning Director
City of Oakland
Deputy Environmental Review Officer

Attachment:
Figure 1, Location Map

Figure 1, Location Map



Case File: PLN18532 & PLN18532-ER01
 Applicant: Head Royce School
 Address: 4315, 4465, 4368, & 4500 Lincoln Avenue
 Zone: RH-4