

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCHEDULE SCOPING MEETING FOR THE
SAN RAFAEL HIGH SCHOOL CAMPUS IMPLEMENTATION PLAN EIR
August 5, 2016**

San Rafael City Schools (District) is preparing an Environmental Impact Report (EIR) for the proposed expansion and reconstruction at the San Rafael High School campus (“project”) located at 185 Mission Avenue, San Rafael, California. The main campus entrance is on 3rd Street at the south end of the campus. The California Environmental Quality Act (CEQA) requires that the District conduct environmental review of the project, which has the potential to result in physical change 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 prior to its preparation. This NOP is being sent to local agencies, nearby residents, and other interested parties. When the Draft EIR is published, it will be sent to all parties who respond to this NOP or who otherwise indicate that they would like to receive a copy of the Draft EIR.

RESPONDING TO THIS NOP: Responses to this NOP and any related questions or comments regarding the scope or content of the Draft EIR, 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 NOP must be received at the above mailing or e-mail address within 30 days of receipt of this notice, or **before Monday, September 6, 2016, at 5:00 p.m.** Please reference the project title shown below 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.

EXISTING CONDITIONS: Existing buildings on the San Rafael High School campus are generally concentrated in the central and northeastern portion of the campus, with a large expanse of asphalt outdoor areas and turf playing fields located in the eastern and western portions of the campus. The existing high school currently accommodates about 1,125 students. Existing campus buildings are one to three stories in height and include a total of 279,670 square feet of building area. The project site is adjoined by residential uses to the north and east, 3rd Street and commercial business to the south, and commercial and residential uses to the west.

PROJECT DESCRIPTION: San Rafael City Schools (District) proposes building demolitions, renovations, and new construction for the campus that would result in the addition of 48,222 gross square feet (gsf) on the campus. About 84,015 gsf in 12 buildings (including bleachers and concession stands) would be removed and 132,237 gsf in 10 new buildings would be added to the site (see **Figure 1**). At completion, about 327,892 gross square feet of building area would be provided on the campus in buildings that would be one or two stories in height. Total on-campus enrollment would increase by 200 students. No new staff or faculty are projected.


The EIR will be a Program EIR for many of the proposed improvements because specific details and designs have not yet been completed. However, the proposed improvements for the stadium

area will be addressed at a project level of detail in the EIR. The proposed stadium project (also referred to as Miller Field) is located in a central portion of the campus, south of the existing gymnasium and east of the Library and Classrooms building where the existing stadium is located. New synthetic turf would replace the existing grass turf that now exists, thus extending the seasonal use of the field. No “crumb rubber” materials would be present in the synthetic turf. A number of other improvements would occur at the stadium portion of the campus such as energy-efficient lighting to replace existing lighting, a new public address system to direct sound to bleachers and the field; new parking for up to 39 cars at the south end of the field (just north of 3rd Street) with an exit driveway at this location, replacement of utilities, new furnishings, a new concessions stand and ticket booth, new restrooms, and a new plaza (see **Figure 2**).

Access for the high school would primarily be from 3rd Street with access to limited parking also from Mission Avenue. A new exit driveway would be provided at the new parking area south of Miller Field. A total of approximately 39 new on-site parking spaces would be provided and 2 existing spaces would be removed, for a total of 226 on-campus parking spaces at completion.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR will address the following potential environmental effects: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Noise, Public Services, Recreation, Greenhouse Gases, Hydrology and Water Quality, Land Use, Transportation/Traffic, Energy, and Utilities. The EIR will examine project and cumulative effects and a reasonable range of alternatives to the project that may be capable or reducing or avoiding potential environmental effects that may be identified for the project. The topics of Agricultural and Forestry Resources, Mineral Resources, and Population/Housing will not be addressed in the EIR as these do not apply to the project or project site.

SCOPING MEETING: A scoping meeting will be held in the San Rafael High School Library on Tuesday September 13th, 2016 at 6:00pm. San Rafael High School is located at 185 Mission Avenue, San Rafael, CA 94901. This meeting will include a brief overview of the EIR process and allow time for public comment.


