

SCH#

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Richland Elementary School Reconstruction Project
 Lead Agency: San Marcos Unified School District Contact Person: Ms. Tova Corman
 Mailing Address: 255 Pico Avenue, Suite 100 Phone: 760-752-1227
 City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
 Cross Streets: Borden Road and Richland Road Zip Code: 92069
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 9 ' 20 " N / 117 ° 8 ' 56 " W Total Acres: 10.3
 Assessor's Parcel No.: 218-101-05-00 Section: 1 Twp: 12S Range: 3W Base: _____
 Within 2 Miles: State Hwy#: SR-78 Waterways: NA
 Airports: NA Railways: NA Schools: Richland Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Click here to enter text

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: Elementary School Reconstruction Waste Treatment: Type _____ MGD _____
 Recreational Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Existing Richland Elementary School / Public-Institutional, P-I / Public/Institutional (PI)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: *(please use a separate page if necessary)*

The Project site is currently home to Richland Elementary School, a K-5 elementary school serving the San Marcos Unified School District (SMUSD). The existing Richland Elementary School was built in 1960 and has been expanded several times since its original construction, including in 1965 and portables being added from the 1980s onward through 2004. More recently, SMUSD identified Richland Elementary School for complete reconstruction, which would demolish the existing buildings and construct new facilities. This Project proposes reconstruction of an existing elementary school, including the redevelopment of play fields and playgrounds, to meet current SMUSD initiatives and Department of the State Architect building standards.

Specifically, the proposed Project would reconfigure uses on the Project site to locate open lawn/fields along Borden Road and consolidate buildings toward the northeastern portion of the Project site. The parking area would be moved from the southern portion of the Project site to the eastern portion of the Project site.

The Project includes the following components:

- Demolition of the existing school buildings
- Construction of five new buildings, as follows:
 - Three single-story
 - Two, 2-story buildings
- 91,477 square feet (including internal hallways)
- 44 classrooms, including a new Maker's Space
- Reconfiguration of parking and drop-off areas for 117 parking spaces
- New play structures, play fields, and a raised garden area

The Project would consolidate the number of buildings, slightly increase the total square footage of buildings through the introduction of one new classroom for a Maker's Space and interior corridors, maintain the same overall capacity, and add 36 parking space as shown in the table below.

Use	Existing Conditions	Proposed Project	Difference
Total Number of Buildings	Seven permanent single-story and 24 portable classrooms	Five, with three single-story and two 2-story buildings	Two fewer buildings
Total Building Square Feet	87,776 square feet (external hallways)	91,477 square feet (internal hallways)	+3,701 square feet
Total Capacity	850 students	850 students	0
Total Number of Classrooms	43 (with no designated Maker's Space)	44 (including a Maker's Space)	+One classroom (Maker's Space)
Outdoor Play Areas	Existing play structures, play fields, and raised garden area	New play structures, play fields, and raised garden area	
Drop-Off/Delivery Areas	Two pick-up and drop-off for all grade levels, bus drop-off, and deliveries	Three new pick-up and drop-off locations for Kindergarten, grades 1-5, and bus drop-off and food service deliveries	
Parking Spaces	81 parking spaces	117 parking spaces	+36 parking spaces

The Project also includes the reconfiguration of ingress and egress on Richland Road and associated public improvements in the right-of-way on Richland Road and Borden Road, including improvements to the intersection of Borden Road and Richland Road.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 2, 2021 Ending Date May 3, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>San Marcos Unified School District</u>
Address: <u>605 Third Street</u>	Address: <u>255 Pico Avenue, Suite 100</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>San Marcos, CA 92069</u>
Contact: <u>Sean Kilkenny</u>	Phone: <u>760-752-1227</u>
Phone: <u>760-479-4246</u>	

Signature of Lead Agency Representative: _____



Date: 2021.04.01

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.