TABLE OF CONTENTS

I. INTRODUCTION 1
- A. PURPOSE OF THE EIR 1
- B. PROPOSED PROJECT 1
- C. EIR SCOPE 3
- D. REPORT ORGANIZATION 3

II. SUMMARY 5
- A. PROJECT UNDER REVIEW 5
- B. SUMMARY OF IMPACTS AND MITIGATION MEASURES 5

III. PROJECT DESCRIPTION 15
- A. PROJECT SITE 17
- B. PROJECT BACKGROUND 21
- C. PROJECT OBJECTIVES 23
- D. PROPOSED PROJECT 23

IV. SETTING, IMPACTS AND MITIGATION MEASURES 31
- A. LAND USE 35
- B. TRANSPORTATION AND CIRCULATION 43
- C. AIR QUALITY 83
- D. NOISE 119
- E. HAZARDS 135
- F. PUBLIC SERVICES 151

V. PLANNING POLICY 161
- A. PLANNING DOCUMENTS 161
- B. POLICY CONSISTENCY 165

VI. ALTERNATIVES 173
- A. NO PROJECT ALTERNATIVE 174
- B. REDUCED ENROLLMENT ALTERNATIVE 177
- C. PUBLIC TRANSIT ALTERNATIVE 179
- D. TUNNEL ROAD DROP-OFF ALTERNATIVE 182
- E. OTHER ALTERNATIVES CONSIDERED 185
- F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE 186

VII. CEQA-REQUIRED ASSESSMENT CONCLUSIONS 189
- A. GROWTH INDUCEMENT 189
- B. SIGNIFICANT IRREVERSIBLE CHANGES 189
- C. CUMULATIVE IMPACTS 190
- D. EFFECTS FOUND NOT TO BE SIGNIFICANT 194
- E. SIGNIFICANT UNAVOIDABLE IMPACTS 196

VIII. REPORT PREPARATION 197
A. REPORT PREPARERS 197
B. REFERENCES 197
C. COMMUNICATIONS 202

APPENDICES

Appendix A: Notice of Preparation (NOP) and Public Comment Letters

Appendix B: Bentley School Traffic and Parking Handbook for the Hiller Campus

Appendix C: Transportation and Circulation Data

Appendix D: Air Quality Data

FIGURES

Figure III-1: Project Location 16
Figure III-2: Project Site 19
Figure III-3: Drop-off and Pick-up Traffic Circulation Diagram 27

Figure IV.B-1: Study Intersections 45
Figure IV.B-2: Existing Lanes and Traffic Controls 48
Figure IV.B-3: Baseline Traffic Volumes, Lanes, and Traffic Controls 51
Figure IV.B-4: Cumulative Baseline Traffic Volumes, Lanes, and Traffic Controls 58
Figure IV.B-5: Inbound Project Trip Distribution 62
Figure IV.B-6: Outbound Project Trip Distribution 63
Figure IV.B-7: Baseline Plus Project Traffic Volumes, Lanes, and Traffic Controls 65
Figure IV.B-8: Cumulative Plus Project Traffic Volumes, Lanes, and Traffic Controls 67

Figure IV.D-1: Noise Monitoring Locations 127

Figure IV.E-1: Regional Faults 136

TABLES

Table II-1: Impact Table 7

Table III-1: Permitted, Existing and Proposed Uses and Operational Standards at Bentley School 24

Table IV.B-1: Intersection Level of Service Definition for Signalized Intersections 49
Table IV.B-2: Intersection Level of Service Definition for Unsignalized Intersections 50
Table IV.B-3: Baseline (200 Students) Intersection Levels of Service Summary 52
Table IV.B-4: Cumulative Baseline Conditions (200 Students) Intersection Levels of Service Summary 59
Table IV.B-5: Existing (352 Students) School Traffic Counts Summary 61
Table IV.B-6: Existing (352 students) Student Bus Riders 61
Table IV.B-7: Trip Generation Summary for Baseline Condition (200 Students) 64
Table IV.B-8: Trip Generation Summary for Baseline Plus Project Condition (360 Students) 64
Table IV.B-9: Baseline Plus Project (360 Students) Intersection Levels of Service Summary. 66
Table IV.B-10: Cumulative Plus Project (360 Students) Intersection Levels of Service Summary 68
Table IV.B-11: Existing On-Street Parking Inventory 74

Table IV.C-1: Federal and State Ambient Air Quality Standards 84
Table IV.C-2: Health Effects of Air Pollutants 86
Table IV.C-3: Bay Area Attainment Status 90
Table IV.C-4: Local Ambient Air Quality Monitoring Station Data 93
Table IV.C-5: Existing Plus Project (360 Students) CO Concentrations 97
Table IV.C-6: Cumulative 2030 With the Project (360 Students) CO Concentrations 98
Table IV.C-7: Project (360 Students) Regional Emissions in Pounds Per Day 99
Table IV.C-8: Oakland Community-Wide GHG Emissions Summary – 2005 (tons/year) 104
Table IV.C-9: Estimated CO_2e Emissions from the Proposed Project (Tons/Year) 117

Table IV.D-1: Definitions of Acoustical Terms 120
Table IV.D-2: Typical A-Weighted Sound Levels 120
Table IV.D-3: Summary of EPA Noise Levels 122
Table IV.D-4: Summary of Human Effects in Areas Exposed to 55 dBA L_{dn} 122
Table IV.D-5: City of Oakland Operational Noise Standards at Receiving Property Line, dBA 123
Table IV.D-6: Noise Land Use Compatibility Matrix 124
Table IV.D-7: Short-Term Ambient Noise Monitoring Results, dBA 129
Table IV.D-8: Meteorological Conditions During Short-Term Monitoring 129
Table IV.D-9: Long-Term Ambient Noise Monitoring Results (December 11–13, 2007) 129
Table IV.D-10: Existing Traffic Noise Levels with the Project (360 Students) 131
Table IV.D-11: Cumulative (2030) Traffic Noise Levels with the Project (360 Students) 131

Table V-1: Relationship of the Proposed Project to Applicable City of Oakland General Plan Policies 169