

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE
TERRA LINDA HIGH SCHOOL CAPITAL IMPROVEMENTS PROJECT**

August 29, 2023

San Rafael City Schools (“the District”) is preparing an Environmental Impact Report (“EIR”) for the proposed Terra Linda High School Capital Improvements Project (“Project”), which would modernize and/or replace existing facilities at the school campus, located at 320 Nova Albion Way, San Rafael, California, 94903. The California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and its interpreting regulations (California Code of Regulations, Title 14, Section 15000 et seq.) (collectively, “CEQA”) require that the District conduct environmental review of the proposed Project, which has the potential to result in physical changes in the environment. The District is the “Lead Agency” for the Project and is the public agency with the principal responsibility for approving and carrying out the Project. The District has determined that an EIR will be the required CEQA document for the Project.

The District is issuing this Notice of Preparation (“NOP”) to invite comments on the scope and content of the EIR. The NOP, which is supported by an Initial Study, provides information describing the proposed Project and its potential environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to be considered in the EIR.

RESPONDING TO THIS NOP: Responses to this NOP and any related questions or comments regarding the scope or content of the EIR must be directed in writing to:

Tim Ryan
Senior Director of Strategic Facility Planning
San Rafael City Schools
310 Nova Albion Way
San Rafael, CA 94903
tryan@srcs.org

Comments on the NOP must be received at the above mailing or email address by no later than **5:00 p.m. on Monday, October 2, 2023**. Please reference the Project title shown above in all correspondence.

Responses to this NOP should focus, specific to this Project, on the potentially significant environmental effects that the Project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the Project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these factors of the Project.

SCOPING MEETING: A scoping meeting for responsible, trustee agencies, and other interested persons will be held at the Terra Linda High School Innovation Hub to receive comments regarding the scope and content of the EIR for the proposed Project that will assist the District in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR at the following time and date:

Time: 6:00 p.m.

Date: September 14, 2023

Location: Terra Linda High School Innovation Hub
320 Nova Albion Way, San Rafael, CA 94903

EXISTING CONDITIONS: The Project site currently supports the fully developed and operating Terra Linda High School campus. The high school had an enrollment of 1,200 students during the 2022-23 school year. The northern area of the campus contains the main building, administration, competition gym, and small gym/locker rooms. The San Rafael City Schools District Office is located in the northwestern portion of the campus; however, it is not a part of the Project site. The eastern and southeastern area of the campus contains the stadium, track, and baseball and softball fields. The southern and southwestern area of the campus contains the soccer fields and tennis courts. The western area of the campus contains shop buildings (e.g., wood, auto), and the central portion of the campus contains the student commons, theater, and aquatic center with the swimming pool facility. The Project site totals 28 acres in size, consisting of the existing buildings (202,632 square feet), outdoor athletic space (621,103 square feet), and parking (250 stalls). The Project site is bounded by Nova Albion Way to the north, the Miller Creek School District Office to the east, and single-family residences along Devon Drive to the south and west.

PROJECT DESCRIPTION: The District proposes the following phased capital improvements at Terra Linda High School:

Phase 1

- **Rehabilitation of Aquatics Center.** The existing outdoor swimming pool facilities (including the 25-meter by 25-yard pool) would be demolished, and a new competition-level aquatics center (with a 25-meter by 40-yard pool) would be constructed to support the existing swimming and water polo programs. The facility would meet California Interscholastic Federation (CIF) standards, which would allow the school to host CIF-level competitions. The existing pool lights would be replaced with new low-level MUSCO lighting on 50-foot poles. The existing pool deck would be removed and replaced with a larger one. A new scoreboard and LED display would be installed at the perimeter of the pool. A new concrete 5- to 6-level bleacher with a cantilever shade structure would be installed on the south side of the aquatic facility; the bleachers would require the installation of a retaining wall. The existing ancillary gym building and pump room would be demolished and replaced with an ancillary gym building and pool house. Additionally, a new pump house building would be constructed. New lockers as well as restroom facilities would be a part of the ancillary gym building to better serve the pool.
- **Modernization of Physical Education Support Spaces.** The existing locker rooms, bathrooms, team rooms, and other support spaces in the gym building would be modernized. The spaces, including the bathrooms and lockers, would be reconfigured to add a new team room and an all-gender locker room. There would be new lighting, painting, finishes, and fixtures. The exterior doors would be replaced, as would mechanical equipment. The roof would either be coated or replaced, and the existing natural gas lines servicing the building would be upsized and rerouted. Mechanical equipment serving these spaces may also be replaced.

