

Notice of Availability of a Draft Environmental Impact Report for the Decima Allen Elementary School Replacement Project

SUMMARY

Notice is hereby given by the San Bruno Park School District (District), as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the above-named draft Environmental Impact Report (DEIR) is available for public review and comment. Comments on the DEIR will be received for a 45-day period, commencing on August 7, 2020 and ending at 5:00 p.m. on September 21, 2020, after which a final EIR will be prepared containing comments and responses to comments that, together with the DEIR, will form the final EIR. The final EIR will be used by the Board of Trustees of the District in its consideration of approval of the proposed project, described below.

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(c) (3), the District has prepared an Initial Study to identify any potentially significant impacts of the Project. The Initial Study identified only historic resources as a potentially significant unavoidable impact; all other impacts were either less than significant or can clearly be mitigated to less-than-significant levels by implementation or mitigation measures identified in the Initial Study. Therefore, this Environmental Impact Report (EIR) is focused solely on Historic Resources. The Initial Study is attached as an appendix to the EIR, and its findings also are open to public and agency comment as part of the EIR review.

PROJECT LOCATION AND DESCRIPTION

Existing school facilities include 14 standard classrooms, one special education classroom, a library, an administration building, and a multi-use room. The school campus also includes paved playfields and basketball courts, and a grass-turfed baseball field. The existing school has a capacity of about 400 students. Many of the existing school buildings are over 60 years old and need a full modernization. Additionally, the existing site topography would make it almost impossible to meet Americans with Disabilities Act (ADA) requirements. Given these combined deficiencies, the District is proposing to replace the existing buildings with new ones and recontour the site to allow ADA compliance.

The Project would replace the existing school with five new buildings on the eastern and southern parts of the site, where the existing playfields are located. The site would be benched with upper and lower benches. Landscaped areas include a new amphitheater, outdoor classroom area, lunch area with picnic tables, two new play areas, and a new play field. A new parking area with 33 spaces would be provided, to be accessed from Linden Avenue. Capacity of the new school would be about 500 students, including about 75 students to be relocated from the District's Hesselgren preschool at 525 Elm Street. The existing school has a capacity of about 400 students. Existing and proposed school facilities are summarized on Table 1.

Table 1: Existing and Proposed School Facilities

Building	Current	SF	Proposed	SF
Standard Classrooms	14	12,389	15	13,729
Specialty Classrooms	0	0	2	2,367
Special Education Classrooms	1	930	1	983
Library	1	2204	1	2716
Administration	1	1385	1	3196
Multi-Use Room / Food Service	1	4490	1	8435
Operational Support	LS	4498	LS	10,668
Circulation	LS	2776	LS	10,770
		28,672		52,864

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS

As discussed above, an Initial Study was prepared for the project focusing out most of the environmental topics from further review because they were either not significant or could be mitigated to less-than- significant levels by measures identified in the Initial Study.

The potentially significant but mitigated impacts include:

- Aesthetics (tree loss)
- Air quality (construction emissions)
- Biological resources (loss of special-status bird nesting habitat)
- Cultural resources (impacts to unknown buried cultural resources)
- Geology and soils (soil erosion during construction; seismic hazards)
- Hazards and hazardous materials (asbestos and lead-paint hazards from existing building demolition)
- Hydrology (impacts to water quality during construction)
- Noise (equipment noise during construction)

One impact, Historic Resources, was determined to be significant and unavoidable, and is fully addresses in the EIR. Mitigation measures have been identified, but the impact would remain significant after feasible mitigation.

PUBLIC REVIEW PROCESS

One of the purposes of CEQA is to inform the public of the likely environmental consequences of public and private projects such as the proposed Tract Map 8057 subdivision project. The purpose of this Notice, consistent with Sections 15086 and 15087 of the State CEQA Guidelines is to consult with and request comments on the DEIR's environmental analyses from responsible agencies, organizations, and interested parties.

Although CEQA does not require formal hearings at any stage of the environmental review

process (State CEQA Guidelines Section 15202[a]), it does encourage “wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The District, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH #2020039043) for the proposed project on March 12, 2020. The NOP was distributed for a 30-day comment period that ended on April 12, 2020. Comments received on the NOP were considered in the preparation of the DEIR. Appendix A of the DEIR contains the NOP, and written comments received on the NOP. Appendix B contains a complete Initial Study and Environmental Checklist.

The DEIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the San Bruno Park School District Administration Offices, at 500 Acacia Avenue, San Bruno. The DEIR is also available for review or download at the District’s website

(<https://www.sbpsd.org/cms/lib/CA50000019/Centricity/Domain/31/Draft%20Environmental%20Impact%20Report.pdf>). Comments may be submitted by email to msolomon@sbpsd.k12.ca.us . Comments also may be submitted by mail to:

San Bruno Park School District
Attn: Mariana Solomon
500 Acacia Avenue
San Bruno, CA 94066

The DEIR incorporates public and agency responses to the NOP. Like the NOP, the DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the District has scheduled a 45-day public review period for the DEIR, ending on June 23, 2014 at 5:00 p.m. Within that 45-day period, the District will hold one virtual public hearing to request comments on the DEIR, at the following time and accessible via the following link.

Date: Tuesday, September 8, 2020
Time: 6:00pm

Meeting Link: meet.google.com/djq-ikrj-non

Call In Number: (567) 318-3156
PIN: 590 754 193 #

Following the close of the public review period for the DEIR, the District will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the District’s Board of Trustees, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.