

**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
DECIMA ALLEN ELEMENTARY SCHOOL REPLACEMENT PROJECT**

**PROJECT TITLE:** Decima Allen Elementary School Replacement Project

**SUMMARY:** The San Bruno Park School District (SBPSD or "District") is preparing a focused Environmental Impact Report (EIR) for the Decima Allen Elementary School Replacement Project (Project). The District is requesting comments on the scope and content of the focused Environmental Impact Report (EIR). A description of the Project and its location, together with a summary of the probable environmental effects that will be addressed in the focused EIR, are included herein. The District is the CEQA lead agency undertaking preparation of a Draft Focused EIR for the Project. This Notice of Preparation (NOP) is being circulated to obtain agency and public input regarding the scope and content of the environmental analysis, including the potentially significant environmental issues, the proposed range of alternatives, and mitigation measures that should be included in the focused EIR.

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(c) (3), the District has prepared an Initial Study for the Project. 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, the EIR will be focused solely on Historic Resources. The Initial Study will be circulated for public review as an appendix to the Focused EIR.

**PUBLIC REVIEW AND COMMENT PERIOD:** The District invites comments on the scope and content of the Focused EIR in response to this NOP. The District prefers that comments be submitted via email at: [skamberg@sbpsd.k12.ca.us](mailto:skamberg@sbpsd.k12.ca.us) and cc [msolomon@sbpsd.k12.ca.us](mailto:msolomon@sbpsd.k12.ca.us). Comments may also be submitted via mail to the following address:

San Bruno Park School District,  
Attn: Sharon Kamberg, Ed.D.  
500 Acacia Ave.  
San Bruno, CA 94066

Pursuant to State law, comments will be accepted for 30 days after publication of this notice. Responses to the NOP must be received via the above email address, mailing or e-mail address by 5:00 p.m. on April 12, 2020. Comments will also be received at the EIR Scoping Meetings to be held as noticed below.

Commenters should focus comments on potential impacts of the Project on the physical environment. Commenters are encouraged to identify mitigation measures that could minimize potential adverse effects resulting from the Project and to identify reasonable alternatives to the Project.

**PURPOSE OF THE NOTICE OF PREPARATION (NOP):** Pursuant to CEQA Guidelines §15082(a), upon deciding to prepare an EIR, the District as lead agency must issue a Notice of Preparation (NOP) to inform the Governor's Office of Planning and Research trustee and responsible agencies, and relevant federal agencies that an EIR will be prepared. This notice is being sent to responsible or trustee agencies and other interested parties. Responsible and trustee agencies are those public agencies, besides the San Bruno Park School District, that have a role in considering approval and/or carrying out the project.

The purpose of the NOP is to provide information describing the project and its potential environmental effects to affected agencies, so that they may comment on the scope and content of the information to be included in the EIR. CEQA Guideline §15082(b) states: "... [E]ach responsible and trustee agency and the Office of Planning and Research shall provide the lead agency with specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility that must be included in

the draft EIR. The response at a minimum shall identify: (A) The significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency, or the Office of Planning and Research, will need to have explored in the Draft EIR; and (B) Whether the agency will be a responsible agency or trustee agency for the project." Once the Draft EIR is completed, notice will be given, and the Draft EIR will be made available for review. Copies will be sent to all responsible and trustee agencies, to persons or entities who comment on this NOP, and to any person or entity that requests a copy. The Draft EIR will also be available for review at the SBPSD District Offices, at 500 Acacia Avenue, San Bruno.

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

**PROJECT LOCATION:** Decima Allen Elementary School is located at 875 Angus Avenue West in the central area of the City of San Bruno, in San Mateo County (See Figure 1). As shown on Figures 2, the Allen School campus is surrounded by Angus Ave. W on the north, Elm Avenue on the west, Linden Avenue on the east, and single-family residences to the south. The City of San Bruno library, City Hall, and a fire station are directly across Linden Avenue from the school. Single family residential neighborhoods are across the street from the school to the west and north. The El Camino Real commercial strip is one block west of the school.

**PROJECT 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 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 proposes to 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.

**ANTICIPATED ENTITLEMENTS AND APPROVALS:** Implementation of the OVMP may include approvals from the following agencies:

- City of San Bruno Grading Permit;
- Regional Water Quality Control Board, San Francisco Bay Region, Construction Stormwater Pollution Prevention Plan and Permit;
- Bay Area Air Quality Management District, Approval Letter for asbestos demolition; and
- Division of the State Architect review of construction plans.

**PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR:** The EIR will analyze and disclose the direct and reasonably foreseeable indirect potentially significant environmental impacts of implementation of the Project (CEQA Guidelines §15126.2, §15130). Where potentially significant impacts are identified, the EIR will describe potentially feasible mitigation measures that could minimize significant adverse impacts (CEQA Guidelines §15126.4).

Topics to be analyzed in the EIR, include but are not necessarily limited to the following:

- **Historic Resources:** The existing Decima Allen Elementary School buildings have been determined to be eligible for inclusion in the National Register of Historic Places. Elimination of the existing school buildings would, therefore, represent a significant unavoidable impact under CEQA Guidelines Section 15064.5.

All other issues have been evaluated in the Initial Study and determined to be mitigable to less-than-significant levels.

Date: 3/12/2020

Signature Sharon Hamberg

Title Superintendent

Attachments: Project Location Maps and Proposed Project Site Plan

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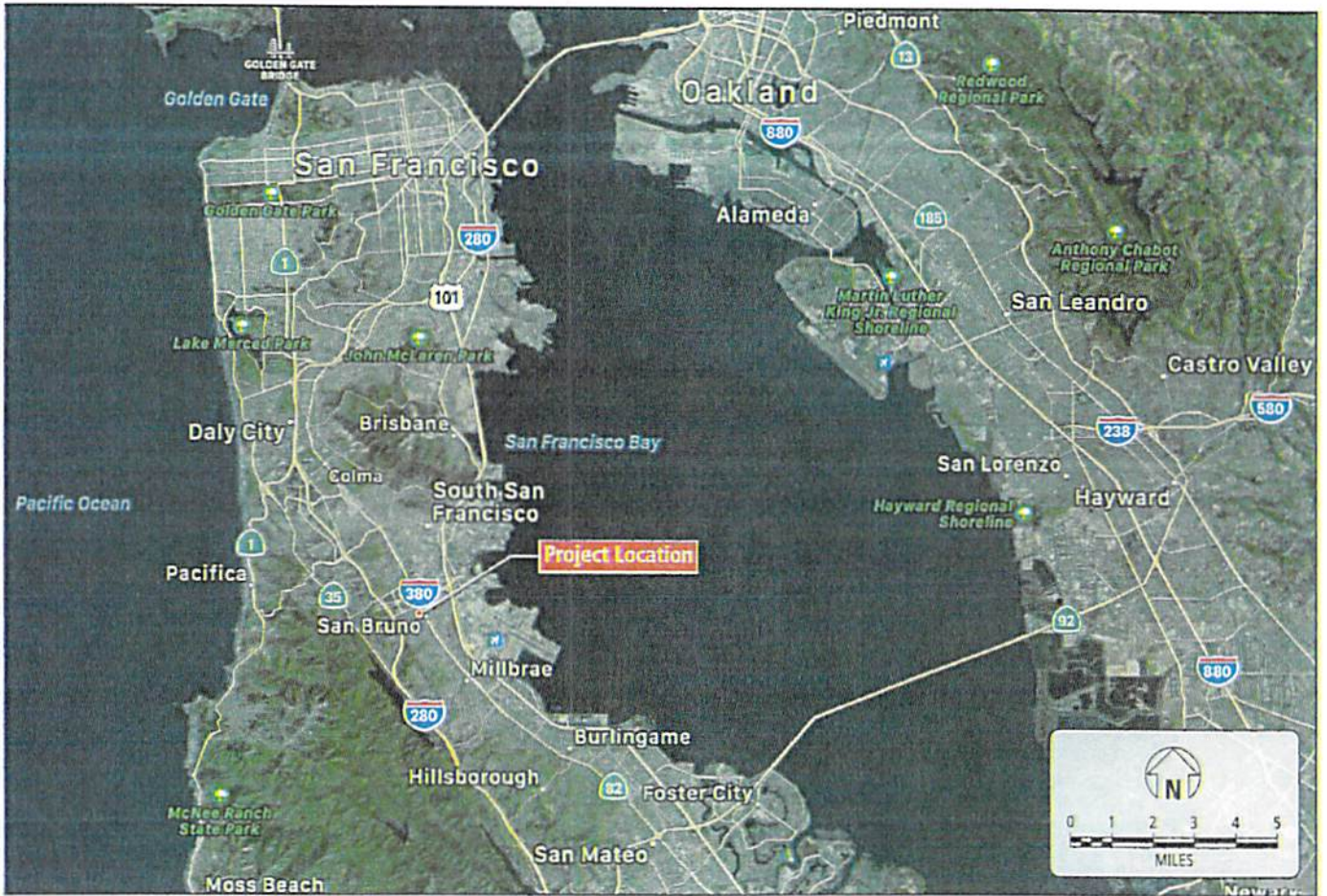