Dan Zaich, Capital Facilities
San Rafael City Schools

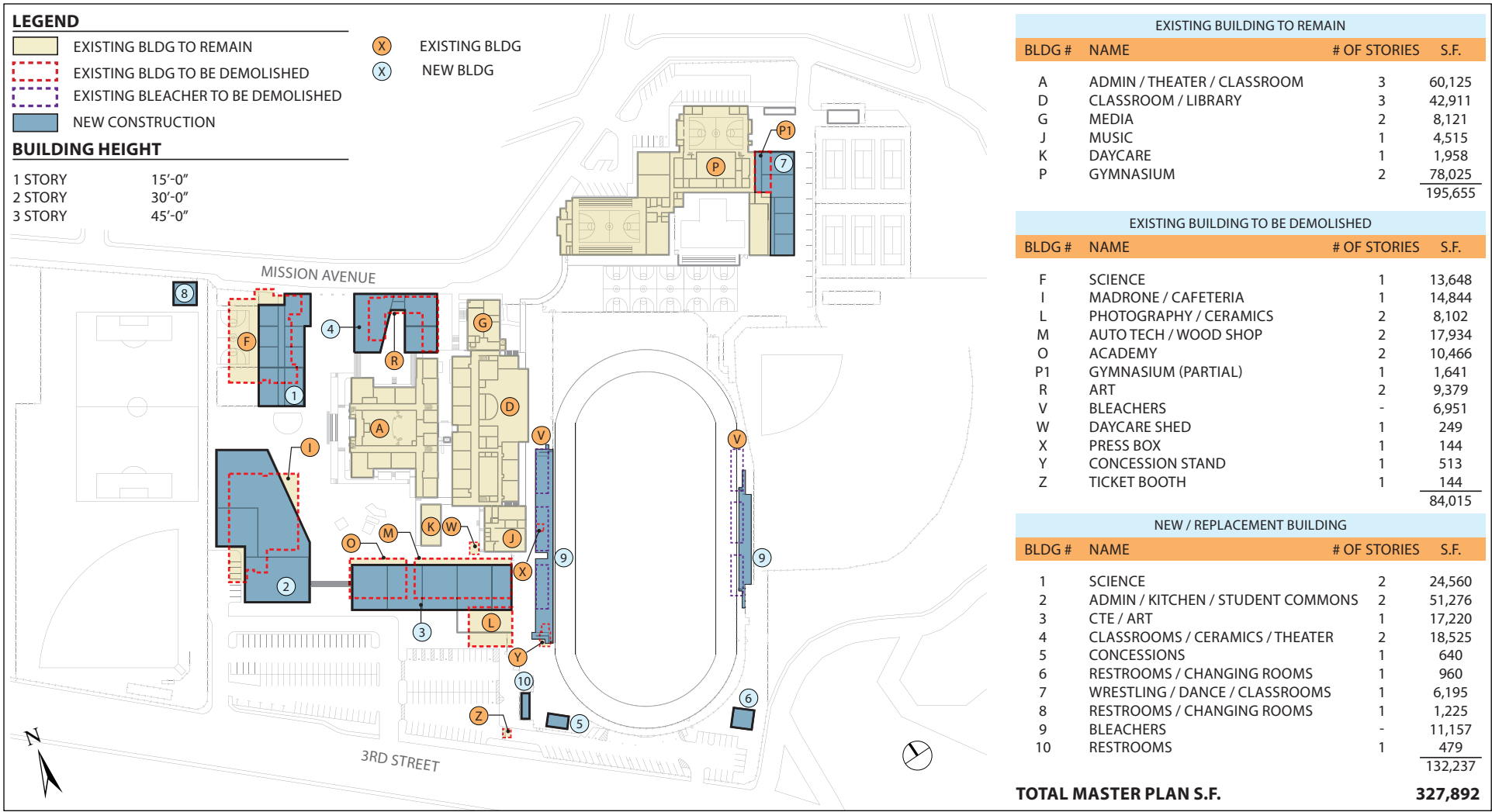


Figure 1

SOURCE: HY Architects, 2016

