ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT FULL STUDY FOR THE PROPOSED EAGLE PLAINS MIDDLE AND JUNIOR SCHOOLS IN SOUTH B AREA ALONG KIJENGE ROAD - NAIROBI CITY COUNTY GPS coordinates -1.325098, 36.852724

ENVIRONMENTAL CONSULTANTS	PROPONENT
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THE CONSULTANCY TEAM

In conformity with the NEMA requirements, the Environmental and Social Impact Assessment Full Study Report for the proposed Eagle Plains Middle and Junior School was carried out by the following team of certified Environmental practitioners and other experts;

Name	Profession & Role on team
Mr. James Osonga APAMO	ESIA Expert, NEMA Lead Expert No. 2519
Ms. Hellen Mwende MUKURU	ESIA Expert, NEMA Lead Expert No. 6534
Arch. Mukasa NAMULANDA	Planner and Architect
Peter Mwangi KAHARA	Sociologist
Caroline MAGINA	Educationist and Trainer
Mr. Hudson Yakwa AWORI	Occupational Safety and Health specialist

CERTIFICATION

CERTIFICATION BY EIA EXPERT

I hereby certify that the content of this Environmental and Social Impact Assessment Fully Study Report for The Proposed Eagle Plains Middle And Junior Schools In South B Area Along Kijenge Road - Nairobi City County, is factual and true and that the content conforms to the guidelines contained the Environmental Management and Coordination (Amendment) Act 2015 (Cap 387) and the Environmental Impact Assessment and Audit Regulations, 2003.

Name: James Osonga Apamo

Designation: Lead Expert

Signature:.....

Date:……

NEMA Registration Number: 2519

Firm: Hesco Consulting Services Ltd

CERTIFICATION BY PROJECT PROPONENT

I…….. on behalf of St. Bhakita Schools submit this Environmental and Social Impact Assessment Project Report for The Proposed Eagle Plains Middle And Junior Schools In South B Area Along Kijenge Road - Nairobi City County. I declare that the information contained here is true to the best of my knowledge and I shall ensure the implementation of the Environmental Management Plan contained in this report. I further assure that we shall adhere to any recommendations or conditions issued by NEMA and other relevant Authorities with regard to the proposed project.

Sign…….. Date: ……

Designation: …….. Tel: ……

Stamp:

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ABBREVIATIONS AND ACRONYMS

EIA:	Environmental Impact Assessment.
EMCA:	Environmental Management Co-ordination Act.
EMMP:	Environmental Management and Monitoring Plan
ESIA:	Environmental and Social Impact Assessment
JSS:	Junior Secondary School
NCA:	National Construction Authority
NEMA:	National Environment Management Authority.
OSH:	Occupational Safety and Health
OSHA:	Occupational Health and Safety Act, 2007.
PPE:	Personal Protective Equipment.
WRA	Water Resources Authority

EXECUTIVE SUMMARY

Introduction

This report documents the findings of a Full Environmental and Social Impact Assessment Study report (ESIA) for proposed Eagle Plains School.

Project Location

It's located on Land Registration Number Amalgamated Plots 209/17286-290,209/17303-313 and 209/17347-355 within Eagle Plains Estate, along Kijenge road Off Mombasa Road, Behind Panari in South B, Nairobi City County. The project lies on GPS coordinate -1.325098, 36.852724. The parcel of land measures approximately 4 acres.

Project description

The proposed Eagle plains school phase one features Middle school (grade 1-6) and Junior secondary school (grade 7,8,9). Each class will have three streams. In total the whole school will have a composition of about 675 learners. The school also features other amenities namely, Washrooms(learners/staff), Perimeter wall, Library, Music room, Art Room, Staff room, Agricultural Garden, Languages room**,** ICT room**,** Laboratories, Home science, textile room, pre-technical & career centre, Secretariat offices (shared with Junior SS), Sanitorium, Dining Hall for 1,000 students, Professional Kitchen Staff room and sports field.

Legal Frame work

The assessment has been commissioned in accordance with the Environmental Management and Coordination Act (EMCA) Cap 387 section 58 and the amended regulation 7(4) of the Environmental (Impact Assessment and Audit) regulations, 2003, vide legal notice 32 of 2019 which require that such a project is preceded by environmental impact assessment principally to identify the likely negative impacts and propose appropriate mitigation measures at the early stages of project planning.

As per as per Legal Notice No. 31 of 2019 of the Environmental Management and Coordination Act (No. 8 of 1999) The project falls under the category of 'high risk projects*: (h) establishment of schools and other learning institutions exceeding one hundred learners.*

Key legal framework includes but not limited to the Environmental Management and Co-ordination Act (EMCA) Cap 387, which provides a legal and institutional framework for the protection and conservation of the environment, environmental impact assessment, environmental auditing and monitoring. The regulations under it namely; Environmental Management and Co-ordination {Environmental (Impact Assessment and Audit)} Regulations, 2003, Environmental Management and Co-ordination (Water Quality) Regulations, 2006; Environmental Management and Co-ordination (Waste Management) Regulations, 2006; Environmental Management and Co-ordination (Air Quality) Regulations, 2014 among others.

Methodology

- The methodology used in the assessment consisted of the following:

i) Desk Review of all the relevant available documents on the project activities and components from the proponent and architects.
ii) Field Studies on the project site at Eagle plains, South B to obtain further data through visual surveys to determine the baseline information of the project area, scoping the positive and negative impacts.
iii) Public consultation administration of questionnaires to immediate neighbours and convening a public consultative meeting with the members of Eagle Plains Estate to further discuss the anticipated environmental issues and their corresponding mitigation measures.
iv) Data Synthesis: The data collected was used to prepare this ESIA report.

Anticipated Environmental and Social Impacts

Both positive and negative impacts are anticipated as they relate to the project during construction operation phase and decommissioning phase. The EIA project report established the following significant impacts:

Positive Impacts

- High quality school infrastructure aligned to the new KICD curriculum.
- Continuity of learning from the existing Kindergarten to middle school and eventually junior secondary.
- Employment creation in terms of teachers, administrators, material suppliers.
- Property values appreciation when a quality school comes up in a neighborhood.

Negative Impacts and mitigation measures

Table 1: Summary of anticipated negative impacts and mitigation measures.

Likely Impact	Mitigation Measures
Construction Phase	
Increased Generation of solid waste	▪ Construction wastes shall be properly segregated and separated to encourage recycling of some useful waste materials i.e., some stone and concrete materials can be used as backfills. ▪ During transportation of waste, it shall be covered to avert dispersion along the way. ▪ All waste receptacles shall be kept covered to prevent dispersal of the wastes by wind ▪ The contractor shall use NEMA-licensed waste handlers to collect, transport and dispose waste in designated disposal sites.
Public and occupational safety and Health risks	▪ Supervision of works shall be done regularly to ensure that safety conditions are met. ▪ Regular inspection, testing and maintenance of equipment and machinery. ▪ All activities shall adhere to provisions of Occupational Safety and Health Act of 2007 and the rules formulated under it. ▪ The site will be kept cordoned off at all times to prevent unauthorised access. ▪ Construction vehicles shall adhere to Traffic Act Cap 403 provisions

Likely Impact	Mitigation Measures
Increased airborne emissions-dust	▪ Construction equipment shall be maintained in good operating condition to reduce exhaust emissions; ▪ Sprinkling water on soil before excavations need be and periodically when operations are under way to prevent raising of dusts; ▪ Haulage trucks will be covered or the aggregates sprayed with water to prevent dispersion. ▪ The project site will be cordoned with tarpaulins to minimize dust migration to nearby residential houses by wind;
Possible soil and water pollution	▪ All machinery and equipment be regularly maintained and serviced to avoid oil leaks; ▪ Maintenance and servicing of vehicle, machinery and equipment shall be carried out in a designated area (protected service bays) and where oils are completely restrained from reaching the ground. ▪ Oil, paints, fuels and other chemical materials shall be stored in impervious site stores. ▪ In case of any hazardous substance spills; immediate spill containment and clean up shall be initiated.
Noise nuisance	▪ Machinery and equipment in use shall be serviced regularly to ensure that they are in good condition to minimize friction noise; ▪ Immediate neighbours shall be notified of construction activities that may be perceived of as excessively noisy and intrusive prior to starting construction e.g. excavation, slab construction. ▪ Construction work shall strictly be undertaken during the day.
Population Influx (construction workers)	▪ Security guards will be employed to keep vigilance and discourage idling by strangers ▪ The contractor shall liaise with local police post in case of proliferation of informal shanties on the project boundary, suspected insecurity arising from idlers or strangers lazing around the construction site.
Damage to the access road	▪ The contractor shall adhere to the carrying capacity for the trucks delivering construction materials. ▪ The contractor shall try as much as possible to leave the road in the condition it was.
Traffic impacts	▪ Material delivery shall be scheduled during non- peak hours to prevent snarl up along Kijenge road. ▪ Adherence to speed limits and other provisions under the Traffic Act Cap 403. ▪ Construction materials shall be covered during transport to prevent scattering. ▪ A traffic marshal shall be employed to direct the turning of the delivery vehicles.
Operation Phase	
Noise nuisance	▪ Plant trees along the boundary with the neighbors to cut sound and help in reducing noise nuisance from the school during break times.
Traffic snarl-up along Kijenge road	▪ Encourage the use of school bus to ferry pupils ▪ The design features adequate parking inside the school ▪ Checking of visitor's vehicles shall be done inside the school, not along the Kijenge road. ▪ The design features two gates (entry/exit) to prevent any congestion along the Kijenge road

Likely Impact	Mitigation Measures
	▪ Traffic Marshal shall be employed to handle traffic as need be.
Increase in storm water	▪ The project will use gutters to control storm water from the roof. ▪ The storm water from the surface and roof shall be directed to the roadside storm drain.
Generation of waste water	▪ The project shall connect to Nairobi City Water and Sewerage Company sewerline for treatment.
Generation of solid wastes	▪ The school shall use of contracted licensed waste handlers to collect, transport and dispose solid wastes on schedule. ▪ Waste storage area shall have an impermeable floor and protection from the elements of weather. ▪ The school shall engage in waste segregation to promote waste recovery and proper disposal of hazardous wastes. ▪ Fumigation shall be carried out routinely.
Increased pressure on utilities (water and electricity)	▪ Utilization of natural lights as much as is practicable ▪ Consideration of water harvesting to reduce the overreliance of NCWSC water. ▪ Timely repair of any leaking water faucets
Safety and health risks during school operation	▪ Provision of non-slippery floors. ▪ Provisions of portable firefighting appliances and water for firefighting. ▪ Undertaking routine electrical inspection to abate fire risk. ▪ Provide adequate traffic signage within the school. ▪ Adherence to Traffic Act Cap 403 provisions to prevent accidents.

Conclusion

The project will play an important role in providing the much-needed learning infrastructure aligned with the new competence-based curriculum (CBC) developed by Kenya Institute of Curriculum Development (KICD).

The proponent should however adhere to the recommendations of this report with regards to predicted negative impacts and mitigation measures during the construction phase, operation and decommissioning. This will ensure its longevity and avoid conflicts between the project and the neighbours or between it and the natural environment. The proposed project is considered beneficial and important. The predicted impacts are those that can be mitigated. Mitigation measures are detailed in the Environmental Management and Monitoring Plan chapter 8. Based on the strength of the aforesaid, it is hereby recommended that the project be considered for approval and issuance of an EIA license.

1.0 INTRODUCTION

1.1 Background

The goal of sustainable development cannot be achieved without significant changes in the way's development initiatives are planned, implemented and managed. In order therefore to achieve these changes, humanity has to consider as a matter of priority environmental conservation, protection and security as essential elements of the entire process of sustainable development. Kenya has made significant steps in the implementation of environment-friendly legislations, significant of which is the Environmental Management and Coordination Act (EMCA) Cap 387. EMCA Cap 387 makes Environmental Impact Assessment an essential element in the overall project management cycle.

1.2 Project Objectives

- To provide classrooms and associated amenities for middle school and Junior secondary school.

1.3 Back ground of ESIA

To remain compliant and work within the confines of the existing legislative provisions, our client opted to subject the project to Environmental Impact Assessment. Provisions on Environmental Management and Coordination Act (EMCA) Cap 387 section 58 and the amended regulation 7(4) of the Environmental (Impact Assessment and Audit) regulations, 2003, vide legal notice 32 of 2019 require that such a project is preceded by environmental impact assessment principally to identify the likely negative impacts and propose appropriate mitigation measures at the early stages of project planning.

1.4 ESIA objectives

The objective of this assessment is the production of an EIA report to address the effects and impacts (Positive and Negative) of the construction, operation and decommissioning phases of the Eagle Plains school with the aim compliance and of getting an approval from the National Environment Management Authority (NEMA).

1.5 Scope of the ESIA and the terms of reference

The scope covers the construction, operation phase and decommissioning phase of the project, to ensure that significant impacts on the environment are taken into consideration and for compliance. The terms of reference include but not limited to:

- Description of the nature of the project;
- The location of the project including the land ownership, Global Positioning System (GPS) coordinates, and the physical area that may be affected by the project's activities;
- The activities that shall be undertaken during the project, construction, operation and decommissioning phases;
- The project design;
- The materials to be used, products and by-products, including waste to be generated by the project activities and the methods of their disposal;

- The potential environmental impacts of the project and the mitigation measures to be taken before, during and after implementation of the project;
- An analysis of available alternatives including alternative project site, design, technology and processes, the reason for preferring the proposed project site, design and technology.
- An action plan for the prevention and management of possible accidents during the project cycle;
- Any other information the Authority (NEMA) may require.

1.6 Methodology

1.61 Desktop Review

Deskwork provided a detailed description of project activities. Relevant documents were reviewed to obtain information on the baseline information in general.

1.6.2 Site visit

A site visit was carried out on the project site to capture baseline information and to consult the immediate project neighbours.

1.6.3 Public Consultation

Public consultation involved direct interviews, administration of questionnaires and convening a public consultative meeting to further discuss the anticipated environmental issues and their corresponding mitigation measures.

1.6.4 Data Synthesis

The data collected was used to prepare the Environmental Management and Monitoring Plan (EMMP) encompassing the potential impacts, mitigation measures and monitoring indicators which form part of this report.

1.6.5 Reporting

The main output is an EIA project report comprising of executive summary, assessment methodology, project description, study area, legal and institutional framework, anticipated impacts, and an Environmental Management and Monitoring Plan (EMMP).

2.0PROJECT DESCRIPTION, LOCATION, DESIGN, PROCESSES, WASTES AND PRODUCTS

2.1 Project Location

The proposed project is located within Eagle Plains Estate, along Kijenge road Off Mombasa Road, Behind Panari in South B, Nairobi City County on GPS coordinate -1.325098, 36.852724. The proposed project lies on Land Registration Number Amalgamated plots 20/17286-290,209/17303-313 and 209/17347-355. The parcel of land measures approximately 4 acres.

Figure 1: Map showing Project Site

2.2 Project description

The proposed project Eagle plains School shall comprise of:

Eagle Middle School	Eagle Junior Secondary School
a) Eighteen (18) Classrooms for 25 pax /class for grade 1-6 b) Washrooms(learners/staff) c) Perimeter wall d) Library e) Music room f) Art Room g) Staff room h) Agricultural garden	a) Nine (9) Classrooms for 25 pax /class b) Languages room c) Washrooms(learners/staff) d) Music room e) ICT room f) Library g) Laboratory (physics, chemistry & biology) h) Home science, textile room i) Pre-technical & career centre
Eagle Plains School (Other Shared) Facilities a) Secretariat offices (shared with Junior SS) b) Sanitorium c) Dining Hall for 1,000 students d) Professional Kitchen e) Staff room (shared with middle school) f) Sports (basketball, volleyball, netball, hockey)	

The buildings shall be ground floor and first floor levels for middle school while Junior school shall comprise of ground, first and second floor levels.

