

# MAHS FMP Draft Program EIR - Introduction

- District staff and consultants have prepared a draft Program Environmental Impact Report (EIR) to evaluate the potentially significant environmental impacts that may result from the Menlo-Atherton High School (MAHS) Facilities Master Plan (FMP).
- The MAHS FMP outlines structural facilities needed to accommodate growth in student enrollment forecast to occur at MAHS - up to 22 new classrooms plus other campus improvements.
- District is both the FMP proponent and the CEQA Lead Agency with primary responsibility for approving and carrying out the FMP.
- The District Board is responsible for approving the FMP and certifying the MAHS FMP EIR.



# MAHS Campus Location

The MAHS Campus is located at 555 Middlefield Road, in the Town of Atherton, but also adjacent to:

- City of Menlo Park
- Unincorporated San Mateo County (Menlo Oaks neighborhood)
- Developed areas (residential, commercial, schools)

MAHS is an active campus serving more than 2,150 students

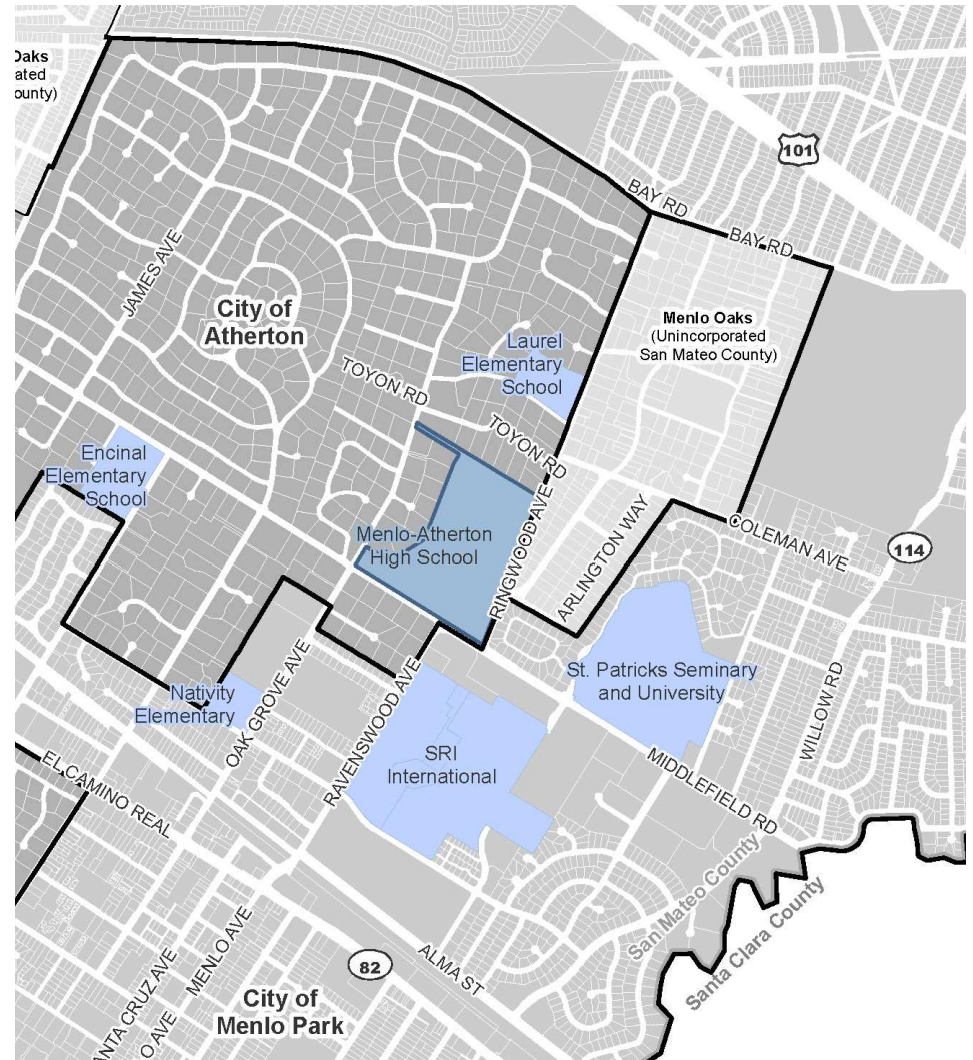


Figure 2-1 from Draft Program EIR

# MAHS Campus Aerial Photograph



Figure 2 from February 4, 2015 Notice of Preparation



## MAHS FMP - Key Characteristics

MAHS enrollment is forecast to increase from 2,170 students to 2,600 students. The MAHS FMP generally involves replacement and renovation / modernization of existing facilities to support this enrollment growth.