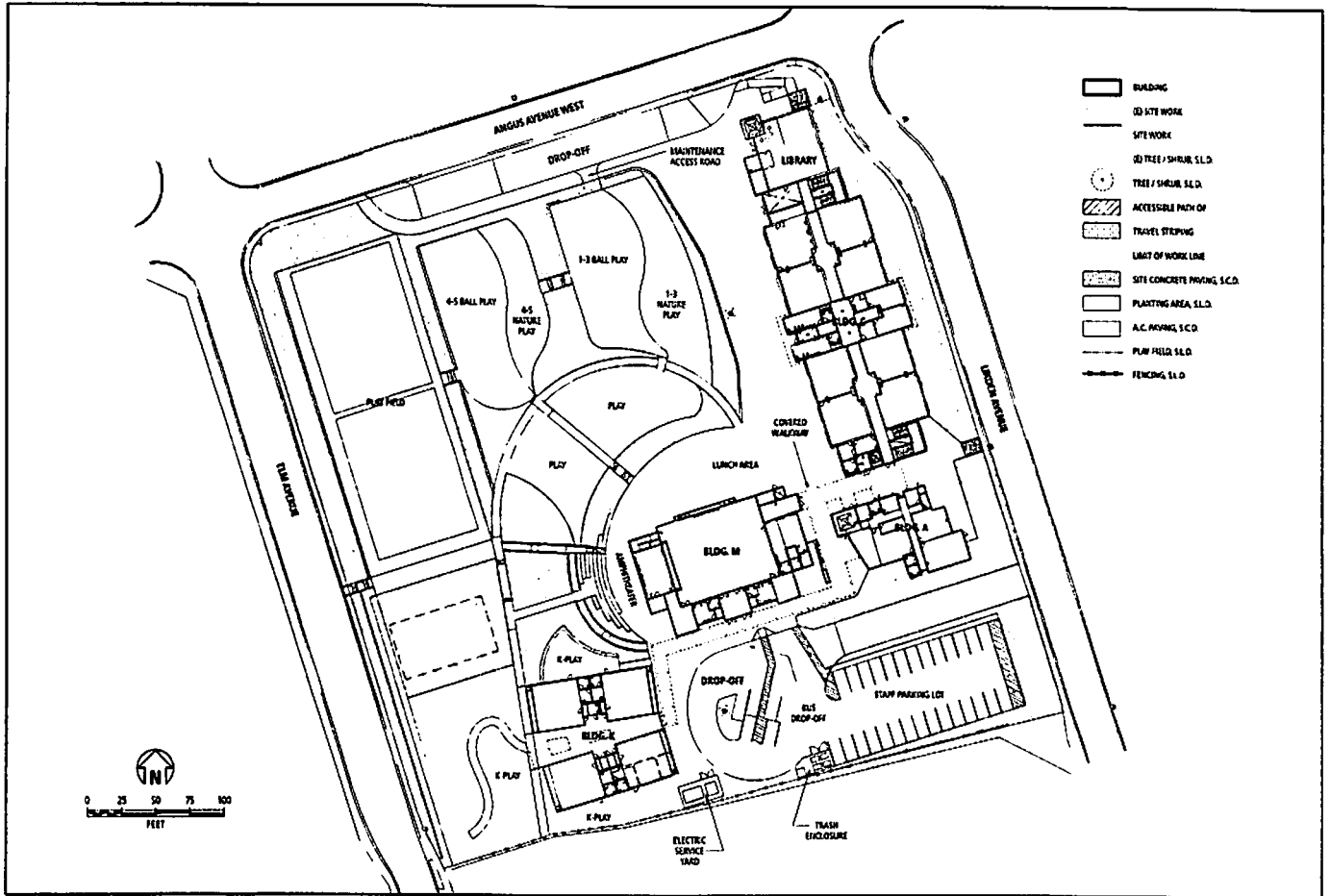
Figure 1  
Project Location

Source: TomTom Maps



Figure 2  
Aerial Photograph of Existing Campus and Project Site

Source: TomTom Maps



**Figure 3**  
Project Site

Source: Hibser Yamauchi Architects, Inc.