Figure 2: View of the Proposed School

2.3 Project site description

The project site is currently undeveloped as shown below.

Figure 3 : Project Site

Figure 4: Inspection of Project Site by Proponent and Experts

2.4 Land use and land ownership

A change of land use has been done from residential to education purpose (School).

(See attached at the Annex the approval Change of Land use permit.)

Figure 5: Land use change public notice

Figure 6: Site Access

The proposed project shall take place on a parcel of land (amalgamated plots owned by the proponent- St Bakhita School Limited. Amalgamated plots 209/17286-290,209/17303-313 and 209/17347-355.
The school shall occupy a leased parcel of land at the rear side. This portion will be used for sports field. The leased plots are 24 (plot 87 to 111)

2.5 Utilities

In order for the project to achieve its objectives varying utilities will be necessary as ancillary and primary inputs:

a) Water

The project will rely on piped water supply by Nairobi City Water and Sewerage Company (NWCSC) which is highly reliable and adequate in the area. The school will provide storage water tanks. For supplementary source, the school will buy from a neighbouring borehole as need be.

b) Electricity

Kenya Power and Lighting supply: The feed will be from a commercial four phase line from the factories line.
Backup power Supply: There will be provision of a power back-up generator.
Solar energy: this will be considered in the later project phases.

c) Sewerage

The proposed school will connect to Nairobi City Water and Sewerage Company (NCWSC) sewerline which serves the area.

2.6 Construction activities and inputs

2.6.1 Input during construction

Typical inputs which will be used in construction phase are land, labour, machinery and construction materials such as building sand, aggregates, construction stones, metal, roofing material, timber for making structural formwork and interior design. Others include concrete block for constructing selected internal and external pavements, precast units for drains, PVC pipes for sewage and water reticulation, paints, electrical wiring and fitting, barbed wires, wire mesh and water tanks. Window casement and glass.

2.6.2 Construction activities and timetable

The construction activities should begin from the time NEMA gives approval of the EIA project report and issues an EIA License.

2.7 Project implementation sequencing

1.Pre-construction stage	a) Plan preparation and seeking of the appropriate approvals from the relevant authorities. • Approval for the building plans • Extension of land use. b) ESIA Project Report preparation to seek ESIA License.
2.Construction stage	**Excavation and land filling works** In preparing the site for the construction of the use of heavy earthmoving machinery such as excavators, back hoe and bulldozers will be required.
	Establishment of related works and all support infrastructures that are significant for the construction work

	This will involve the transportation of machinery and deployment of the contracted workers to the construction site. The machinery will be used for ground breaking and transportation of materials from the sources to the site. The contractor will also mobilize human workforce including casual, permanent, skilled and unskilled.
	Acquisition and transportation of building materials The contractor shall source for construction materials from various available suppliers. Supply of materials will be a continuous activity throughout the project life since different materials will be needed during future phases of the construction. Such materials include building stones, sand, ballast, cement, timber, reinforced concrete frame, steel, bars, G.I pipes, PVC pipes, pavement blocks, concrete slabs, murram, hardcore, insulated electrical cables and timber among others.
	Masonry, Concrete Work and Related Activities The engineering designs and site layout plans that have been approved shall be implemented. The setting will comply with the specifications set out by the client to the contractor under the supervision of qualified engineers. In accordance with the designs and the layout plans, the construction of the proposed project and associated infrastructure will begin immediately NEMA approves this EIA report. The contractor will then be supplied with all the approved documents including the EIA report. The construction of the building walls, foundations, floors, pavements and drainage systems among other components of the project will involve a lot of masonry work and related activities.
	Structural Steel Works The building will be reinforced with structural steel for stability. Structural steel works will involve steel cutting, welding and erection.
	Transportation of the construction wastes from the site for disposal Construction waste that cannot be used for landscaping work at the site will be deposited offsite in approved dumpsites by the contractor.
	Electrical work Electrical work during construction of the premises will include installation of electrical gadgets and appliances including electrical cables, lighting apparatus and sockets etc.
	Plumbing Installation of pipe work for water supply and distribution will be carried out within the building and associated facilities. In addition, pipe work will be done to direct sewage to the on-site biodigester and for drainage of storm water.
3. Timeframe	Construction activities are expected to last for about 3 months

Table 2: Project implementation sequencing

3.0 BASELINE INFORMATION

3.1 Topography

The site lies at an altitude of about 1645m above sea-level.

3.2 Climatic Conditions

The climate is warm and temperate in Nairobi and environs. Nairobi has a significant amount of rainfall during the year. This climate is considered to be Cfb according to the Köppen-Geiger climate classification. The temperature here averages 18.8 °C | 65.8 °F. The annual rainfall is 674 mm | 26.5 inches.

The warmest month of the year is February, with an average temperature of 20.5 °C | 68.9 °F. July has the lowest average temperature of the year. It is 17.0 °C | 62.7 °F.

3.3 Water resources and surface water

The project area relies on piped water supply from Nairobi City Water and Sewerage Company.

There is no surface water i.e., River, dams within a radius of 200m.

3.4 Land uses

Intense developments comprising of educational e.g. Diamond Junior, multi dwelling residential estates eg. Eagle Plain Estate, industrial complexes and commercial shopping mall.

3.5 Ecological Conditions

There were no wild or domestic animals noted except small insects like flies and other small living organisms. This is mainly due to human habitation.

3.6 Sanitation level

The project area is served by a sewer network of the Nairobi City Water and Sewerage Company.

3.7 Infrastructure

Roads

The project area is surrounded by a network of roads; Mombasa Road, Road C, Enterprise Road and Likoni Road. It is mainly accessed through Kijenge Road that is off Likoni road that joins with Mombasa Road (A104).

Posts and Telecommunication

The area is well covered by all mobile service providers including Safaricom, Telkom and Airtel.

3.8 Ecological Sensitive Areas and Threatened/Rare/Endangered Species

The project site doesn't lie in any protected areas or ecologically sensitive areas. It is also not a habitat or spawning ground for any threatened, rare or endangered species.

3.9 Vegetation

The project site does not have any significant vegetation save for grass

3.10 Waste collection

The area enjoys the benefit of both county government waste collection services as well as from private licensed waste handlers.

3.11 Justification of the project site

- The proponent runs a kindergarten school- St. Bakhita School in the neighborhood. The proposed Eagle Plains School will provide a transition to middle school for the kindergarten pupils.
- Secondly, majority of the schools have not yet provided infrastructure for junior secondary school, the proposed Junior secondary school will bridge this gap and cater for the needs of South B, South C and Nyayo Estate and within 5km radius.
- The junior secondary school is answering the call by Ministry of Education to all primary school owners to consider construction of junior secondary schools to absorb the Grade 6 pupils transitioning.
- The project area has many residential settlements therefore all the children will need to go to school. This school will provide the much need high quality learning amenities.

4.0 POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

4.1 National Institutional Framework

There are many institutions mandated to deal with matters of environment basic education issues. However, in this case, the most relevant are The National Environment and Management Authority (NEMA), National Environmental Tribunal (NET) and the County Environmental Committee, The National Education Board and The County Education Board.

4.1.1 National Environment and Management Authority

NEMA is established under section 7 of the Environmental Management and Co-ordination Act, no 8 of 1999 as the principal institution which exercises general supervision and co-ordination over all matters relating to the environment. It is also the principal instrument of Government in the implementation of all policies relating to the environment.

In specifics (and most relevant here) NEMA is charged with the responsibility to:

- Initiate and evolve procedures and safeguards for the prevention of accidents which may cause environmental degradation and evolve remedial measures where accidents occur; 1999 Environmental Management and Co-ordination No. 8
    - NEMA has offices in every county. This report will be submitted to Nairobi City County office at Nyayo House for review and decision making.

4.1.2 National Environment Tribunal (NET)

This tribunal guides the handling of cases related to environmental offences in the Republic of Kenya. If disputes to this project arise, they are supposed to be presented here for hearing and legal direction.

4.1.3 County Environmental Committee (CEC)

The committee is mandated to be responsible for the proper management of the environment within the county for which it is appointed.

4.1.4 National Education Board

The Board is mandated to among other things, work with all relevant authorities and agencies to ensure that all the barriers to the right to quality education are removed and that the National and County governments facilitate the realization of the right to education by all Kenyans. They should also put measures to ensure, where applicable, transition to the next level of education, especially for the vulnerable and marginalized children.

4.1.5 The County Education Board

Some of the functions are to: oversee in consultation with the county government, the operation and management of youth polytechnics, pre-primary education including early childhood care and education programmes in the county; interpret national policies in education based on the county's needs; plan, promote, develop, and coordinate education, training and research in the county in accordance with the provisions of The Basic Education Act 2013, the national education policy and the laws and policies of the county government; collaborate with the Board of Management, the Principal, the Head Teacher, and other appropriate authorities in the management of basic schools;

4.2 National Legal Framework

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
Environmental Management and Co-ordination Act, Cap 387	Mandates National Environment Management Authority (NEMA) as the principal institution which exercises general supervision and co-ordination over all matters relating to the environment in accordance to the Act. ▪ The second schedule of this Act provides guidance on project impact categorization into low, medium and high risks and implementation of appropriate environmental and social impact assessments. ▪ The project falls under the category of 'High risk projects (h) establishment of schools and other learning institutions exceeding one hundred learners. ▪ Section 58. Requires preparation of an Environmental Impact Assessment (EIA) for proposed projects before the commencement of the project in order to obtain a license. ▪ The authority, Director general is supposed to respond to applications on EIA license within six months. ▪ Section 60 of EMCA gives power to NEMA to require lead agencies to comment on an EIA Report. Considering the nature of the Project, NEMA may require bodies/agencies to also comment on the EIA Report before issuance of an EIA license.	Project has the potential to affect the physical environment including soil, water & air during construction phase.	Commissioning of this ESIA
EMCA (Environmental Impact Assessment and Audit) Regulations, 2003	These regulations stipulate how an EIA full study report should be prepared and specifies all the requirements that must be complied with. The regulations highlight the stages to be followed, information to be made available, role of every stakeholder and rules to be observed during the whole EIA report making process. ▪ Regulation 18 of the regulations provide the contents of a full EIA study report.	Project has the potential to affect the physical environment including soil, water & air during construction phase. and operation phase. Therefore, the Need for an EIA	This EIA report is prepared pursuant to the guidelines of these regulations. The Environmental Management and monitoring Plan (ESMMP) provides guidelines for the

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
	▪ Part IV section 31 of the 2003 regulations requires, an environmental audit to be done after completion a project based on the Environmental Management plan of the EIA report.		contractor during construction phase An audit study shall follow after project completion through licensed Environmental experts
EMCA (Waste Management) Regulations, 2006	These regulations streamline handling, transportation and disposal of various types of waste, with an aim of protecting human health and the environment. The regulations advocate for cleaner production principles, waste reduction, and segregation at source. ▪ Regulation 1-3. The mode of transporting waste shall be in an environmentally acceptable manner, no littering while transporting or emission of noxious smells. ▪ Rule 4 (1) prohibits disposal of waste in any other place except designated waste receptacles. ▪ Rule 4(2) and 5 require segregation of hazardous waste and non-hazardous waste, and disposal in facilities provided by the relevant local authority. ▪ Rule 7 requires use of licensed waste handlers for collection, transport and disposal.	Construction and operation phase will generate various types of solid waste.	The contractor and proponent will take the responsibility to ensure that solid waste is properly handled, stored, transported and disposed as per the procedures provided in these regulations.
EMCA (Water Quality) Regulations, 2006	These regulations apply to sustainable water use for a variety of purposes. They protect lakes, rivers, streams, springs, wells and other water sources whereby contravening the regulations is an offence that attracts a fine not exceeding five hundred thousand shillings ▪ Part II section 4 gives a provision for prevention of pollution. It states that; -Every person shall refrain from any act which directly or indirectly causes or may cause immediate or subsequent water pollution, and it shall be immaterial whether or not the water resource was polluted before the enactment of the Act.	Construction and operation phase will generate various types of liquid waste. The site shall be connected to NCWSC sewerline. The	The contractor and proponent will take the responsibility to ensure that liquid waste is properly managed and treated. The contractor shall take measures as per the ESMMP to prevent

<table>
<tr><th>Legislation/ guideline</th><th>Relevant sections of the Legislation/Guideline</th><th>Trigger of Legislation/Guideline</th><th>Project fulfilment Legislation/Guideline</th></tr>
<tr><td></td><td>▪ Further prohibits throwing or causing to flow into or near a water resource any liquid, solid or gaseous substance or deposit any such substance in or near it, so as to cause pollution.</td><td>expected waste water is mainly domestic type.</td><td>any discharge of water into the kerbside.</td></tr>
<tr><td>L.N. 61: Noise and Excessive Vibration Control Regulations, 2009</td><td>The general prohibition states that no person shall make or cause to be made any loud, unreasonable, unnecessary or unusual noise which annoys, disturbs, injures or endangers the comfort, repose, health or safety of others and the environment.
In this case permissible levels applicable to public utility construction should be in line with the table below.
<table>
<tr><th colspan="3">Maximum permissible Noise levels for construction sites (measurements taken within the facility)</th></tr>
<tr><td>Facility</td><td>Day</td><td>Night</td></tr>
<tr><td>Health facilities, educational</td><td>60</td><td>35</td></tr>
<tr><td>Residential</td><td>60</td><td>35</td></tr>
<tr><td>Areas other than those</td><td>75</td><td>65</td></tr>
</table>
Time frame: Day: 6.01 a.m. – 6.00 p.m. (Leq, 14h) Night: 6.01 p.m. – 6.00 a.m. (Leq, 14h)</td><td>Noise nuisance is likely to emanate from construction activities</td><td>The contractor shall adhere to ESMMP to abate noise nuisance.</td></tr>
<tr><td>EMCA (Air Quality) Regulations, 2014</td><td>These regulations are to provide for prevention, control and abatement of air pollution to ensure clean and healthy ambient air. The overall aim is to protect human health and safety.
▪ Regulation 5, 6, 7 and 8 prohibit any person from causing the emission of air pollutants (such as liquid and gaseous substances) and suspended particulate matter listed under Second Schedule (Priority air pollutants) to exceed the ambient air quality levels as stipulated under the First schedule (Ambient air quality tolerance limits) and Third Schedule (Emission limits for controlled and non-controlled facilities).</td><td>The project has the potential to impact on air quality in the form of adding
Particulate dust and gases emissions from construction machinery.</td><td>The contractor is therefore required to keep particulate, especially dust, within acceptable limits.
During operation this impact is not expected</td></tr>
<tr><td>Occupational Safety and Health Act (2007)</td><td>The Act makes provision for the health, safety and welfare of persons employed. The provision requires that all practicable measures be taken to protect persons employed from any injury. The provisions of the act are also relevant to the</td><td>The construction phase of project will have activities taking place</td><td>This ESIA provides recommendations with regards to</td></tr>
</table>

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
	management of hazardous and non- hazardous wastes, which may arise at the project site during construction and operation. The act provides that all measures should be taken to ensure safety, health and welfare of all the stakeholders in the work place. It shall be the duty of the proponent and contractor to ensure workers safety is given priority during construction. This should be achieved in several ways: ▪ According to section 44. The construction site(s) shall be registered as construction site with the directorate of occupational safety and health services (DOSHS) under the Ministry of Labour, Social Security and Services as stipulated in Part V. ▪ As highlighted in Section 6, by undertaking risk assessments and adopting preventive and protective measures. ▪ Ensure all dangerous situations and accidents are reported within time and appropriate action taken. ▪ Similarly, all plants and machinery in use shall be subjected to periodical plant examinations as provided by law to ensure safety according to Part VII. ▪ General welfare issues are dealt with under Part X. These include provision of drinking water, washing facilities, and first aid facilities ▪ Section 125 requires building plans to be approved by director, DOSHS prior to building.	which pose occupational health and safety risks	compliance with Safety and Health provisions.
Fire Risk Reduction Rules, 2007	▪ Rule 17 requires a Proponent to clearly delineate fire escape exits. The regulation provides for the minimum standards to be applied in marking out all fire escape exits. ▪ Rules 29 – 31 refer to the installation and maintenance of firefighting systems in workplaces. Fire extinguishers are to be mounted at least 60cm above ground while a fire hose reel must be located within a radius of 30m.	To promote fire safety	The project designs features fire exits and water for firefighting including firefighting equipment. The proponent is advised to adhere to