The FMP would involve:

- Demolition: 48,740 sq ft
- Construction: 138,510 sq ft
- Net Change: 89,770 sq ft

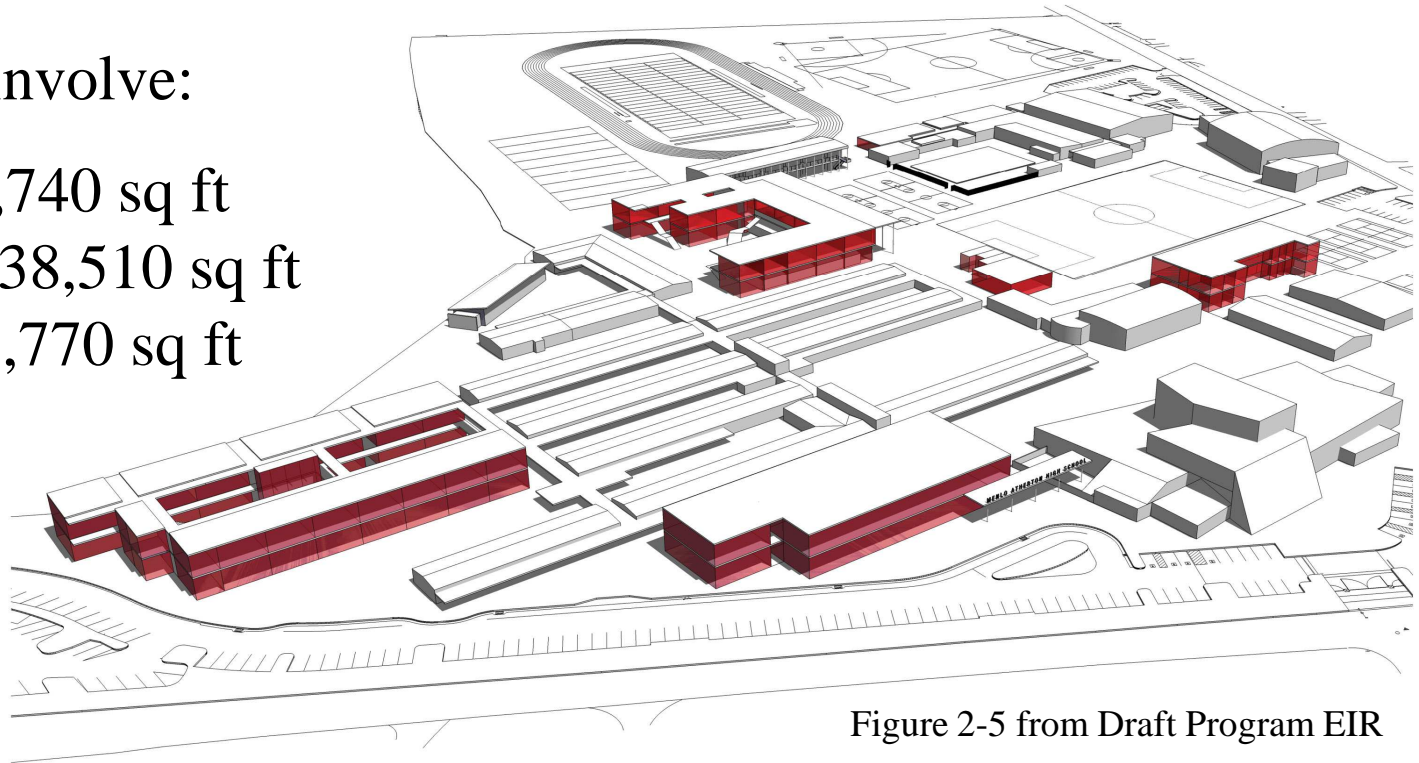


Figure 2-5 from Draft Program EIR

The District would implement the FMP in phases, starting July 2015

# MAHS FMP - Key Characteristics (Continued)

## Key FMP characteristics:

- Up to 22 additional classrooms and other facilities supporting approximately 430 more students
- Two-story buildings (37 feet tall)
- Tree removal, including screening trees and large oak trees
- Practice lights on the soccer field (60-foot-tall) and tennis courts (30-foot-tall)

increase in student administrative and defines a Student defines the main the deteriorated builds a 5,275sf space needs. The 51,500sf, and / Administration

(37



Page 26 from MAHS FMP (Draft Program EIR Appendix A)

## MAHS FMP - Construction Activities and Schedule

FMP construction would include demolition, site preparation, minor grading, utility improvements, and building construction. The FMP schedule is:

- Phase 1 G-Wing Replacement: July 2015 – July 2016
- Phase 2 Lab Classroom Building: June 2016 – July 2017
- Phase 2 Food Service Facility: June 2016 to August 2017
- Phase 3 Site / Student Service Improvements: June 2017 to Dec. 2017
- Phase 3 Soccer Field Practice Lights: June 2017 to July 2017
- Future Phases: 2018 / 2019 or later
- Capital Repair Projects: Approximately next five years

# MAHS Campus FMP – Significant Environmental Impacts

The Draft Program EIR identifies 16 potentially significant impacts in nine different resource areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural / Tribal Cultural Resources
- Hazards / Hazardous Materials
- Hydrology / Water Quality
- Noise
- **Traffic and Transportation**
- Utilities

Potentially significant *construction-related* impacts include: air quality, biological resources, cultural / tribal cultural resources, hazardous materials, hydrology and water quality, and noise.

