

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Merritt College Horticulture Complex

Lead Agency: Peralta Community College District (PCCD)

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Project Location: Oakland Alameda
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed Merritt College Horticulture Complex (Project) is a replacement project that would replace the existing horticulture building complex, comprising about 19,000 gross square feet (gsf), with new energy efficient facilities providing six classroom labs, a library, restrooms and office space comprising 19,032 gsf within the 2.5-acre Project site. The Project footprint adapts to the site topography which rises steeply to the north and southwest, and drops away on the west and southeast. New retaining walls would be added to supplement existing retaining walls at the proposed parking and loop roadway. Site access and circulation would be improved to comply with the Wildland Urban Interface requirements for the Oakland Hills. The proposed buildings would range in height from 12 to 24 feet. Building materials would include concrete masonry, wood siding, cement plaster walls and metal roofs. Glazing would be non-reflective. Outdoor lighting would be upgraded to provide improved safety and security. The existing irrigation system would be replaced with a more efficient system. The facilities capacity of the Horticulture Complex would not change with the proposed Project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Effect: tree removal & on-site construction activities during bird nesting season could have a potentially significant impact on nesting birds. Mitigation: A survey for nesting migratory birds shall be conducted within 14 days prior to onset of tree removal or construction.
Effect: Strong ground shaking will likely occur at the Project site. Mitigation: (1)Design recommendations contained in the Project geotechnical report shall be implemented. (2)Existing retaining wall supporting fire lane shall be replaced with a new structure designed to withstand expected seismic forces.
Effect: Hazardous materials may be present on Project site. Mitigation: Prepare a Phase II Environmental Assessment.
Effect: Project site located in High Fire Severity Zone. Mitigation: (1) Project construction & operation shall implement Best Management Practices to minimize potential for accidental ignition of construction materials & vegetation. (2) Develop a Vegetation Management and Fire Prevention Plan.
Effect: Construction activities would cause ground disturbance. Mitigation: (1) Prepare Storm Water Pollution Prevention Plan. (2) Implement Best Management Practices to control erosion & sedimentation & prevent pollutants from entering stormwater runoff.
Effect: Project construction noise could be disruptive. Mitigation: Implement Best Management Practices to minimize noise.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy associated with the project. The Horticulture Complex is identified in the PCCD 2016-20 Five Year Construction Plan.

Provide a list of the responsible or trustee agencies for the project.

Office of Public School Construction

State Water Resources Control Board - SF Bay Region 2

Bay Area Air Quality Management District

Oakland Planning & Building

Oakland Fire Department