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
	▪ The firefighting system shall be installed and maintained annually by a competent person and records maintained by the Proponent.		the provisions of these rules.
Physical and Land Use Planning Act, 2019	The Physical and Land Use Planning Act, 2019 came into force on 5 August 2019. The 2019 Planning Act governs matters relating to planning, use, regulation and development of land in Kenya. The Act provides for implementation of regulated development through preparation of physical development plans while taking into account potential environmental impacts. ▪ Section 57. prohibits carrying out any development within a county without a development permission granted by the respective county executive committee member. ▪ Section 4. In connection with development permission application, Planning authorities require applications for major developments to be subjected to environmental and social impact assessment. The proponent is required to seek development permission prior to undertaking any development. The acts also mandate the county physical planning departments to grant construction permit and approval for project plans. The proponent has already initiated this step.	All development projects require permission	Project Designs have been submitted to Nairobi Metropolitan Service department of Land, Housing and Physical Planning for approval • ESIA Study has been commissioned and is in progress. Change of land use has been done.
Penal Code Act	▪ Section 192 and 191 prohibits voluntary fouling air and water into the environment which affects the health of the persons. It states "Any person who voluntarily vitiates the atmosphere in any place so as to make it noxious to the health of persons in general dwelling or carrying on business in the neighborhood or passing along a public way is guilty of a misdemeanor"	Construction activities have a potential of fouling air and water.	The contractor/proponent shall refrain from polluting the environment.
The National Building Regulations (NBR) 2015	An Act of Parliament to provide for the establishment, powers and functions of the National Construction Authority and for connected purposes. ▪ The act requires that a person shall not carry on the business of a contractor unless the person is registered by the Board under this Act.	For development Regulation and streamlining	During project implementation, there is need to register project site and use registered professionals by the

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
	▪ The NBR,2015 is a set of rules to be used by professionals in the building industry to guide design, construction and maintenance of buildings in Kenya. It is one among a set of key legislative and policy documents that have resulted from an extensive review of building laws and policies in Kenya. ▪ The regulations take one through all the stages of development from land planning through the design of the building, approval of the same to construction, inspection to completion of the building. It also gives procedures for issuance of occupation certificate and maintenance. ▪ The contractor who will be selected must adhere to the provisions of the regulation in terms of Structure, Foundations and Excavations, Materials and Workmanship, Floors, Walls and Roofs, Lighting, Ventilation, Water Service, Drainage, Water Disposal and Storm Water, Electrical Installations, Fire Safety and Installations, refuse disposal and construction risk management.		National Construction Authority (NCA) and methods as guided.
The public Health Act Cap 242	The Act makes provisions for securing and maintaining health. ▪ Part IX, section 115, of the Act prohibits any person or institution from causing nuisance or a condition likely to cause injury or which might be dangerous to human health. ▪ Part IX - Sanitation and Housing, Section 118 - b, c, e, h, i, k provides what constitutes nuisance. This includes: ▪ (b) Any dwelling or premises or part thereof which is or are of such construction or is such a state or so situation or so dirty or so verminous as to be dangerous to health ▪ (c) Any street, road or any part thereof, any stream, pool, ditch, gutter, watercourse, sink, water tank, cistern, water	The project site has a potential to cause nuisance from wastes generated. During operation, the property manager is required to provide waste receptacles, cleaning service for common areas and washrooms, maintaining drains leading to the sewerline	This ESIA proposed abatement measures for preventing nuisance and promoting health.

Legislation/ guideline	Relevant sections of the Legislation/Guideline	Trigger of Legislation/Guideline	Project fulfilment Legislation/Guideline
	closet, water tank urinal, sewage treatment plant waste pipe, drain, sewer, garbage receptacle, dust bin, refuse pit is in such way or so situated or constructed to be offensive or to be injurious or dangerous to health ▪ (e) Any noxious matter or waste water, flowing or discharged from any premises (h) Any accumulation or deposit of refuse ▪ (i) Any accumulation of stones, timber or other material ▪ (k) Any dwelling which or premises which is so overcrowded, among other provisions.	and rodent control services.	
Basic Education Regulations of 2015, Legal Notice No. 39	The Basic Education Regulations gazetted on 4th April 2015 by the Cabinet Secretary which applies to both public and private institutions provide for mandatory facilities for each institution. The mandatory facilities to be required in every institution of basic education and training are set out in Regulation 64. These include: • outdoor playing facilities and equipment, both for outdoors and indoors with provisions for persons with disabilities; • administrative offices; • sanitary facilities segregated by gender and age; • kitchen and dining room; • standard classrooms measuring 7m x 8m for 50 learners for primary school or 45 learners for secondary schools or standard classrooms measuring 7m x 6m for 25 learners for pre-primary learners; • store rooms; and • a science room or other rooms for specialized subjects.	Pre-construction, Construction and operation phases	The Project Management, planner and architect have taken into consideration all requirements of Basic Education Regulations in the design and construction of the whole project. At operational phase, the proponent shall abide by requirements of the basic education regulations and directives from the Ministry

4.3 IFC Policy on Environmental and Social Sustainability

4.3.1 Purpose of the policy

IFC strives for positive development outcomes in the activities it supports in developing countries. These activities include:

(i) Investments financed directly by IFC;
(ii) Investments implemented through Financial Intermediaries (FIs) or managed by IFC's
(iii) Asset Management Company or any other IFC subsidiary, as well as investments funded in part or in whole by donors; and
(iv) Advisory services.

IFC believes that an important component of achieving positive development outcomes is the environmental and social sustainability of these activities, which IFC pursues and expects to achieve through the application of this Policy on Environmental and Social Sustainability (the Sustainability Policy or the Policy), and a comprehensive set of environmental and social Performance Standards.

Through the Policy, IFC puts into practice its commitments to environmental and social sustainability. These commitments are based on IFC's mission and mandate. Translating these commitments into successful outcomes depends on the joint efforts of IFC, its clients, and, in many cases, that of third parties.

While managing environmental and social risks and impacts in a manner consistent with the Performance Standards is the responsibility of the client, IFC seeks to ensure, through its due diligence, monitoring, and supervision efforts, that the business activities it finances are implemented in accordance with the requirements of the Performance Standards. As a result, the outcome of IFC's environmental and social due diligence of a proposed business activity is an important factor in its approval process, and will determine the scope of the environmental and social conditions of IFC financing.

4.3.2 IFC categorization

As part of the review of environmental and social risks and impacts of a proposed investment, IFC uses a process of environmental and social categorization to reflect the magnitude of risks and impacts. The resulting category also specifies IFC's institutional requirements for disclosure in accordance with IFC's Access to Information Policy. These categories are:

Category A: Business activities with potential significant adverse environmental or social risks and/or impacts that are diverse, irreversible, or unprecedented;

Category B: Business activities with potential limited adverse environmental or social risks and/or impacts that are few in number, generally site-specific, largely reversible, and readily addressed through mitigation measures. *The proposed project falls under this category*.

Category C: Business activities with minimal or no adverse environmental or social risks and/or impacts;

Category FI: Business activities involving investments in FIs or through delivery mechanisms involving financial intermediation. This category is further divided into:

FI–1: when an FI's existing or proposed portfolio includes, or is expected to include, substantial financial exposure to business activities with potential significant adverse environmental or social risks or impacts that are diverse, irreversible, or unprecedented.

FI–2: when an FI's existing or proposed portfolio is comprised of, or is expected to be comprised of, business activities that have potential limited adverse environmental or social risks or impacts that are few in number, generally site-specific, largely reversible, and readily addressed through mitigation measures; or includes a very limited number of business activities with potential significant adverse environmental or social risks or impacts that are diverse, irreversible, or unprecedented.

FI–3: when an FI's existing or proposed portfolio includes financial exposure to business activities that predominantly have minimal or no adverse environmental or social impacts.

The proposed project is a Category B project.

4.3.3 The IFC Performance Standards

The IFC Performance Standards apply to private sector projects and provide project participants with instruments to structure, design, construct and manage the operations of projects in an environmentally and socially acceptable manner, while providing measures to avoid or mitigate adverse environmental and social impacts resulting from the projects. These Performance Standards are intended to focus on outcomes rather than process, thereby stressing the implementation of sound environmental and social management systems that achieve desired outcomes, including the mitigation of adverse impacts.

The following are the Performance Standards applicable to the proposed Project:

1. Performance Standard 1: Assessment and Management of Environmental and Social Risks and Impacts

This Performance Standard highlights the importance of identifying environmental and social risks and impacts and managing environmental and social performance throughout the life of a project;

Objectives:

- Identify and assess environmental and social impacts in the project's area of influence,
- Avoid, minimize, mitigate or compensate for adverse impacts,
- Ensure that affected communities are engaged on issues that may affect them, and
- Promote improved environmental and social performance through effective management systems.

Requirements & Compliance

Requirements	Compliance
Conduct an Environmental Impact Assessment (EIA) of the project, appropriate to the nature of the project's environmental and social risks and potential impacts, to include issues identified in Performance Standards 2 to 5	An ESIA has been prepared by taking into consideration the potential social and the environmental impacts and risks of the project
Establish Environmental and Social Management Plans commensurate with the findings of the EIA and Consultation with affected communities.	An Environmental and Social Management Plan has been prepared and incorporated in this EIA report taking into consideration the potential social and environmental impacts or risks already identified & assessed in EIA
Establish Action Plans where specific mitigation measures and actions are required for the project to comply with applicable laws, regulations and the requirements of these Performance Standards	An ESMP has been prepared and incorporated this report for implementation of mitigation measures in compliance with the statutory requirements and Performance Standards
Provide organizational capacity and contractor/ employee training to enable project to achieve continuous environmental and social performance	This will be prepared during construction & operation phase
Establish and maintain a timely process of community engagement, including a grievance mechanism, focusing on disclosure of information and consultation with local communities affected by project risks or adverse impacts that is free from external manipulation, interference or coercion to ensure relevant and understandable access to project information.	Disclosure was done early and public consultation meeting was conducted involving the residents of Eagle plains Estate Community engagement was also carried out via interviews under the guidance of questionnaires developed to capture the concerns, comments and issues that the stakeholders, neighbours and business people around the project site may have. Further a full disclosure will take the form of advertisement on

Requirements	Compliance
	the National News Paper, radio and Kenya gazette.
Establish procedures to monitor and measure the effectiveness of the environmental and social management program, including internal reporting of the program's effectiveness to the project's senior management, disclosure of Action Plans (including material changes to such Plans) to affected communities, and external reporting to affected communities on the results of Action Plans, commensurate with the concerns of the affected communities	System of monitoring with periodic audits will be established. Audits are a statutory requirement under EIA/Audit regulations, 2003

2. *Performance Standard 2: Labour and Working Conditions*

This Performance Standard recognizes that the pursuit of economic growth through employment creation and income generation should be balanced with protection of basic rights for workers.

Objectives:

- Establish, maintain and improve the worker-management relationship,
- Promote fair treatment and equal opportunity for workers, in compliance with national laws,
- Protect workforce by addressing child labour and forced labour, and
- Promote safe working conditions and protect / promote the health of workers.

Requirements & Compliance

Requirements	Compliance
Establishment of a Human Resources Policy consistent with the requirements of this Standard that informs employees of their rights under national labour and employment laws.	The Human Resources Policy will be developed once workers have been recruited.
Document and communicate to all employees' conditions and terms of employment.	To be complied
Respect collective bargaining agreements with worker organizations and provide reasonable conditions and terms of employment that, at a minimum, comply with	Kenyan law does not restrict worker organizations and this will be implemented during construction and operation phase

Requirements	Compliance
national law, and enable alternative means for worker expression of grievances where national law restricts worker organizations.	
Practice non-discrimination and equal opportunity in making employment decisions	To be followed
Provide a mechanism for workers to raise workplace concerns.	To be complied during construction and operation phase
Protect the workforce from forced labour and illegal or economically exploitative child labour	The proponent & contractor will abide by the National Legislations on child labour.
Provide workers with a safe and healthy work environment, taking into account risks inherent to the particular project sector.	Suitable EHS policy will be developed during construction and operation phase

3. Performance Standard 3: Resource Efficiency and Pollution Prevention

This Performance Standard recognises that increased industrial activity and urbanisation often generate higher levels of air, water and land pollution and that there are efficiency opportunities.

Objectives

- To avoid or minimize adverse impacts on human health and the environment by avoiding or minimizing pollution from project activities,
- To promote more sustainable use of resources, including energy and water, and
- To reduce project-related GHG emissions.

Relevance

The proposed development has been designed by incorporating green building design principles and strategies such as water & energy efficiency, and use of sustainably sourced building materials and pollution control.

4. Performance Standard 4: Community Health, Safety and Security

This Performance Standard recognizes that projects can bring benefits to communities, but can also increase potential exposure to risks and impacts from incidents, structural failures and hazardous materials.

Objectives:

- Avoid or minimize the risks to, and impacts on, the health and safety of the local community over the project life cycle, from both routine and non-routine circumstances.
- Ensure that the safeguarding of personnel and property is carried out in a legitimate manner that avoids or minimizes risks to the community's safety and security.

Requirements & Compliance

Requirements	Compliance
Evaluation of risks and impacts of the project on health & safety of the affected community during the project lifecycle and establish preventive/mitigation measures to reduce/minimize the impacts. Disclosure of action plans to affected community and the government agency.	The potential occupational hazards arising from the project activities and the impacts on health & safety of the affected community have been identified and assessed in this report.
Minimization of impacts on the health and safety of the community caused by natural hazards that could arise from the land use changes due to project activities.	An ESMP has been formulated as part of ESIA process to address this.

5. Performance Standard 5: Land Acquisition and Involuntary Resettlement

This Performance Standard applies to physical or economic displacement resulting from land transactions such as expropriation or negotiated settlements.

The Prosed Project is not likely to involve physical displacement through involuntary land taking as the required land area for the project is owned by the proponent.

6. Performance standard 6: Biodiversity Conservation and Sustainable Management of Living Natural Resources

This Performance Standard promotes the protection of biodiversity and the sustainable management and use of natural resources. It recognizes that protecting and conserving biodiversity, maintaining ecosystem services, and sustainably managing living natural resources are fundamental to sustainable development. The requirements set out in this Performance Standard have been guided by the Convention on Biological Diversity, which defines biodiversity as "the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species, and of ecosystems."

Objectives

- To protect and conserve biodiversity.
- To maintain the benefits from ecosystem services.
- To promote the sustainable management of living natural resources through the adoption of practices that integrate conservation needs and development priorities.

The project site does not have any significant biodiversity on site that requires to be protected and conserved.

7. Performance Standard 7: Indigenous Peoples

Performance Standard 7 recognizes that Indigenous Peoples, as social groups with identities that are distinct from mainstream groups in national societies, are often

among the most marginalized and vulnerable segments of the population. In many cases, their economic, social, and legal status limits their capacity to defend their rights to, and interests in, lands and natural and cultural resources, and may restrict their ability to participate in and benefit from development.