MASTER FACILITIES IMPLEMENTATION PLAN

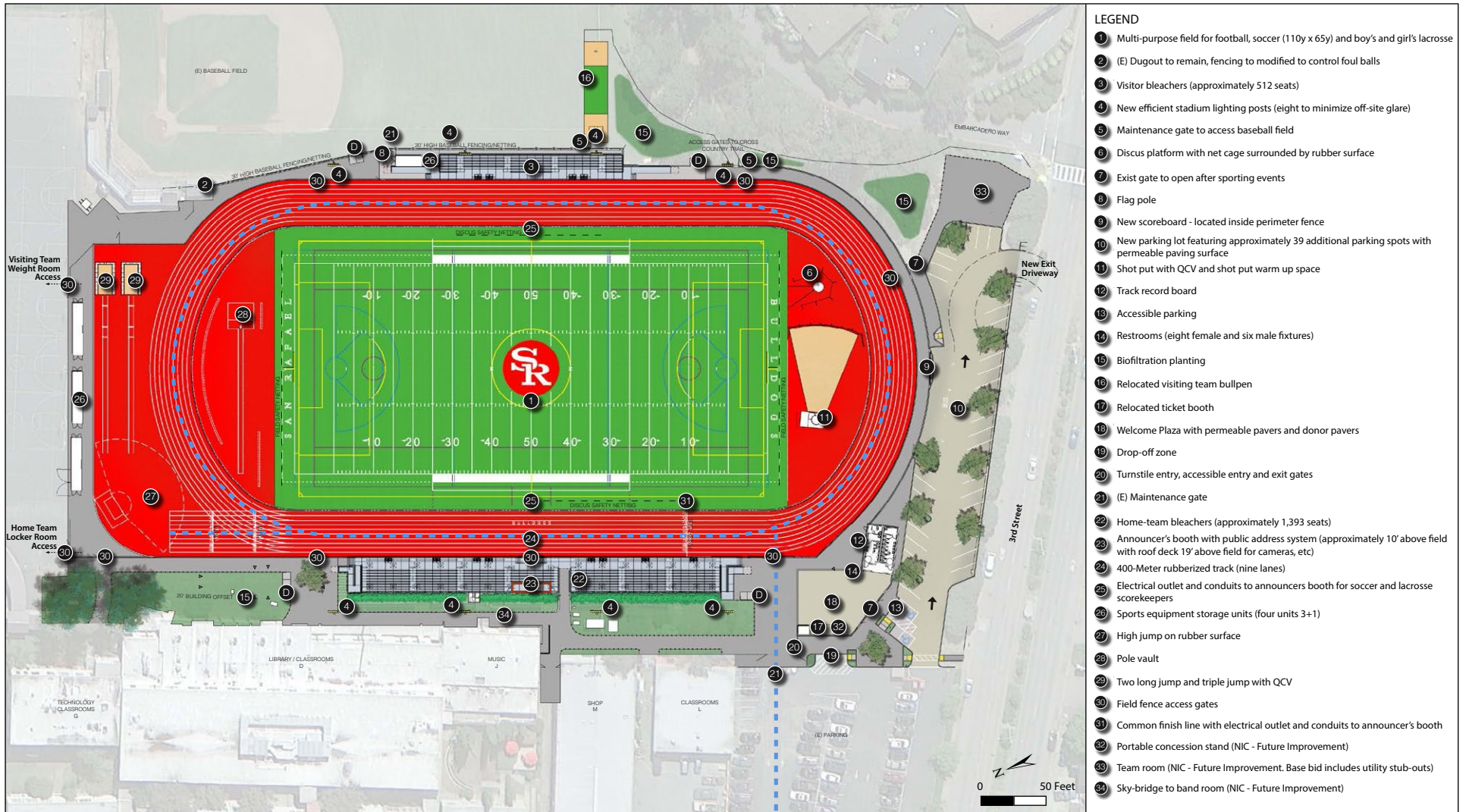


Figure 2

PROPOSED STADIUM SITE PLAN

SOURCE: Carducci Associates, 2016