

**NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE
SAN RAFAEL HIGH SCHOOL CAMPUS CAPITAL IMPROVEMENTS PROJECT
June 23, 2023**

San Rafael City Schools (“District”) is preparing a Supplemental Environmental Impact Report (“Supplemental EIR”) for the proposed expansion and reconstruction at the San Rafael High School campus (“Project”) located at 150 Third St., San Rafael, California 94901. The California Environmental Quality Act (Pub. Res. Code, § 21000, et seq.) and its interpreting regulations (Cal. Code Regs., tit. 14, § 15000, et seq.) (collectively, “CEQA”) requires 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 a Supplemental EIR will be the required CEQA document for the Project. An Environmental Impact Report (“2017 EIR”) was prepared and certified by the District’s Board of Education in 2017 for the original San Rafael High School Master Facilities Long-Range Plan and Stadium Project, which considered environmental impacts of projects identified in the District’s 2014 Master Facilities Long-Range Plan (“2014 Master Plan”) at a program level. Subsequently, in 2022, a “District-Wide Capital Improvement Projects” report (“2022 Report”) was prepared to identify the progress made toward realizing the vision set forth in the 2014 Master Plan in light of district-wide target initiatives reflective of current thinking, which identifies updates to campus projects, including the San Rafael High School campus Project discussed below. This Supplemental EIR will tier off the 2017 EIR to address minor additions and changes to the 2017 EIR necessary to apply to the project changes and circumstances.

The District is issuing this Notice of Preparation (“NOP”) to invite comments on the scope and content of the Supplemental EIR prior to its preparation. This NOP is being sent to local agencies, nearby residents, and other interested parties. When the Draft Supplemental EIR is published, it will be sent to all parties who timely respond to this NOP or who otherwise indicate that they would like to receive a copy of the Draft Supplemental 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: **Mr. William Savidge, San Rafael City Schools, 310 Nova Albion Way, San Rafael, CA 94903** or by email to bsavidge@k12schoolfacilities.org.

Comments on the NOP must be received at the above mailing or e-mail address within 30 days of issuance of this notice, or **before Monday, July 24, 2023, at 5:00 p.m.** 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 Supplemental EIR. This focus aligns with the purpose of the Supplemental EIR to inform the public about these factors of the Project.

EXISTING CONDITIONS: The Project site is a fully developed and operating high school campus. 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 has an enrollment of 1,379 students. Existing campus buildings are one to

three stories in height and include a total of over 270,000 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. The following key Project components are proposed:

- New Aquatics Center with demolition of existing pool; construction of competition-level aquatics center with low-level lights on 50-foot poles; replacement pool deck, replacement bleachers, and improved access to locker rooms.
- Modernization and improvements to main and small gyms (8,000 square feet), and reconfigurations and renovations of PE support spaces (20,000 square feet), including locker room expansion, wrestling/dance space and classrooms remodel (6,195 square feet), and construction of a new cheer/PE building (7,900 sf) with new team lockers, and restrooms and storm drainage upgrades including new higher capacity underground storm drain lines, improvements to bioswales and other rainwater retention areas (reduction in scope from 2017 EIR, which contemplated partial demolition of existing gym building and construction of new classrooms).
- Replacement of Arts Building (AR) with 10,000-square-foot Arts Building (smaller than addressed in original 2017 EIR), to include a new black box theater, visual arts spaces, music classrooms and Special Education classroom.
- Construction of new Performing Arts Plaza (6,000 sf), and redevelopment of access corridor between Admin/Theater/Classroom (AD) Building and Classrooms and Library Building (LA) (tree removal, regrading, landscaping, and new hardscape) (changed scope from 2017 EIR).
- Renovation of existing lower level of AD Building (4,000 square feet) (this is primarily internal and is an additional component of the modernization scope addressed in the 2017 EIR); and improvements to Hayes Theater for code compliance (505 seats) (8,000 square feet).
- Window replacements for energy efficiency in LA, TE, MU, and AD buildings.
- Installation of rooftop HVAC screens at the Science Classroom Wing (vs. replacement discussed in 2017 EIR).
- Modernization of Technology (TE) Building (including window replacement, flooring, energy, efficient lighting, corridors, selective finishes and counters, classroom technology, restrooms, security, and fire alarm system upgrades) and Music Building (MU) including flooring, efficient lighting, selective finishes.
- New artificial turf to replace existing turf at baseball and softball fields (with no lighting) for up to 200,000 square feet.
- Landscaping, grading and related site work, utility work, security and fire alarm system upgrades, and other related appurtenant improvements.

Total on-campus enrollment is estimated to increase by less than 25 students over the next 5 years while the Projects are underway. No new staff or faculty are projected.

New synthetic turf would replace the existing grass turf that now exists at the baseball and softball fields, thus extending the seasonal use of the field. No “crumb rubber” materials would be present in the synthetic turf.

Primary access for the high school would remain from 3rd Street with access to limited parking also from Mission Avenue. At this time, no new parking is proposed for the campus.

POTENTIAL ENVIRONMENTAL EFFECTS: The Supplemental EIR will address the following potential environmental effects: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Greenhouse Gases, Hazards, Noise, Hydrology and Water Quality, and Transportation/Traffic. The following topics will not be addressed in this Supplemental EIR because of the urban nature of the project site, the types of changes to the Project from the Project originally contemplated in the 2017 EIR and the fact that the 2017 EIR adequately addressed these topics: Agricultural/Forestry Resources; Public Services/Utilities; Land Use; Cultural Resources; Population/Housing; Tribal Cultural Resources; and Mineral Resources.

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



Bob Marcucci
Assistant Superintendent of Business Services
San Rafael City Schools