In this Performance Standard, the term "Indigenous Peoples" is used in a generic sense to refer to a distinct social and cultural group possessing the following characteristics in varying degrees:

- Self-identification as members of a distinct indigenous cultural group and recognition of this identity by others;
- Collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories;
- Customary cultural, economic, social, or political institutions that are separate from those of the mainstream society or culture; or
- A distinct language or dialect, often different from the official language or languages of the country or region in which they reside.

In Kenya, indigenous peoples are mainly pastoralists and hunter-gatherers, as well as some fisher peoples and small farming communities. The hunter-gatherers include the Ogiek, Sengwer, Yaaku, Waata, El Molo, Boni (Bajuni), Malakote, Wagoshi, Sanya, while pastoralists include the Turkana, Rendille, Borana, Maasai, Samburu, Ilchamus, Somali, Gabra, Pokot, and Endorois.

The project site being in an urban setting, none of these indigenous groups inhabit the project area thus will not be affected by the proposed project.

8. Performance Standard 8: Cultural Heritage

This Performance Standard aims to protect cultural heritage from adverse impacts of project activities and support its preservation.

For the purposes of this Performance Standard, cultural heritage refers to (i) tangible forms of cultural heritage, such as tangible moveable or immovable objects, property, sites, structures, or groups of structures, having archaeological (prehistoric), paleontological, historical, cultural, artistic, and religious values; (ii) unique natural features or tangible objects that embody cultural values, such as sacred groves, rocks, lakes, and waterfalls; and (iii) certain instances of intangible forms of culture that are proposed to be used for commercial purposes, such as cultural knowledge, innovations, and practices of communities embodying traditional lifestyles.

This standard is not relevant as the project site does not have archaeological, paleontological, historical, architectural, religious, aesthetic, or other cultural significance.

5.0 PROJECT ALTERNATIVES

5.1 The proposed alternatives

This EIA project report has been prepared for submission to NEMA based on sound desktop and field studies made by the EIA expert. The findings and recommendations are based on the proposed site, materials and the proposed technologies to be used in implementation of the proposed project.

5.2 Project Site Alternative

The proponent does not own another parcel of land within the area.
The proposed project site was acquired by the proponent after a rigorous engagement with the Eagle Plains Estates trustees committee. The project site was meant to be phase 5 of the Eagle Plains Estate but the plans for development botched. Instead of developing low grade residential establishment, it was better to build a good quality school which will match the needs of the community.

The advantage of providing a school on this property are:

- It's already owned by the proponent
- There is an existing high-quality kindergarten just a few meters from the project site by the proponent, this school will provide a transition middle school for them after kindergarten.
- There is a large residential estate that provides demand for a school.
- Currently there is high demand for junior secondary school in the area, majority of the schools in the area do not have junior secondary school infrastructure yet.
- Heeding the call by Ministry of Education to build junior secondary schools to accommodate the new curriculum.

No Project option in respect to the proposed project implies that the status quo is maintained. This option will undermine the objectives of the Ministry of Education requiring middle school, junior secondary school and senior secondary school. Further, the option will mean the current land will remain underutilized whereas the demand for quality learning infrastructure is in high demand.

The No Project Option is the least preferred from the socio-economic and partly environmental perspective due to the following factors:

- No employment opportunities will be created for Kenyans.
- Demand for quality learning infrastructure will not be met.

From the analysis implementing this project at the chosen site is the preferred option.

5.3 Analysis of alternative energy, construction materials and technology

Technology

The proponent shall use the locally accepted technology as permitted by the National Construction Authority.

Energy

The readily available energy in the area is electricity power supply from Kenya Power and Lighting Company. The area is already connected to this power supply. The

project during operation phase will use diesel power generator as alternative source of lighting.

Storm water drainage

Option A: The property shall be backfilled sloping directly into Kijenge road then the storm water will join road C.
Option B is there is a road at the rear of the plot- this was however not preferred because there is an undeveloped plot in between, therefore designing a storm drain could be challenging.
Option C- rain water harvesting and storage in underground water tanks. This will however be a consideration in the subsequent project phases.

The preferred option is Option A

Liquid waste management system

The development area already enjoys the connection of a sewerline. This will be the preferred option.

Building materials

The proponent shall use the locally accepted materials as permitted by the National Construction Authority and Kenya Bureau of Standards

5.4 Solid Waste management Alternatives

Solid wastes will be generated from the proposed project during the construction, decommissioning and occupation phase.

- The contractors should give priority to reduction and re use during construction.
- During occupancy the wastes shall be collected for disposal by contracted approved waste handlers.

6.0 PUBLIC PARTICIPATION AND STAKEHOLDER ENGAGEMENT

As per the Terms of reference undertaken for this full study. Stakeholder engagement was conducted on the following levels;

- Initial meeting with project proponent. This was meant to discuss the proposed project and to intrude the team of experts to the proponent. The expert also took the proponent through the ESIA process and the need for a public stakeholder consultation meeting with the project neighbors.

Figure 7: Meeting with the project proponents held at St. Bakhita Kindergarten board room on November 23, 2021.

- Meeting with the project management and technical team. The purpose of the meeting was to take the experts through the project design expounding key aspects on the utilities. The meeting also included official introduction to the area chief.

Figure 8: Meeting with the project management team and area chief at St Bakhita Kindergarten meeting room

- Public stakeholders' participation and consultation meeting with the immediate project neighbors- Eagle Plains Residents held at St. Bakhita Kindergarten on 01/12/2021. The purpose of the meeting was information dissemination about the proposed school and features and consultation which solicited stakeholders' feedback about the project impacts and mitigation.
- The meeting involved discussion about key project impacts and mitigation measures. – ***The minutes of the meeting are annexed on this report.***
- 

Figure 9: Public Consultation and Stakeholders meeting held at St. Bakhita Kindergarten in December 2021

- Key Stakeholders Questionnaires. These were administered to the project neighbors.

(See attached on the Appendix Of the report)

7.0 ENVIRONMENTAL AND SOCIAL IMPACTS AND MITIGATIONS

7.1 Assessment of Impacts

The anticipated impacts of the proposed project on the environmental and social elements are assessed as per criteria in table below.

Table 3: Criteria for Assessing Impacts

Key	Type of impact	Key	Type of impact.
++	Major positive impact.	+	Minor positive impact.
- -	Major negative impact	-	Minor negative impact.
0	Negligible/zero impact	NC	No change
Sp	Specific/localized	W	Widespread.
R	Reversible	Ir	Irreversible.
Sh	Short term	L	Long term.
T	Temporary	P	Permanent

7.2 Positive Impacts during Design and construction Phase

Table 4: Positive impacts Design and construction Phase

Nature of anticipated positive impact	Design	Construction
Optimal land use	n/a	++, Sp
Creation of Employment Opportunities	++, Sh,	++, Sh, Sp
Income Generation to the government through Development approval permits fees, National Construction Authority approval fees. Also supply of construction materials.	++, Sh, Sp	++, Sh, Sp

Generation of Income and Source for Government Revenue

Fees levied for the submission of plans to the Nairobi Metropolitan physical planning department for approval and application for services will generate revenue that is used to meet the various governmental goals and objectives.

Additionally, income generated from the consultancies and services undertaken will provide income which will be taxed and generate revenue for the state.

Creation of Employment Opportunities

There will be availability of employment opportunities especially to casual workers and several other specialized workers. Several workers including casual labourers such as masons, carpenters, joiners, electricians and plumbers are expected to work on the site for the period from the start of the project to the end. Apart from casual labour, semi-skilled and unskilled labour, formal employees are also expected to obtain gainful employment during the period of construction. Other indirect sources of employment will also arise.

Income Generation to material and equipment suppliers, contractors and service providers

During project implementation, the proponent will hire contractors who will in turn appoint suppliers for various goods and services, as needed. There will be civil works thus necessitating materials such as sand, ballast, stones, cement, steel and timber.

Construction equipment such as excavators, mixers, cranes are also often hired during construction.

7.3 Positive Impacts during Occupation/Operation Phase

Table 5: Positive impacts during Occupation/Operation Phase

Nature of anticipated positive impact	Operation
Availability of quality learning infrastructure	++, L
Optimal Land use	++, L
Job creation for school administration team, teachers, drivers and cleaners	++, L

- Availability of quality learning infrastructure

The proposed school will provide the much-needed learning infrastructure aligned to the new curriculum developed by Kenya Institute of Curriculum Development (KICD).

- Optimal Land use

This will be beneficial, currently the land is not in any use.

- Job creation for school administration team, teachers, drivers and cleaners

During operation phase, the school will require a team to run operations. They will greatly benefit from salaries and wages paid.

7.4 Negative Impacts During Construction Phase

Table 6: Negative Impacts During Construction Phase

Nature of anticipated negative impact	Magnitude
Noise Nuisance	-, Sh, Sp, T
Airborne emissions (dust & gaseous emissions from engines)	-, Sp, Sh, T
Increased generation of solid waste	-, Sp, Sh,
Traffic impacts	-, Sh, Sp, T
Population Influx (construction workers)	-, Sh, Sp, T
Safety and Health Risks	--, Sh, T, Sp
Security and Privacy	-, Sh, Sp
Increase in storm water generation	-, Sh, Sp, T
Visual intrusion and privacy compromise	-, Sh, Sp, L
Possible land contamination	-, Sh, Sp, T

7.4.1 Noise Nuisance

Source- use of heavy equipment including bulldozers and excavators during site preparation and construction activities e.g., Slab installation and construction vehicles movement

Effect- Disturbance or discomfort resulting from construction noise.

Key sensitive receptors- Key receptors include occupants of the neighbouring residential units neighbouring the project site.

Noise is expected to be a *major negative impact* during excavation and slab installation while later on it may be a *minor negative impact*. The construction activities will take place at daytime only.

Mitigation Measures

- Machinery and equipment in use to be serviced regularly to minimize friction noise.
- Care when selecting equipment to avoid use of time worn or damaged machinery with high level of noise emissions that would have a negative impact in the environment.
- Construction activities to take place during the day.
- Drivers to be warned against unnecessary hooting;

7.4.2 Airborne emissions (dust and gaseous emissions)

Sources

-Site preparation activities which involve excavation to lay foundation;
-Vehicle movement and material handling.
Stationery sources such as generators,
-Painting activities
-Open burning of trash, packaging materials
- Vehicular emissions from the engines.

Recipients

-Immediate neighbours/ and plants

Impact

The generated dust particles, smoke, nitrogen and sulphur oxides and airborne vapours from paints can pollute the atmosphere and if inhaled, can lead to related health hazards for workers and the surrounding people at close proximity to the sites. Can affect plant growth.

Furthermore, the dust particles can cause dirt on the surrounding buildings and may cause further nuisance if they settle on items inside the neighbouring houses.
This is major negative impact during construction phase.

Mitigation Measures

- Planned maintenance schedules for fuel burning construction equipment to reduce exhaust emissions of Nitrogen and Sulphur Oxides
- Open burning of solid wastes e.g., cement bags is discouraged
- Haulage trucks must be covered or the aggregates sprayed with water before loading the haulage trucks
- As need be- Sprinkling water on soil before excavation and periodically when operations are under way to prevent raising of dusts.
- Cordon the site with tarpaulin to prevent migration of dust to the neighboring residential estate

7.4.3 Increased generation of solid waste

Construction waste Source (both hazardous and non-hazardous)

-cleared vegetation during site preparation,
-over burden soil from excavation of the foundation

-construction wastes- packaging materials, broken stones, glass, timber, metals offcuts.
Some waste is biodegradable while some is not and may have long term cumulative effects on the environment if improperly treated.

Non construction activities related waste
Other wastes which will be generated by non-construction activities because of the presence of the workers at the site include domestic wastes such as food debris, cloths

Effect
Unfit disposal of construction waste or spoil could have medium or long-term environmental and public health impact. Extent of this impact will be local to areas where waste is disposed or their immediate neighbourhoods.

Recipient
Receiving environment where it will be stored, disposed and treated.

Mitigation measures
- Construction waste to be collected by a licensed private contracted waste collection company duly licensed and dispose waste at approved dumpsites.
- The construction site should have waste receptacles with bulk storage facilities at convenient points to prevent littering and poor aesthetics.
- During transportation of waste, it should be covered to avert dispersion along the way.
- Hazardous waste will not be mixed with other solid waste. E.g., Paint cans, oil soiled rags, solvents. It shall be disposed through incineration.
- Construction wastes shall be properly segregated and separated to encourage recycling of some useful waste materials i.e., some stone and concrete materials can be used as backfills.
- The site is to be kept clean, neat and tidy at all times.
- Open burning, burying or dumping of any waste materials, vegetation, litter or refuse is highly discouraged.

7.4.4 Population Influx (construction workers)
During the construction phase there will be an influx of people mainly working in the development and job seekers. There will also be an increase in population due to the opportunities presented in providing goods and services to primary population increment for the construction activities and employees. This is a localized impact which will last only during construction phase.

Mitigation measures
- Hire security guard to keep vigilance and discourage idlers
- Liaising with local administration and police post to manage security situation and challenges that may arise.

7.4.5 Safety and Health Risks
Construction activities have potential to pose public and occupational risks, some of which could be life-threatening;

OSH Risk	Source
Injuries or Injurious substances, materials and equipment	▪ Moving parts of equipment ▪ Moving heavy materials ▪ Open foundation pits ▪ Raised building materials and equipment e.g. bricks, saws, hammers, steel pipes & fittings etc. ▪ Sharp edges of nails, glass ▪ Open flames, heat generating or using processes. E.g welding ▪ Working at heights ▪ Falling objects i.e. debris
Fire	▪ Electricity, welding, open flames, heated materials and heat producing processes such as grinding, burning fuels etc.
Intoxication	▪ Toxic substances, paints, adhesives, waste gases, smoke, dusts and emitted particulate matter

Table 7: Sources of OSH Risks

This impact is expected to be localized and short term.

Mitigation Measures

- Employ a safety and health supervisor for the project
- Adhere to all requirements of OSHA 2007 during construction.
- Act on any incident and accidents as reported without delay.
- Register the construction site with DOSHS for monitoring purposes.
- Supervision of works shall be done regularly to ensure that safety conditions are met while any deviation from safety regulations is immediately reclaimed following the best practices regarding safety at work.
- Development of standard procedures covering the procedures and response plans for the main activities, which could generate emergency situations through accidents or neglect of responsibilities.
- Regular inspection, testing and maintenance of equipment and machinery.
- Keep site cordoned off from unauthorized persons.
- Provide fully stocked first aid kits at the construction site office.
- Subject the workers to basic first aid skills and fire safety skills.
- Use of qualified professionals for various tasks.
- Development of method statements which include safety protocols for tasks to guide work.
- Provision of Personal Protective gear depending on the hazard. Examples of safety gear are; helmets, safety shoes, safety harness, gloves.
- Mandatory safety and health tool box training for all staff on various construction safety topics
- Taking breaks as scheduled to prevent fatigue and likelihood of accidents.
- Proper storage of materials on site such that they do not pose hazards.

7.4.6 Traffic Impacts

The effect will be during delivery of construction materials such as concrete ballast, stones.

Mitigation measures

- Delivery to be restricted to off-peak times to prevent snarl-up
- Adherence to speed limits
- Covering the construction materials to prevent scattering.
- Employing traffic marshal to manage traffic flow.

7.4.7 Possible land contamination

Source

Spills of oil, lubricants, thinners, paints at the contractor's store.
Spills from construction vehicles
Liquid waste (black water) from workers ablution blocks/

Effect

Land degradation
Water pollution
Soil erosion
Death of soil microorganisms.

Mitigation Measures

- All machinery and equipment be regularly maintained and serviced to avoid leak oils;
- Maintenance and servicing of vehicle, machinery and equipment must be carried out in a designated area (protected service bays) and where oils are completely restrained from reaching the ground.
- Oil, paints, fuels and other chemical materials should be stored in impervious site stores. They should be handled appropriately to avoid spills and leak; All applicable national laws, regulations and standards for the safe use, handling, storage and disposal of hazardous waste to be followed;
- In case of any hazardous substance spills; immediate spill containment and clean up shall be initiated.