Phase 2

- **Modernization of Main Classroom Buildings.** The interior of the main school buildings, including classrooms, labs, restrooms, and corridors, would be modernized to be more resilient to physical damage and better comply with the Americans with Disabilities Act (ADA) standards. The facilities would be improved with new LED lighting, flooring, counters, fixtures, painting and finishes, and technology. The restroom toilets would be improved to high-security, full-height partitions. The fire alarm system would be upgraded. Room configurations at select areas would be changed to better serve more modern functions; as an example, existing book storage rooms would be converted into a wellness center.

Phase 3

- **Stadium Upgrades.** A new, 1,500-square-foot concessions and restroom facility would be constructed between the stadium and gymnasium, as would a new ticket booth building. The existing scoreboard would be replaced, and the track surface would be replaced with an in-kind rubberized surface. ADA-compliant paths of travel would be provided, and two existing portable structures (each approximately 1,000 square feet) would be removed. Existing flatwork, fencing, grades, landscaping, and site lighting between the practice gym and the track would also be improved as part of the stadium upgrades. One fire hydrant would need to be relocated. The existing concession stand, a 40-foot converted storage container, would be removed.
- **New Artificial Turf at Baseball and Softball Fields.** Approximately 200,000 square feet of natural turf would be replaced with artificial turf. No “crumb rubber” materials would be present in the synthetic turf. The new fields may include other improvements, including dugouts, shot put throw station, irrigation line upgrades to adjacent landscaping, new scoreboards, and improved ADA-compliant paths of travel. No lighting is proposed for the ballfields as part of the proposed Project.
- **Tennis Court Improvements.** The existing tennis courts would be replaced, walkways would be improved to meet ADA standards, and the drinking fountain would be replaced with a new ADA-compliant fountain. The existing fencing around the tennis courts would be replaced. No lighting is proposed for the tennis courts as part of the proposed Project.

Implementation of the proposed Project would not require off-site improvements. The new facilities would tie into existing underground utilities located within the campus. It is assumed new impermeable surfaces, including artificial turf fields, would be designed to capture increased runoff. The Project would comply with the California Building Standards Code (Title 24, California Code of Regulations [CCR]) and include sustainability improvements as required by the California Green Building Standards Code (CCR Part 11, Title 24), such as water conservation features (e.g., low-flow, water-efficient plumbing fixtures for toilets and sinks, tankless water heater systems, drought-tolerant plants and low-water irrigation systems with smart sensor controls). Improvements to the aquatic center, tennis courts, turf fields, and ADA-compliant paths of travel may require the removal of existing trees.

Implementation of the proposed Project would not increase the student seating capacity of the campus. However, the proposed competitive-level aquatic center and the proposed artificial turf at the ballfields would allow extended use of the facilities by the high school and community through the Civic Center Act. Expanded activity may include CIF tournaments at the aquatic center, early morning water polo and swim team practices, and expanded use of the ballfields.

The Project would be phased to limit interruptions to existing campus operations and to avoid the need for temporary student classroom facilities during construction. Additionally, construction activities would be scheduled to minimize disruptions to campus programs and important testing days. It is assumed the aquatics programs would be temporarily relocated off-site for one season to a community facility during construction of the new facility. The approximate schedule of construction activities for each phase is as follows:

- Phase 1: June 2024–August 2025
- Phase 2: June 2026–December 2028
- Phase 3: June 2029–December 2029

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR will address the following potential environmental effects: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Recreation,

Transportation/Traffic, and Tribal Cultural Resources. The following topics will not be addressed in this EIR because of the urban nature of the Project site and because the Project would not increase the seating capacity of the campus: Agriculture and Forestry Resources, Hazards and Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Utilities/Service Systems, and Wildfire.

The EIR will examine Project and cumulative effects and a reasonable range of alternatives to the Project that may be capable for reducing or avoiding potential environment effects that may be identified for the Project.

DOCUMENT AVAILABILITY: The Initial Study EIR Scoping Document and NOP for the Project are available for public review at the following locations:

- San Rafael City Schools District Office, 310 Nova Albion Way, Room 505, San Rafael, CA 94903 (during normal business hours)
- District Website: <https://www.srcsbondprogram.org/>

Tim Ryan
Senior Director of Strategic Facility Planning San Rafael City Schools