

Notice of Availability (NOA)

for the

San Rafael High School

Master Facilities Long-Range Plan and Stadium Project

Draft Environmental Impact Report

DATE: December 15, 2016

TO: State Clearinghouse, Responsible and Trustee Agencies, Organizations, and Interested Parties

LEAD AGENCY: San Rafael City Schools

In compliance with the California Environmental Quality Act (CEQA), San Rafael City Schools (District) has prepared a Draft Environmental Impact Report (DEIR), consistent with Articles 7 through 10 of the *CEQA Guidelines*, for the San Rafael High School Master Facilities Long-Range Plan and Stadium Project. The District requests your comments on the adequacy of the environmental analysis presented in the DEIR, in accordance with Section 15087 of the *CEQA Guidelines*. Copies of the DEIR are available on the District's bond program website at: <http://www.srcsbondprogram.org>, the City of San Rafael Main Library, and San Rafael High School's Administrative Office (hard copy).

As specified by the *CEQA Guidelines*, the DEIR will be circulated for a 45-day public review period. The District welcomes public input during this period. Due to the time limits mandated by State law, your written comments must be sent at the earliest possible date but not later than the close of the public review period on Monday, January 30, 2017.

RESPONDING TO THIS NOA: Responses to this NOA and any related questions or comments regarding the scope or content of the DEIR, must be directed in writing to: **Dr. Dan Zaich, San Rafael City Schools, 310 Nova Albion Way, San Rafael, CA 94903 or by email to dzaich@srcs.org**. Comments on the NOA must be received at the above mailing or e-mail address by **Monday, January 30, 2017 at 5:00 p.m.** Please reference the project as "SRHS Master Plan EIR" in all correspondence.

Project Description

The action that the San Rafael City Schools Board of Education will take relevant to the subject of this DEIR is the approval/adoption of the components of the San Rafael High School (SRHS) Master Facilities Long-Range Plan (including the Stadium Project), which can be reviewed on the District's website (<http://www.srcsbondprogram.org>). The Master Facilities Plan that was approved by the District on July 27, 2015, was prepared before the passage of the bond measure to allow the Measure B Bond Program to clarify the work that needed to be done at the SRHS campus. However, the actual final planning based on the success of the bond resulted in the conceptual Phase One Master Facilities Plan for the SRHS campus that was formally approved by the District Board on April 18, 2016. The DEIR addresses the overall program improvements of the now Master Facilities Long-Range Plan at a program level, and includes an examination of the Stadium Project improvements at a project level.

The DEIR addresses one of the Long-Range Plan elements—the Stadium Project—at a project level of detail in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15161. The remaining Long-Range Plan elements are less refined at this stage, and therefore the DEIR addresses them at a programmatic level of detail in accordance with CEQA Guidelines Section 15168. A program EIR addresses a series of actions that are related and part of one large project. This approach allows the EIR to address the cumulative impacts of these actions and to recommend program-wide mitigation measures. If a later activity would have impacts that are not addressed in the program EIR, additional environmental review may be needed at that time.

The DEIR addresses the following proposed new SRHS buildings at the program level of detail:

- Science Building (to also house Madrone High Continuation School on first floor) (Building No. 1)
- Administration/Kitchen/Student Commons Building, Four Classrooms and Conference Space (Building No. 2)
- Career and Technical Education (CTE)/Art Building (Building No. 3)
- Classrooms/Ceramics/Theater (Building No. 4)
- Wrestling/Dance/Classrooms/Offices (Building No. 7)
- Restroom/Changing Rooms (Building No. 8)

In addition, Buildings A (Library), D, and K would be modernized, and this modernization is addressed at a program level of detail.

The following proposed buildings and other improvements are addressed at the project level because these are associated with the proposed Stadium project:

- Concessions (Building No. 5)
- Restrooms/Changing Rooms (Building No. 6)
- Bleachers (Building No. 9)
- Restrooms (Building No. 10)
- Parking lot and new driveway
- Ticket booth
- Christmas tree sales lot concession (seasonal)
- Various storage buildings
- Press box (announcer's booth)
- Associated Student Body (ASB) Concession Building

The District proposes building demolitions, renovations, and new construction for the campus. A total of 84,015 gross square feet (gsf) of existing buildings would be removed and 132,237 gsf of new buildings would be constructed. At completion, the SRHS campus would have 327,892 gsf of campus buildings, an increase of 48,222 gsf on the campus compared to existing conditions. Total on-campus enrollment could increase by 200 students. No new staff or faculty increases are projected.

Madrone High Continuation School is continuing on the campus but would be moving to a new building at the north end of the campus, closer to Mission Avenue.

Potential Environmental Impacts

All potential impacts identified for the project could be mitigated to a less-than-significant level except for impacts related to traffic and circulation for which significant and unavoidable impacts have been identified. The DEIR identifies potentially significant impacts in other resource areas, including aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, and traffic. Each of these impacts would be mitigated to a less-than-significant level if the identified mitigation measures were implemented.