7.4.8 Increase in storm water run off

The surface runoff from the roofs and paved ground may lead to increased volume and velocity of storm water or run-off flowing from the proposed project site leading to increased amounts of storm water.

Mitigation measures

- Design landscaping features to aid in absorbing storm water.
- Make provisions for storm water to join the storm drain.

7.4.9 Visual intrusion and privacy compromise

The project overlooks phase four of the Eagle Plains Estate.

Mitigation Measures

- There is an existing 12 m road between the school and the residential area this provides a buffer zone.
- The proponent will add nets (tarpaulins) and plant trees to control to manage intrusion issues.

7.5 Negative Impacts during Operation Phase

Nature of anticipated negative impact	Magnitude
Liquid Waste Generation	--, L,
Solid waste generation	--, L
Increased water demand	--, L
Traffic impacts	-, L
Population Influx (construction workers)	-, Sh, Sp, T
Safety and Health Risks	-, Sp
Increase in storm water generation	--, L
Effect on ambient air quality	-, Sh, Sp,
Noise nuisance	-, Sh, Sp, L

7.5.1 Liquid waste generation- additional load to the sewerline

As a result of the operation of the school, it is expected that black and grey water will be generated. The grey water from the kitchen is expected to have grease and oil. While black water contains organic matter and pathogens which must decompose before release into the environment.

Mitigation measures

- Connection to Nairobi City Water and Sewerage Company sewer line. The trunk sewer is large enough to serve additional load.
- The main usage for the sewer will be during the day whereby the majority of the load is liquid waste while the peak use of residential establishments is in the evening, this scenario gives a likelihood for no blockages.

7.5.2 Increased Solid waste

During operation, it is expected that various types of domestic waste will be generated. These require proper disposal to prevent disease spread and pollution.

Mitigation Measures

- Ensure the waste storage area has an impermeable floor and it's protected from elements of weather.
- Engage in waste segregation to promote waste recovery and proper disposal of hazardous wastes.
- Use NEMA licensed waste handlers to collect and transport and dispose at designated areas.

7.5.3 Increased water demand

There will be need for a lot of water for hygiene and sanitation uses.

Mitigation Measures

- Consideration of water harvesting to reduce the overreliance of NCWSC water.
- Timely repair of any leaking water faucets

7.5.4 Likely hood of traffic snarl-up along Kijenge road

From school operations especially during morning and evenings.

Mitigation measures

- Encourage use of school bus to ferry kids
- The design features adequate parking inside the school
- Checking of vehicles to be done inside the school, not along the main road
- There are two gates (entry/exit) this prevents any congestion
- Traffic Marshal employed to handle traffic.

7.5.5 Noise nuisance

This will emanate from the playground area during break period. The impact is a minor negative impact with a long-term effect. The break periods are short. Most of the residents are usually not at home during day time.

Mitigation measures

- The school will continue its culture of high discipline for students which will help it live in harmony with neighbors.
- Nuisance is expected for very short periods during break time. Tea break and lunch break.
- Plant trees along the boundary with the neighbors to cut sound and help in reducing noise.

7.5.6 Safety and health Risks during operation phase

Occupational risks include electrical faults, fire risks, trips and falls on the staircase and accidents involving school buses.

Mitigation Measures

- Provision of non-slippery floors
- Provisions of portable firefighting appliances and water for fire fighting
- Undertaking routine electrical inspection to abate fire risk.
- Provide adequate traffic signage within the school.
- Adherence to Traffic Act Cap 403 provisions.
- Adherence to Occupational Health and Safety Act, 2007

7.5.7 Increase in storm water run off

The storm water will emanate from paved areas and roof.

Mitigation Measures

- The project will use gutters to control storm drain water.
- In future there will be water harvesting to store the same in underground tanks for use.

7.5.8 Effect on ambient air quality

This is due to cooking activities and operation of a backup generator.

Mitigation Measures

- Provision of high stack for exhaust of cooking gases and exhaust fume from the generator into the atmosphere.
- Ensure the stacks do not face the residential estate.
- Routine service of the backup generator to increase the efficiency of fuel burning.

8.0 ENVIRONMENTAL MANAGEMENT AND MONITORING PLAN (EMMP)

Environmental management is a crucial segment of any development in view of sustainable development. Therefore, the preparation of an Environmental Management and Monitoring Plan (EMMP) is a must to fulfil the multifocal aspect of the statutory compliance, social and economic concern. The EMMP involves the protection, conservation and sustainable use of the various elements of the environment. The EMMP for the project provides all the details of its activities, impacts, mitigation measures and expected costs during construction phase and operation phase in a quick reference table. With proper environmental management procedures in place and adhered to, there should be minimal negative impacts of concern emanating from it.

Table 8: Environmental Management and Monitoring Plan for Negative Impacts (CONSTRUCTION AND OPERATION PHASE)

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
Pre-construction phase						
Compliance with the laws and practices	Noncompliance will lead to prohibitions, legal action and loss of time	EMCA Cap 387 Physical and Land Use Planning Act, 2019 NBR,2015 Conditions on the Construction permit, PPA2	-Construction must conform to both the applicable permit conditions and the minimum requirements associated with the site classification. -This EMP must be made binding to the main contractor as well as individual contractors and should be included in tender documentation for the construction contract. -Ensure that all pertinent permits, certificates and permissions required for the project have been obtained prior to any activities commencing on site and ensure that they are strictly enforced/adhered to. Copies should be availed to the contractor.	Contractor/ Proponent	Approval from relevant bodies. -EIA license conditions -PPA2 conditions -Conditions on building plans approval -Conditions on construction permit	-
				Contractor/ Proponent	Database of all pertinent permits and permissions	-
Method Statements/ standard procedures	Ambiguity of standard procedures	Site Manager NBR, 2015	-Contractor shall submit written Method Statements to the Site Manager for the activities identified by the Site Manager. -Work shall not commence on specific activity until such time as the Method Statement has been approved in writing by the Site Manager.	Contractor Site manager	Database of approved method statements	-
Existing Services and Infrastructure	Disruption of Services	-	-Existing services (e.g., road, power lines) are not to be damaged or disrupted unless with the permission of the Relevant authorities. Repair and reinstatement of any existing infrastructure that is damaged or services which are interrupted.	Contractor Site manager	Minimal disruption of services and infrastructure.	-
Construction Phase						
-Site Establishment and construction	Increased Generation of solid waste	Waste management regulations ,2006	Construction waste to be collected by a licensed private contracted waste collection company duly licensed by NEMA and Nairobi Metropolitan Service-Water, Environment and Natural Resources Department to transport and dispose waste at approved dumpsites.	Contractor Site manager	Database of Contract a licensed waste handler and their permits	50,000.00
			The construction site should have waste receptacles with bulk storage facilities at convenient points to prevent littering and poor aesthetics.	Contractor Site manager	Adequate waste receptacles	-

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
			During transportation of waste, it should be covered to avert dispersion along the way.	Waste handler	Waste tracking forms	-
			Hazardous waste will not be mixed with other solid waste. E.g. Paint cans, oil soiled rags, solvents	Site manager Contractor	Labelled waste segregation bins	-
			Construction wastes shall be properly segregated and separated to encourage recycling of some useful waste materials i.e. some stone and concrete materials can be used as backfills.	Contractor	waste recycling efforts	-
			The site is to be kept clean, neat and tidy at all times. No open burning, burying or dumping of any waste materials, vegetation, litter or refuse shall be permitted.	Contractor	Absence of litter on site and open burning	-
-Site Establishment and construction	Public and occupational safety and Health risks -injuries -fires -Accidents -hazardous materials handling Security concerns	OSHA, 2007 and Subsidiary regulation under it.	Supervision of works shall be done regularly to ensure that safety conditions are met while any deviation from safety regulations is immediately reclaimed following the best practices regarding safety at work.	-Contractor -Site -supervisor EHS supervisor	Inspection reports Internal audits	-
			Develop standard procedures covering the procedures and response plan for the main activities, which could generate emergency situations through accidents or neglect of responsibilities.	Contractor EHS supervisor	Emergency response plans and procedures	
			Regular inspection, testing and maintenance of equipment and machinery.	Contractor	Database of maintenance schedules	100,000.00
			Keep site cordoned off from unauthorised persons.	Contractor	The site security shall restrict children/strangers from site access.	-
			Provide full first aid kits at the construction site office. Provide matching Personal protective equipment for the hazards on site.	Contractor	Fully stocked first aid kit as per the first id rules,1977	10,000.00
	Lack of Safety and health information systems	OSHA, 2007 and Subsidiary regulation under it.	-Use signage to warn staff and/ or visitors that are not involved in construction activities around risk areas. Clear marking of work site hazards and training in recognition of hazard symbols. ; -Tool box talks to discuss safety and health aspects. -Subject the workers to basic first aid skills	Contractor EHS Supervisor	Informative signage. Training records	

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
	Non-compliance to OSH laws	OSHA, 2007 and Subsidiary regulation under it	-Initiate annual occupational safety audits and risk assessments through DOSHS approved auditors. -Undertake Planned maintenance (PPM) schedules for construction machines, tools, and equipment. E.g. hoists, ladders, -Register the construction site with DOSHS	-Contractor -EHS -External OSH experts	Documented PPM schedules, Copies of OSH reports inspection reports Registration certificate	200,000.00
-Site Establishment and construction	Increased airborne emissions-dust, paint vapours and gases	Air Quality Regulations ,2014	-Avoiding open burning of solid wastes e.g. cement bags -Cordoned construction site with tarpaulins to minimize dust migration to nearby residential houses by wind -Planned maintenance schedules for fuel burning construction equipment to reduce exhaust emissions of Nitrogen and Sulphur Oxides -Staff working in dust generating activities e.g. site preparation, excavation, concrete mixing, stone dressing should be provided with personal protective equipment (PPE) the use of PPE shall be enforced. - Haulage trucks must be covered or the aggregates sprayed with water before loading the haulage trucks -As need be- Sprinkling water on soil before excavation and periodically when operations are under way to prevent raising of dusts	Contractor	Maintenance records of construction appliances. -Provision of Protective Equipment e.g., nose masks. -No open burning of solid wastes -Ambient air quality -Tarpaulins	150,000.00
	Possible soil and water pollution	Waste management regulations, 2006	-All machinery and equipment be regularly maintained and serviced to avoid leak oils; -Maintenance and servicing of vehicle, machinery and equipment must be carried out in a designated area (protected service bays) and where oils are completely restrained from reaching the ground. -Oil, paints, fuels and other chemical materials should be stored in impervious site stores. They should be handled appropriately to avoid spills and leak; All applicable national laws, regulations and standards for the safe use, handling, storage and disposal of hazardous waste to be followed; -In case of any hazardous substance spills; immediate spill containment and clean up shall be initiated.	Contractor	-maintenance schedules for machines -Offsite servicing and maintenance off machines Safe hazardous substances stores. -Spill containment kits.	50,000.00

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
--Site Establishment and construction	Noise nuisance	Vibration Control) Regulations , 2009	-Notify the immediate neighbours of construction activities that may be perceived of as very noisy and intrusive prior to starting construction e.g. excavation, slab construction if it extends beyond permissible hours. -Establish means for the public to contact the engineers-in-charge (i.e., provide telephone number, email, etc.) and methods to handle noise complaints. -Machinery and equipment in use to be serviced regularly to minimize friction noise. -Care when selecting equipment to avoid use of time worn or damaged machinery with high level of noise emissions that would have a negative impact in the environment -Construction work should strictly be undertaken between permissible time periods allowed (8am to 5 pm) by NEMA and with limits -60Db during the day as stipulated in the second Schedule– Maximum Permissible Noise Levels for Construction Sites of EMCA (Noise and Excessive Vibration Pollution) (Control) Regulations, 2009 The use of hearing protection gears by workers when exposed to noise levels above 85 dB(A)	Contractor Contractor	Hotline telephone numbers for site supervisor -Availability of ear protectors as need be	10,000.00
--Site Establishment and construction	Population Influx (construction workers)	Site supervisor	-Only authorized personnel should be allowed entrance to the site and neighbourhood. -Utilize the security guards to keep vigilance and discourage idlers. -Report to the nearest police post any suspicious people loitering around the project site.	Contractor Site supervisor	Security guards on site.	10,000.00
	Increased traffic by construction vehicles Damage to access road.	Site supervisor Traffic Act	Schedule delivery of materials during non-peak hours. Adhere to load carrying capacity stipulated by the traffic act Cap 403	Contractor	-Planned delivery of materials Compliance with traffic act Cap 403	-
	Increased surface run off	County by laws	Install proper storm water management infrastructure (drainage, roof collection and delivery to the existing roadside storm drain. -Design such that the storm water joined the demarcated roadside storm drain.	Contractor	Efficient storm water management.	-

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
	Visual intrusion	-	Add nets (tarpaulins) and plant trees to control to manage intrusion issues.	Contractor	Trees Net screens on the residential estate boundary	-
Operation Phase						
Occupation Operation of the school	Increased liquid wastes (Effluent)	Water Quality Regulations, 2006	-Provide grease traps at the kitchens to capture grease, oils and fats from kitchen grey water. - Ensure all effluent joins the sewerline. -Maintain drainage connections leading to the sewerline.	Property managers /Proponent	-Maintenance schedule for waste water drainage channels/pipes/ manholes	50,000.00
	Increased Solid waste generation	Waste Management regualtions, 2006	Use NEMA licensed waste handler to collect and transport and dispose at designated areas.	Property managers /Proponent	Contract documents for the duly licensed waste handler	100,000.00
			Ensure the waste storage area has an impermeable floor and it's protected from elements of weather.	Property managers /Proponent	Availability of waste store.	-
	Risk to safety and health	OSHA,2007 And subsidiary regulations	-Install fire detection, alarm, suppression systems; service them at least once a year through approved service providers. -Provide adequate water for firefighting not less than $10m^3$ accompanied by hose reels and a pump to provide pressure.	Proponent/ Property manager	-Adequate fire systems Service cards for the fire systems Non slippery floors	Inclusive in the Bill of Quantities
			-Delineate fire and emergency exits and ensure all occupants are aware of them. ▪ Provision of non-slippery floors ▪ Undertaking routine electrical inspection to abate fire risk. ▪ Provide adequate traffic signage within the school. ▪ Adherence to Traffic Act Cap 403 provisions.	Proponent/ Property manager	Prominent Fire exit marking Traffic signs	10,000.00

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
Operation of the school	Increased pressure on utilities Water & Electricity	Good practice	-Utilization of natural light as much as possible during the day -Consideration of water harvesting to reduce the overreliance of NCWSC water. -Timely repair of any leaking water faucets	Proponent	-Absence of leaks -utilization of natural light in most sections	-No additional costs
	Noise Nuisance	-	-Plant trees along the boundary with the neighbours to cut sound and help in reducing noise.	Proponent	Presence of trees on the property boundary	20,000
	Increase in storm water generation	-	-The project will use gutters to control storm drain water. -In future there will be water harvesting to store the same in underground tanks for use.	Proponent	Presence of Gutters & Storm drains	-
	Likelihood of traffic snarl up along Kijenge road	-	-Encourage use of school bus to ferry kids -The design features adequate parking inside the school -Checking of vehicles to be done inside the school, not along the main road -There are two gates (entry/exit) this prevents any congestion -Traffic Marshal employed to handle traffic.	Proponent	Absence of a traffic snarl up	-
	Effect on ambient air quality from cooking activities & operation of backup generator	-	-Provision of high stacks for exhaust of cooking gases and exhaust fumes from the generator into the atmosphere. -Ensure the stacks do not face the residential estate. -Routine service of the back-up generator to increase the efficiency of fuel burning	Proponent	Service of the generator	5,000
	Absence of environmental aspects monitoring during operation phase.	EMCA cap 387 Audit regulations, 2003	-Initial environmental audit within 12 months of project completion and occupation. - Annual self-environmental audits for monitoring the EMP for the initial audit.	Proponent Environmental experts.	Environmental Audit reports	60,000.00

Project Activity	Anticipated Negative Impacts	Guideline Standard	Mitigation Measures	Responsibility	Monitoring aspects	Approx. Cost per year (KES)
Permits/ obligations	Compliance to operation phase conditions of approvals, construction permits, change of user permit and NEMA license	Nairobi Metropolitan Service. /Nairobi City County	- Occupation certificate from the planning department-Nairobi City County/NMS - Observed setbacks, frontages and plot coverages - Observing recommendations on this EMMP for operation phase. - Observing conditions of EIA license. - Relevant permits for a learning institution from relevant bodies.	Proponent Property manager	VALID copies of the contracts, permits and Occupation Certificate	100,000

9.0 PROJECT DECOMMISSIONING

9.1 Introduction

Decommissioning is an important phase in the project cycle and comes last to wind up the operational activities of a particular project. It refers to the final disposal of the project and associated materials at the expiry of the project lifespan. If such a stage is reached for the upcoming development, the proponent will need to remove all materials resulting from the demolition/ decommissioning from the site.

9.2 Purpose and objectives of decommissioning

The generally accepted purpose of decommissioning is to allow for release of valuable assets such as buildings and sites for alternative use, recycling and reuse of materials and the restoration of environmental amenity. In all cases, the basic objective is to achieve an end-point that is sensible in technical, social and financial terms, that properly protects workers, the public and the environment and, in summary, complies with the basic principles of sustainable development.

9.3 Decommissioning Phase Positive impacts

Rehabilitation-Site restoration

Upon decommissioning of the proposed project, rehabilitation of the project site will be carried out to restore the site to near to its' original state or better.

Employment Opportunities

For decommissioning to take place properly and in good time, several people will be involved. As a result, several employment opportunities will be created for the demolition.

9.4 Decommissioning Phase Negative Impacts

Noise and Vibration

The decommissioning related activities such as demolition works will lead to significant deterioration of the acoustic environment within the project site and the surrounding areas. This will be as a result of the noise and vibration that will be experienced as a result of demolishing of the buildings and related components using excavators and bulldozers.

Solid Waste Generation

Demolition of the project buildings and related infrastructure will result in large quantities of solid waste. The waste will contain the materials used in construction including concrete, metal, wood and, glass. Although demolition waste is generally considered as less harmful to the environment since it is composed of inert materials, there is growing evidence that large quantities of such waste may lead to release of certain chemicals into the environment.

Loss of school infrastructure

Decommissioning will mean the loss of school infrastructure. The pupils will have to look for an alternative school to go to.

Dust and Exhaust Emissions

Large quantities of dust will be generated during demolition works. Particulate matter pollution is likely to occur during demolition and transportation of the construction waste. There is possibility of suspended and settle-able particles affecting the site workers and the surrounding neighbours' health. Exhaust emissions are likely to be generated during the demolition period by the various machinery and equipment to be used as well as motor vehicles used for the exercise.

Occupational /Public Health and Safety Hazards

Demolition works will inevitably expose workers and the public to occupational health and public safety risks. In particular, working with heavy equipment, handling and use of tools provoke certain risks. The construction workers are also likely to be exposed to risk of accidents and injuries resulting from accidental falls, falling objects, and injuries from hand tools and other equipment.

9.5 Decommissioning Environmental Management Plan

Activity / Issue	Action required	Responsibility	Estimated Cost (KES)
Environmental and social Impacts			
Generation of solid waste	• All demolition waste to be collected at a central location, and be stored temporarily until removal by a licensed solid waste handler; • Adopt the method of selective demolition as far as practicable to enable the removal of wastes of the same category one at a time thus facilitating recycling of wastes for beneficial reuse and minimizing the burden on dumpsites; • No dumping within the surrounding area is to be permitted. • All rubble must be removed from the site to an approved disposal site as approved by the Engineer. • The contractor shall maintain the site in a clean state within a radius of 10m. • Ensure that no litter, refuse, wastes, rubbish, rubble, debris and builders wastes generated on the premises is placed, dumped or deposited on adjacent/surrounding properties during or after the decommissioning period of the project.	Contractor/ Proponent	1,000,000.00
Loss of school infrastructure	• It should be announced in good time, so as pupils can look for alternative schools in good time.	Contractor/ Proponent	0.00
Airborne emissions	• Demolition site to be fenced off using tarpaulins; • Friable loads of demolition debris being transported must be watered or covered to reduce dust;	Contractor/ Proponent	100,000.00

Activity / Issue	Action required	Responsibility	Estimated Cost (KES)
Environmental and social Impacts			
	• All areas disturbed during closure of the site that are not required for a specific activity must be re-vegetated; • Diesel exhaust emissions from heavy machinery on site (excavators, front end loaders and hauling trucks) must be controlled and minimized by regular checks and servicing of vehicles.		
Noise and vibrations nuisance	• Construction machinery shall be kept in good condition e.g. greasing to reduce noise generation from friction of movable parts; • Heavy-duty equipment be insulated or placed in enclosures to minimize noise levels during demolition works; • Ensure that noise & vibration from construction activities are within permissible levels as per the provision of the Environmental Management and Coordination (Noise and Excessive Vibration Pollution) (Control) Regulations, 2009. • Notify nearby residents of the intention to demolish and the expected impacts and time frame.	Contractor/ Proponent	50,000.00
Safety and Health risks	• Decommissioning works workers be issued with appropriate PPEs and the decommissioning contractor to enforce their use; • Restrict onlookers and scavengers from site; • Develop safe work procedures for demolition works	Contractor/ Proponent	20,000.00

Table 9: Decommissioning Plan

10.0 SITE HEALTH AND SAFETY GUIDING PRINCIPLES

10.1 Guiding Principles to be adopted by the Contractor/ Proponent

- Promotion and maintenance of high standards of health and safety for its employees, the neighboring population and the public at large.
- Ensuring protection of the environment and prevention of any form of nuisance/pollution.
- Commitment and exercise constant vigilance in order to provide employees, neighbors of the project and the environment, with the greatest safeguards relating to Environment Health and Safety.
- Employees will be expected to take personal responsibility for their safety, safety of colleagues and of the general public.

10.2 Health and Safety management strategy to be adopted by the contractor

The following strategies will be adopted to achieve the above objectives:

- Maintain an effective reporting procedure for all accidents.
- Provide appropriate tools and protective devices for the success of the project.
- Encourage, motivate, reward and support employees to take personal initiatives and commitment on Health and Safety.

10.3 Safety requirement at the project site during construction

(a) The contractor

The contractor will ensure that:

- Provide site safety board
- Provide first aid box
- Safe means of entry and exit exist at the proposed project site.
- Ensure adequate briefing of job at hand on the safe system of work before commencement of work.
- A safety harness must be worn before working at height.
- Site must be cordoned off to restrict unauthorized entry.

(b) The Traffic /Drivers

Within the construction premises, the following traffic rules will be observed: -

- Observe speed limits and all other signs and obey traffic rules of Kenya cap 403
- Use the vehicles for the purpose to which it is intended only.
- Do not park construction vehicles in undesignated areas.
- Observe load capacity for delivery trucks to protect the road from damage.

10.4 Emergency procedure during construction and operation

An emergency situation means:

- Unforeseen happening resulting in serious or fatal injury to employed persons or visitors to the site.
- Fire or explosion or Natural catastrophe.

In the event of such an emergency during construction, the workers shall:

- Alert other persons exposed to danger.
- Administer basic first aid and Call for ambulance if need be.
- Inform the /contractor/proponent.

- Conduct a quick risk assessment on the nature of emergency.
- When emergency is over all workers shall be notified by putting a message: “ALL CLEAR”

In the event of such an emergency during occupation the ‘in charge’ shall: -

- Alert other persons exposed to danger.
- Alert the security manager
- Ring the nearest fire brigade or emergency responders or police station depending on the situation.

11.0 CONCLUSION AND RECOMMENDATIONS

11.1 Conclusion

The proposed project will provide the much-needed high quality school infrastructure aligned to the new Curriculum by Kenya Institute of Curriculum Development (KICD)

The activities for which the proposed development is intended are not such that they are likely to interfere with the peace of the neighbours. The neighbours have so far peacefully co-existed with the nearby schools such as Diamond Junior and St. Bakhita Kindergarten.

The project has been planned in full cognizance of the requirements of the neighbourhood where it is to be implemented and all standard planning considerations have been considered and given the attention they deserve. The mechanisms to ensure that the environmental and human effects are maintained as to acceptable levels have been outlined in the EMMP and the time period and cost to carry out these given to the proponent to follow.

It is thus my inference that the project be allowed to go ahead with the implementation provided the outlined mitigation measures are adhered to.

11.3 Recommendations

It is recommended that:

1. Construction activities should commence only when NEMA issues an approval/license.
2. Adhere to all the recommendations in the EIA license and Environmental Management and Monitoring Plan during all the project phases.
3. Adhere to conditions on the P.P.A 2, approval of architectural designs and construction permit issued by Nairobi City County- Urban Planning department.
4. Obtain all necessary trade permits from the Nairobi City County Government during construction
5. Apply for occupation permit from the planning department upon completion of the project

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13) Republic of Kenya (2006). Environmental Management and Coordination, (Waste Management) Regulations 2006. Legal Notice No. 121. Nairobi: Government Printers.
14) Republic of Kenya (2006). Environmental Management and Coordination, (Water Quality) Regulations 2006. Legal Notice No. 120. Nairobi: Government Printers.
15) Phillip Oguba Wandera (2015) Environmental Impacts Assessment study for the proposed construction of Modern mixed-use commercial office/hotel Complex on L.R. no. 209/64/11 Muthithi road- Westlands, Nairobi County. Westlands Syke Development- Proposed Development of Office Block- EIA Study Report
16) Republic of Kenya (2003). The Environmental (Impact Assessment and Audit) Regulations, 2003. Legal Notice No. 101. Nairobi: Government Printers.
17) Republic of Kenya (2002). Water Act 2002. Nairobi: Government Printers.
18) Republic of Kenya (1999). Environmental Management and Co-ordination Act. Nairobi: Government Printers.
19) Hellen Mukuru (2021) Comprehensive Environmental Impact Assessment report for the proposed residential apartment development (60n0.) on lr.no Dagoretti/kinoo 6073 in kinoo area, Kiambu county.

APPENDICES

Appendix A –Expert's NEMA Practicing Licenses

FORM 7 (r.15(2))

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY(NEMA)

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

ENVIRONMENTAL IMPACT ASSESSMENT/AUDIT (EIA/EA) PRACTICING LICENSE

License No : NEMA/EIA/ERPL/14107

Application Reference No: NEMA/EIA/EL/18612

M/S **James Osonga Apamo**
(individual or firm) of address

P.O. Box 57199 0200, Nairobi

is licensed to practice in the

capacity of a (Lead Expert/Associate Expert/Firm of Experts) **Lead Expert**
registration number **2519**

in accordance with the provision of the Environmental Management and Coordination Act Cap 387.

Issued Date: **2/15/2021** Expiry Date: **12/31/2021**

Signature.....

(Seal)
Director General
The National Environment Management Authority

P.T.O.

ISO 9001: 2008 Certified

FORM 7 (r.15(2))

nema
mazingira yetu | uhai wetu | wajibu wetu

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY(NEMA)

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

ENVIRONMENTAL IMPACT ASSESSMENT/AUDIT (EIA/EA) PRACTICING LICENSE

License No : NEMA/EIA/ERPL/13782

Application Reference No: NEMA/EIA/EL/18202

M/S **Hellen Mwende Mukuru**
(individual or firm) of address

P.O. Box 22433 - 00100, Nairobi

is licensed to practice in the

capacity of a (Lead Expert/Associate Expert/Firm of Experts) **Lead Expert**
registration number **6534**

in accordance with the provision of the Environmental Management and Coordination Act Cap 387.

Issued Date: **2/2/2021** Expiry Date: **12/31/2021**

Signature…..

(Seal)
Director General
The National Environment Management Authority

P.T.O.

ISO 9001: 2008 Certified

Appendix B: Approved Terms of Reference

nema

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY

Mobile Lines: 0724-253 398, 0723-363 010, 0735-013 046
Telkom Wireless: 020-2101370, 020-2183718
Incident Lines: 0786-101100, 0741-101100

P.O. Box 67839, 00200
Popo Road, Nairobi, Kenya
E-mail: dgnema@nema.go.ke
Website: www.nema.go.ke

NEMA/TOR/5/2/365 **9th December, 2021**

St. Bhakita Schools,
P.O. Box 3904-00506,
NAIROBI.

RE: ACKNOWLEDGEMENT AND APPROVAL OF TERMS OF REFERENCE (TOR) FOR ENVIROMENTAL IMPACT ASSESSMENT

We acknowledge the receipt of TOR for the above subject.

Pursuant to the Environmental Management and Coordination Act, 1999 the second schedule and the Environmental (Impact Assessment and Audit) Regulations 31 and 35, your terms of reference for the Environmental Impact Assessment (EIA) for the proposed **EAGLE PLAINS SCHOOLS ON L.R.NO.AMALGAMATED 20/17286-290/17303-313 AND 209/17347-355,SOUTH B AREA,NAIROBI CITY COUNTY** has been approved.

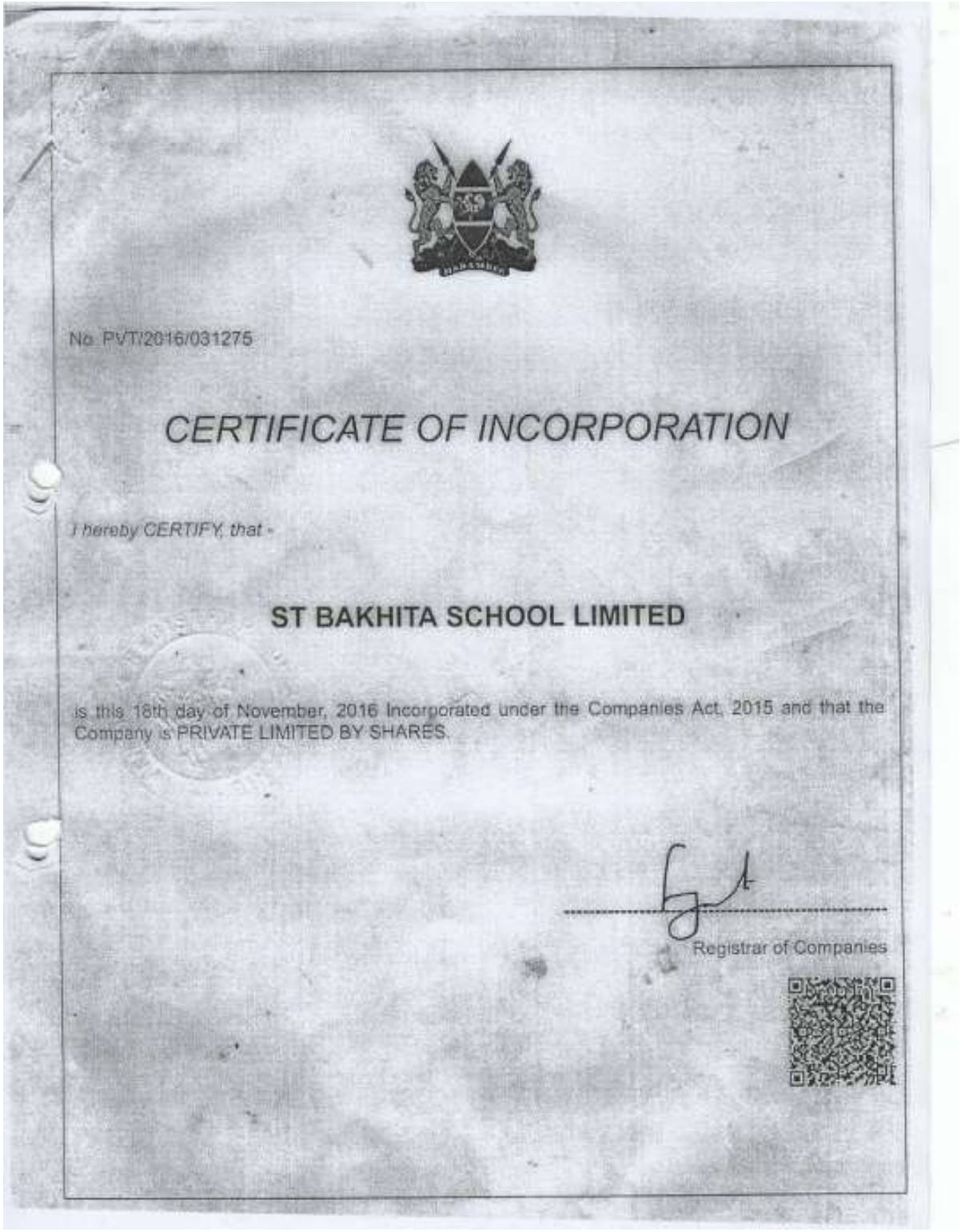
You shall submit ten (10) copies printed on both sides, a soft copy summarised version of the ESMP in **WORD** form and one electronic copy of your report prepared by a registered expert to the Authority.

MARRIAN KIOKO
HEAD EIA SECTION

Our Environment, Our Life, Our Responsibility

ISO 9001:2015 Certifi

Appendix C: Certificate of Incorporation and KRA PIN



No. PVT/2016/031275

CERTIFICATE OF INCORPORATION

I hereby CERTIFY that -

ST BAKHITA SCHOOL LIMITED

is this 16th day of November, 2016 Incorporated under the Companies Act, 2015 and that the Company is PRIVATE LIMITED BY SHARES.

Registrar of Companies

KENYA REVENUE AUTHORITY

PIN Certificate

For General Tax Questions
Contact KRA Call Centre
Tel: +254 (020) 4999 999
Cell: +254(0711)099 999
Email: callcentre@kra.go.ke

www.kra.go.ke

Certificate Date : 19/01/2017

Personal Identification Number
P051622821X

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

Taxpayer Information

Taxpayer Name	ST BAKHITA SCHOOL LIMITED
Email Address	INFO@STBAKHITA.AC.KE

Registered Address

L.R. Number : 209/7286	**Building :** PRUDENTIAL ASSURANCE
Street/Road : KAPITI ROAD	**City/Town :** NAIROBI
County : Nairobi	**District :** Embakasi District
Tax Area : South B	**Station :** East of Nairobi
P. O. Box : 3904	**Postal Code :** 00506

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective From Date	Effective Till Date	Status
1	Income Tax - Company	18/11/2016	N.A.	Active
2	Income Tax - PAYE	01/01/2017	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting end month is December unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Dormant' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any transaction done during the period. This certificate shall remain in force till further updated.

Disclaimer : This is a system generated certificate and does not require signature.

Appendix D– Land Ownership

SANDRIDGE PROPERTIES LTD
P.O.BOX 1845 -00621
NAIROBI

St. Bakhita School Ltd
P.O.Box 3904 - 00506
Nairobi

Date: 1 October 2021

Dear Madam,

LETTER OF OFFER TO LEASE 24 PLOTS, OFF MOMBASA ROAD NAIROBI, ADJACENT TO EAGLE PLAINS HOUSING ESTATE

1. Landlord: Sandridge Properties Ltd
   P.O.Box 1845 – 00621, Nairobi
2. Tenant: St. Bakhita School Ltd
   P.O.Box 3904 – 00506, Nairobi
3. Property: 24 Plots (As per attached layout), Off Mombasa Road Nairobi, Adjacent to Eagle Plains Housing Estate.
4. Landlord's Advocate: Hamilton Harrison & Mathews
   P.O.Box 30333 – 00100 Nairobi
5. Lease Commencement Date: 1st November 2021
6. Permitted User: The premises will be used solely as a school playground and for no other purpose whatsoever. In the event that the tenant change the user, the Landlord shall be entitled to terminate the lease (as hereinafter denied). The Landlord may lease any part of the property for similar user and that the Tenant has no exclusivity whatsoever. The tenant shall get all the permissions from the necessary government agencies to use the plots as a school playground
7. Lease : The parties will execute the lease (The Lease) prepared by the Landlord's advocates. The Lease shall be deemed to be accepted by the tenant upon acceptance of the terms of this letter. The tenant shall execute and return the lease to the landlord within fourteen (14) days of the date of receipt of the lease from the

Landlord's advocates. The following specific terms shall be incorporated in the lease.

7.1 Alterations:	The Tenants shall not make any additions, alterations or other changes to the Premises without prior written consent of the Landlord.
7.2 Term:	The Lease shall endure for a period of Five (5) years. Should said property be up for sale during the term of this lease, the tenant shall have first right of refusal to purchase the property at a mutually agreed price.
7.3 Rent:	Kshs.200,000/- (Kshs. Two hundred thousand only) per month (+VAT if applicable) Rent shall be increased by 7.5% every 2 years.
7.4 Security Deposit:	The tenants shall upon execution of this letter pay a Deposit of Kshs. three (3) months deposit. The security deposit or part therefore will be refunded to the tenant without interest upon the expiry of the term and delivery up by the tenant to the landlord of possession of the premises in accordance with the tenant's covenants in the letter and in the lease.
7.5 Electricity:	The tenant shall as its own cost arrange to open its own Electricity and water accounts. It is the tenant's responsibility to pay for all charges incurred in relation to thereto.
7.6 Security:	The tenant shall at its own cost arrange for own security at the Premises.
7.7 Assignment and Sub-Letting	The tenant is not permitted to assign or sublet the whole or let any of the premises without the prior written consent of the landlord, provided that occupation of the premises or any part thereof by any company directly associated with the tenant by reason of either being subsidiary or by common shareholding shall not amount to sub-letting for purpose of this article.
7.8 Insurance:	The Landlord will keep the premises insured against fire and other normal risks. The tenant will be expected to take such insurance as is reasonable to protect its investments in the premises or as may be requested by the Landlord including insurance for any plate glass in the premises. The tenant will be required to comply with all the insurance require imposed by the landlord and performed by the

tenant, and will be prohibited from doing anything that may cause any policy in respect of the premises void or voidable.

7.9 Legal Cost: The legal fee for preparing and completing the lease, this letter And any license agreement shall be borne by the tenant.

7.10 Breaches of Covenant: If the rent or any part therefore shall remain unpaid for a period of seven (7) days after becoming payable or if the tenant will in breach of the covenant to in this letter and the lease, it will be lawful for the landlord to re-enter and re-take the possession of the premises upon the expiry of fourteen (14) days notice issued by the landlord.

7.11 Quiet Enjoyment: The Lessee paying the rent hereby result in observing and Performing the several covenants and stipulations on the part of the Lessee herein contained or implied shall peaceably hold and enjoy the premises during the term without any interruption by the Lessor or any person rightfully claiming under all in trust of the Lessor PROVIDED HOWEVER that the Lessee is aware that the Lessor is constructing phase two of the godowns on the land and that the Lessee has no objection to the same it being agreed that the Lessor will take such reasonable measures so as to cause little nuisance or obstruction to the Lessee's premises.

8. Acceptance: This letter is issued in triplicate. To signify acceptance of this offer, Please sign and initial each page and return to the Landlord's advocates Two (2) copies thereof within seven (7) days of the date hereof. If the acceptance is not received within the specific time, the offer contained herein will lapse.

The Landlord will be entitled to retain out of deposits paid under this letter if the tenant does not execute the lease. Any balance will be returned to the tenant.

We look forward to receiving the signed letter of offer.

If there is any information or clarification you require, please do not hesitate to contact us

Yours Faithfully,

pp

Sandridge Properties Ltd

SANDRIDGE PROPERTIES LIMITED
P. O. BOX 1845 - 00621
NAIROBI

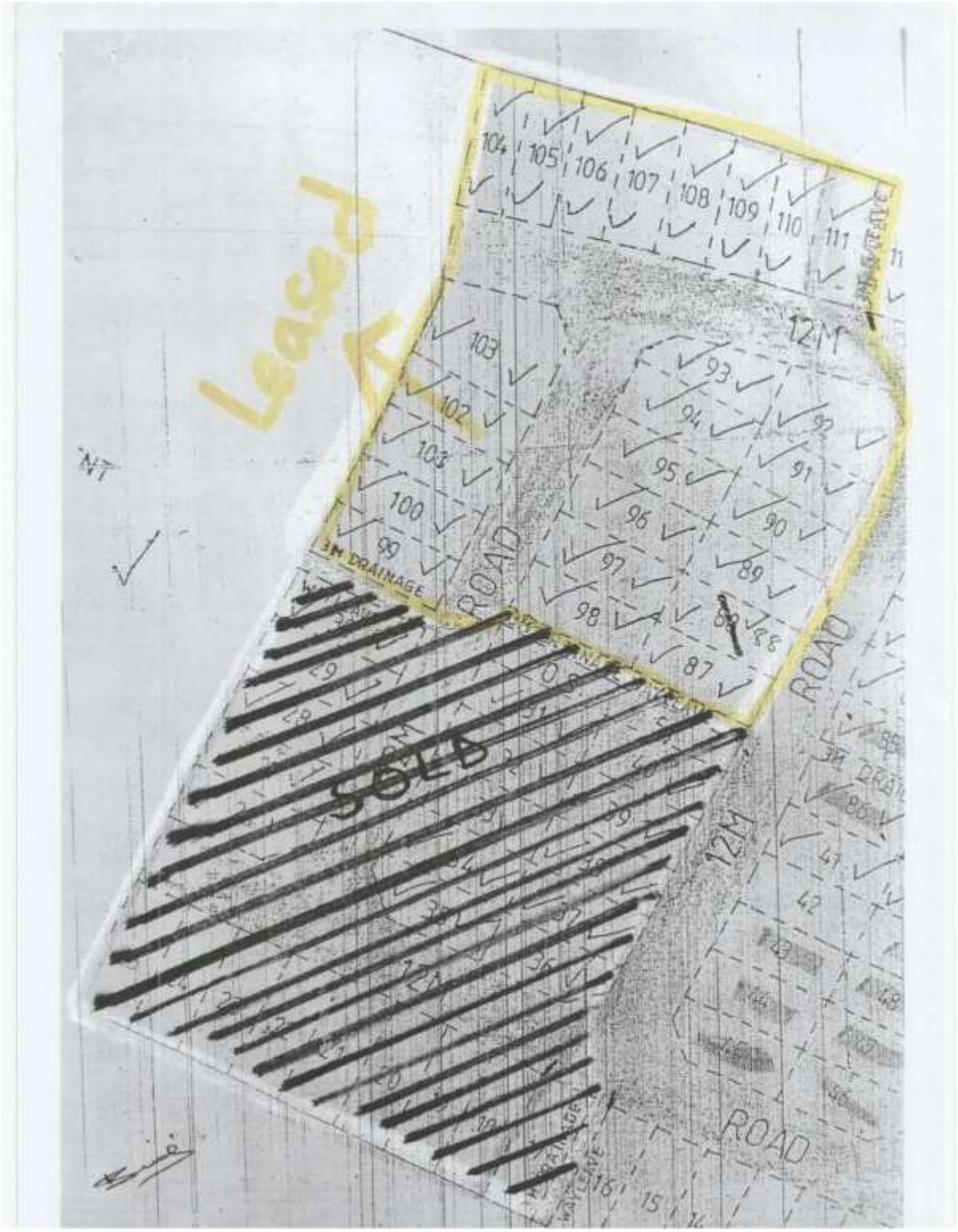
ACCEPTANCE

I confirm that I accept the lease of the premises on the terms set out above.

Signed & Sealed on behalf of:

St. Bakhita School Ltd

ST BAKHITA SCHOOL LIMITED
01 OCT 2021
P. O. Box 3904 - 00606
NYAYO STADIUM, NAIROBI
Tel: 0701 143384

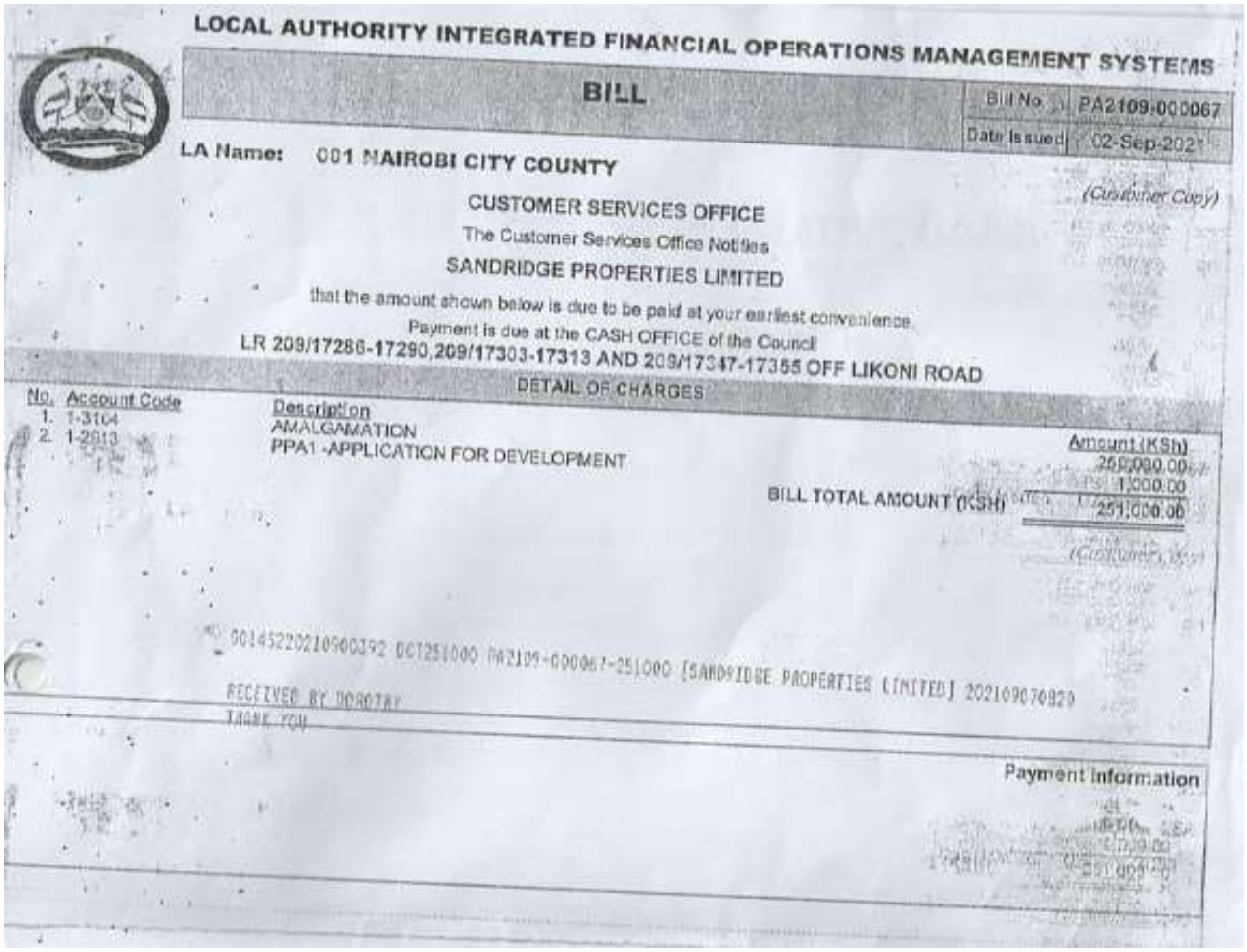

Leased
SOLD
ROAD
ROAD
ROAD
12M
3M DRAINAGE
NT

Development Applications Discussed on Technical Planning Meeting (MAIN)

Date of Meeting: Fri 26 Oct 2021

Form No	PPA No.	Prefix	Plot No	Sub County	Status	Street/Road	Locality	[illegible]	Zone	[illegible]	[illegible]	Current Use	Proposed Change	[illegible]	[illegible]	[illegible]	Owner	[illegible]	Submission Fee Kshs
43	PPA-CU-AAE771	L.R	209/3271/40	Kamukunji	Approved	Along Mweni Road	Eastleigh Area	0.0836	2	Commercial cum residential (Apartments)	0.05	Single dwelling unit	Commercial cum residential (Apartments)	2021-09-17 18:16:28	4	(i) - (vii)	Mary Wanche Muigai	188	121000
44	PPA-CU-AAE776	Nai/Blk	97/1675	Embakasi East	Approved	OFF OUTERING ROAD	TASSIA	0.0998	10 E	Commercial cum residential (Apartments)	0.045	Residential	Commercial cum residential (Apartments)	2021-09-20 14:15:05	30	(i) - (vii)	NIMROD NJUEH MATE & MARY KARIMI NJUEH	280	121000
45	PPA-CU-AAE781	L.R	209/12214	Westlands	Approved	1st Parklands Avenue	Parklands	0.1703	3	Commercial cum residential (Apartments)	0.05	Residential	Commercial cum residential (Apartments)	2021-09-21 09:34:14	29	(i) - (viii)	Dineshkumar Ramji Varjani, Harivadan Ramji Varjani & Arunanjaridhi Vedanayagam	280	121000
46	PPA-CU-AAE783	L.R	36/I/125	Kamukunji	Approved	OFF EASTLEIGH SECOND AVENUE,	EASTLEIGH AREA,	0.04274	2	Commercial cum residential (Apartments)	0.85	Single dwelling unit	Commercial cum residential (Apartments)	2021-09-21 11:42:09	29	(i) - (vi)	AMINA SHEIKH ALI	249	121000
47	PPA-CU-AAE806	Nai/Blk	103/5709	Embakasi East	Approved	Off the Eastern bypass	Utawala	0.1684	17	Multi dwelling units (Flats)	0.045	Single dwelling unit	Multi dwelling units (Flats)	2021-09-28 09:13:40	22	(i) - (x)	Johnson Karue	145	83000
48	PPA-CU-AAE828	L.R	209/3420	Westlands	Approved	Wangapala Road	Parklands	0.10914381414	2	Commercial cum residential (Apartments)	0.05	Residential	Multi dwelling units (Apartments)	2021-09-30 11:28:09	20	(i) - (vii)	Sumt Developers Limited	26	121000
49	PPA-CU-AAE832	L.R	209/2389/139	Starehe	Approved	off Thika Road	Pangani	0.0595	2	Commercial cum residential (Apartments)	0.05	Residential	Commercial cum residential (Apartments)	2021-10-09 19:01:11	17	(i) - (viii)	Simon Kagiri Kamau	200	121000
50	PPA-CU-AAE833	L.R	209/3045	Westlands	Approved	KANGUNDO ROAD	KILELESHWA	0.2080886904	4	Educational (Nursery/Kindergarten)	0.1	Single dwelling unit	Educational (Nursery/Kindergarten)	2021-10-03 19:15:03	1	(i) - (viii)	DAVID NDEGWA & FAITH WANJIKU NDEGWA	182	121000
51	PPA-CU-AAE843	L.R	290,209/17303-313 and 209/17347-355 (Amalgamated)	Embakasi South	Approved	Off Road C	Industrial area	0.58	9	Educational (Primary school)	0.02	Residential	Educational (Primary school)	2021-10-04 13:16:35	16	(i) - (viii)	Sandridge properties limited	173	121000
52	PPA-CU-AAE844	L.R	3734/40	Dagoretti North	Approved	MUTHANGARI ROAD	LAVINGTON	0.3035	4	Health facility (Medical clinic)	0.85	Residential	Health facility (Medical clinic)	2021-10-04 13:28:07	16	(i) - (viii)	ROBERT MATHENGE NJUNE & ROSEMARY WANJIRU	278	121000
53	PPA-CU-AAE846	L.R	7792/26	Langata	Approved	Along Kisembe Road	Karen	0.2023	12	Professional office	0.2	Single dwelling unit	Professional office(Doctors)	2021-10-04 19:16:08	16	(i) - (viii)	Apostle James Maina Nganga	161	121000
54	PPA-CU-AAE847	L.R	2259/550	Langata	Approved	Along Lang'ata Road	Karen Area	0.7286	12	Commercial	0.2	Agricultural	Offices & Shops	2021-10-04 21:29:51	14	(i) - (viii)	EDITH WAMAITHA KANYUA	234	121000
55	PPA-CU-AAE852	L.R	209/4492	Dagoretti North	Approved	Along Muthangari Drive	Lavington Area	0.3035	4	Offices & Shops	0.045	Residential	Offices & Shops	2021-10-05 17:08:54	15	(i) - (viii)	EXECUTIVE CONCEPTS LIMITED	234	121000

Nairobi City County Government



LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS

BILL

Bill No. PA2109-000067

Date Issued 02-Sep-202*

LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

SANDRIDGE PROPERTIES LIMITED

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

LR 209/17286-17290,209/17303-17313 AND 209/17347-17355 OFF LIKONI ROAD

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1.	1-3104	AMALGAMATION	250,000.00
2.	1-2913	PPA1 -APPLICATION FOR DEVELOPMENT	1,000.00
		BILL TOTAL AMOUNT (KSH)	251,000.00

(Customer Copy)

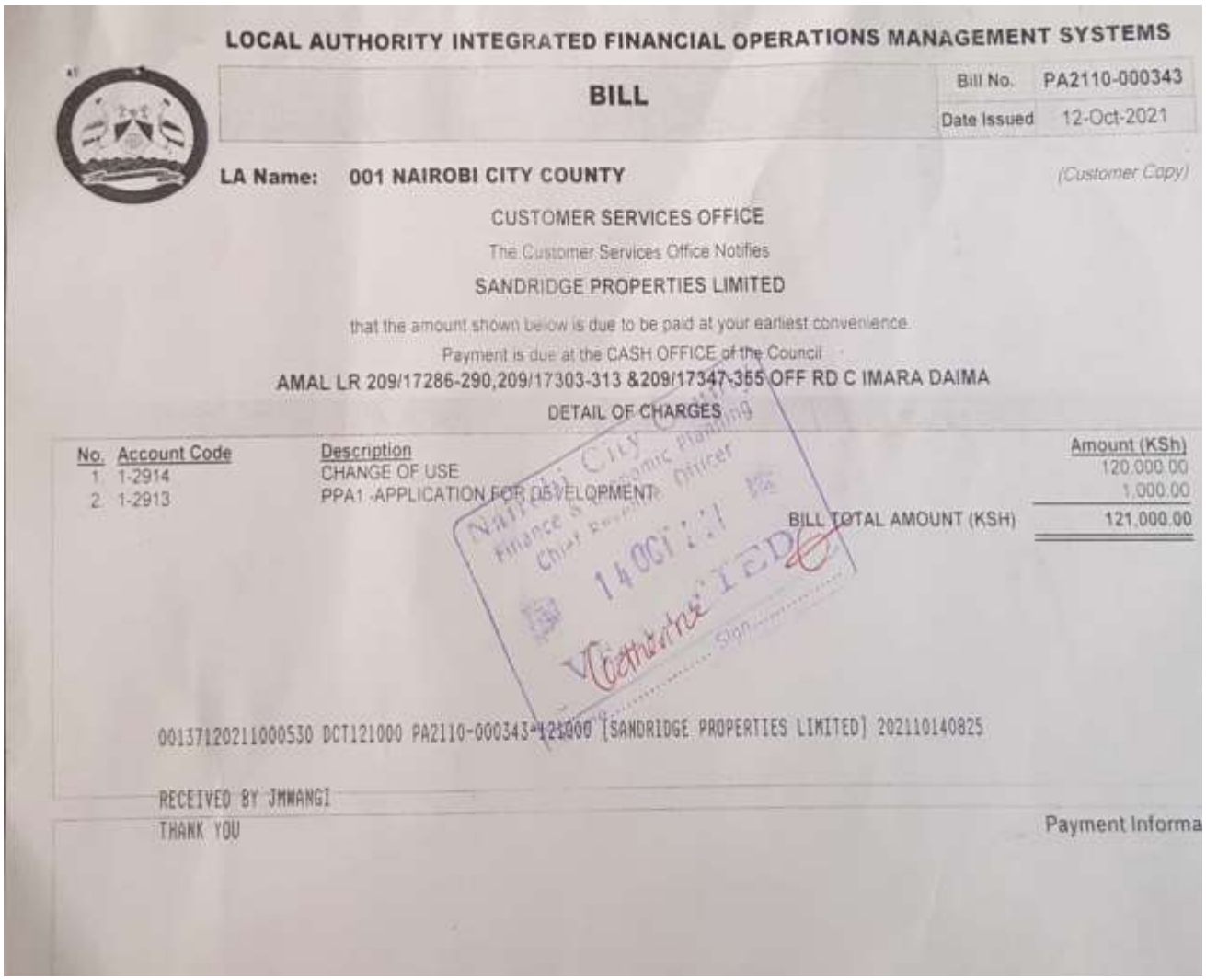
0014522021090039? 0CT251000 PA2109-000067-251000 [SANDRIDGE PROPERTIES (LIMITED] 202109070829

RECEIVED BY DOROTHY

THANK YOU

Payment Information

Appendix E- Change of User Approval (P.P.A 2)



LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS

BILL

Bill No. PA2110-000343

Date Issued 12-Oct-2021

LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

SANDRIDGE PROPERTIES LIMITED

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

AMAL LR 209/17286-290,209/17303-313 &209/17347-355 OFF RD C IMARA DAIMA

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1	1-2914	CHANGE OF USE	120,000.00
2	1-2913	PPA1 -APPLICATION FOR DEVELOPMENT	1,000.00
		BILL TOTAL AMOUNT (KSH)	121,000.00

Nairobi City County Finance & Economic Planning Chief Revenue Officer 14 OCT 21 Sign

00137120211000530 DCT121000 PA2110-000343 121000 [SANDRIDGE PROPERTIES LIMITED] 202110140825

RECEIVED BY JMWANGI

THANK YOU

Payment Informa

Appendix F - Public participation attendance sheet and minutes

PUBLIC PARTICIPATION & CONSULTATION MIDDLE AND JUNIOR SECONDARY SCHOOL AT EAGLE PLAINS, SOUTH B.

STAKEHOLDER'S CONSULTATION AND PARTICIPATION ON PROPOSED DEVELOPMENT OF MIDDLE AND JUNIOR SECONDARY SCHOOL AT EAGLE PLAINS, SOUTH B, NAIROBI COUNTY ON L.R. NO 209/17286-290; 209/17303-313.

DATE: 01/12/2021

TIME: 4.00PM

VENUE: EAGLE PLAINS, SOUTH B

Agenda:

1. Presentation by St. Bakhita's plan of proposed development of Middle and Junious Secondary School at Eagle Plains, South B, Nairobi County, the positive and negative impacts to the nieghbours.
2. Communication of the process of approval.
3. Answering of all questions and concerns raised by the Residents
4. Signing of meeting resolutions
5. AOB

PARTICIPANTS

#	PARTICIPANT NAME	HOUSE NO / ID NO.	PHONE NO	SIGNATURE
1.	CHARLES MWATHA	CHIEF	0722903158	
2.	EDGAR MUNANDAWIRO	CHAIRMAN	0720596454	
3.	Bernard Odhiambo	#169	07171125[illegible]1	
4.	S. MBINDA.	Heritage	072[illegible]-[illegible]604	
5.	Chris Mgugu	Heritage	0722452730	
6.	Carol Maina	Heritage	0719842858	
7.	CAROL AHERA	RESIDENT	0716928918	

PUBLIC PARTICIPATION & CONSULTATION MIDDLE AND JUNIOR SECONDARY SCHOOL AT EAGLE PLAINS, SOUTH B.

#	PARTICIPANT NAME	HOUSE NO / ID NO.	PHONE NO	SIGNATURE
8.	PATRICK KONDO	295	0733630911	[signature]
9.	Emmanuel Juma	257	0722329580	[signature]
10.	Bishar Kochalle		0	
11.	Kenneth Munyi	171	0713 601117	[signature]
12.	Jude Chesire	A6	0726393638	[signature]
13.	Molo Hirbo	170	0712464204	[signature]
14.	Hilary Mutai	H/Teacher	0727222219	[signature]
15.	Jane Maina	Deputy H/teacher	0728793691	[signature]
16.	Rosina Omoto	CPR	0720530383	[signature]
17.	Josephine Akinyi	NEMA- Expert	0763397552	[signature]
18.	Sylvia Mwaki	NEMA-Expert	0796 511586	[signature]
19.	JAMES AMMO	Environment expert	0728601154	[signature]
20.	Hellen Mwende	Env. expert	0726352275	[signature]
21.	Gilbert Mukuru	office assistant-env	0718232780	[signature]
22.	Daniel Mulima	Teacher	0713072328	[signature]
23.	James Oguro	C.P.P	0728523281	[signature]
24.	Felista Mutinda	MD	0703506548	[signature]
25.				
26.				
27.				
28.				

STAKEHOLDER'S CONSULTATION AND PARTICIPATION ON PROPOSED DEVELOPMENT OF MIDDLE AND JUNIOR SECONDARY SCHOOL AT EAGLE PLAINS, SOUTH B, NAIROBI COUNTY ON L.R. NO 209/17286-290: 209/17303-313.

DATE: 01/12/2021

TIME: 16:00 HRS

VENUE: ON-LINE ATTENDEES

Agenda:

1. Presentation by St. Bakhita's plan of proposed development of Middle and Junious Secondary School at Eagle Plains, South B, Nairobi County, the positive and negative impacts to the nieghbours.
2. Communication of the process of approval.
3. Answering of all questions and concerns raised by the Residents
4. Signing of meeting resolutions
5. AOB

PARTICIPANTS

#	PARTICIPANT NAME	HOUSE NO / ID NO.	PHONE NO	SIGNATURE
1.	JOHN MATIVO	80	0727846662	ONLINE
2.	JAMES OGWENO			ONLINE
3.	LIZ MUGO			ONLINE
4.	JAMES MAINA			ONLINE
5.	MKIANGANAI KITEME			ONLINE
6.	HILARY ~~W~~ JAMES OMBONGI			
7.	SYLVIA KURGAT			

PUBLIC PARTICIPATION & CONSULTATION **MIDDLE AND JUNIOR SECONDARY SCHOOL AT EAGLE PLAINS, SOUTH B.**

#	PARTICIPANT NAME	HOUSE NO / ID NO.	PHONE NO	SIGNATURE
8.	JEN MUEMI			
9.	MARTIN KIBECHA			
10.	DAVID OKUMALI			
11.	LUCY KAGAMBO			ONLINE
12.	CHRIS NJOGUNA			
13.	JACKIE MWOSHUMBE			
14.	DEBBY N			
15.	V. CIBR			
16.	243			
17.	EMMANUEL JUMA			
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Appendix G- Questionnaires

Appendix H- Approved Architectural Drawings