Potentially significant *long-term* impacts include: aesthetics, cultural, hydrology and water quality, noise, traffic, and utilities.

All but 2 of the 16 potentially significant impacts can be mitigated to less than significant levels. Two traffic impacts remain significant and unavoidable, even with mitigation.



# MAHS Campus FMP - Traffic Impact Analysis

The Draft Program EIR includes a transportation impact analysis (TIA) prepared for the MAHS FMP:

- Scope of the TIA was reviewed by Atherton / Menlo Park
- Trip generation rates based on student survey
- Evaluates impacts on 39 intersections, 18 roadway segments, and 3 routes of regional significance



Figure 4-1 from Draft Program EIR

# MAHS Campus FMP – MAHS Trip Generation / Traffic Patterns

MAHS Trip Generation			
	AM Peak Hour	PM Peak Hour	Daily Trips
Existing Enrollment	1,445	742	5,722
FMP Enrollment	1753	903	6950
Net Increase	<b>308</b>	<b>161</b>	<b>1,228</b>

MAHS student survey results indicate:

- 48% of students were dropped off
- 18% drove themselves
- 7% drove with another student
- 27% walked, biked, or used public transit

# MAHS Campus FMP - Significant and Unavoidable Traffic Impacts

## Existing and Near-term Plus Project Conditions (Impact TRA-1)

- Significant project-level impacts to five intersections (unacceptable LOS), four roadway segments (increased traffic volumes), and one route of regional significance (unacceptable LOS and increased traffic volumes).

## Cumulative Plus Project Conditions (2040) (Impact CML-1)

- Significant contribution to cumulative traffic impacts on 16 intersections, four roadway segments, and one route of regional significance

Impacts remain significant and unavoidable because mitigation measures TRA-1A, 1B, and 1C do not fully reduce impacts. The Draft Program EIR finds infrastructure improvements and “fair share” cost contributions are not feasible mitigation for the District.



## MAHS Campus FMP - Other Potentially Significant Traffic Impacts

The Draft Program EIR identifies 2 other potentially significant impacts to traffic:

- Conflicts between vehicles and pedestrians and bicycles (Impact TRA-2). This impact would be rendered less than significant by developing a formal, written policy outlining student loading and unloading procedures (Mitigation Measure TRA-2).
- Indirect effects from a parking shortage (Impact TRA-3). This impact would be rendered less than significant by developing a formal, written policy outlining where students can find legal, off-campus parking (Mitigation Measure TRA-3).

## MAHS Campus FMP – Potentially Significant Aesthetics Impacts

The Draft Program EIR identifies 2 potentially significant impacts to aesthetics:

- Changes to existing visual character / quality of the MAHS Campus and surroundings (Impact AES-1). This impact would be rendered less than significant with building design, orientation, setback, and visual screening mitigation measures (AES-1A, 1B, 1C, 1D, and 1E)
- New sources of light and glare which could affect day or nighttime views (Impact AES-2). This impact would be rendered less than significant with wattage limits, light guards, and a practice lights illumination summary (AES-2A, 2B, and 2C)

## MAHS Campus FMP – Potentially Significant Noise Impacts

The Draft Program EIR identifies 2 potentially significant noise impacts:

- Temporary construction noise and vibration (Impact NOI-1). This impact would be rendered less than significant with construction notification and use of sound barriers and/or enclosures (Mitigation Measure NOI-1)
- Increased ambient noise levels (Impact NOI-2). This impact would be rendered less than significant by limiting public address system equipment and noise (Mitigation Measure NOI-2).



# MAHS Campus FMP Benefits

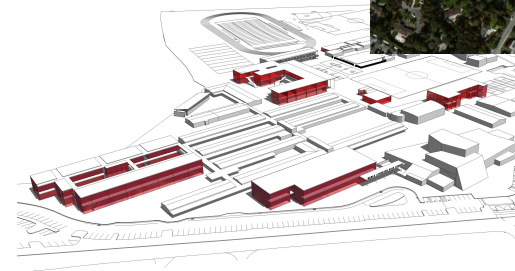
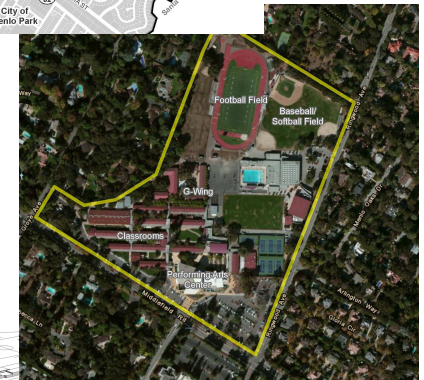
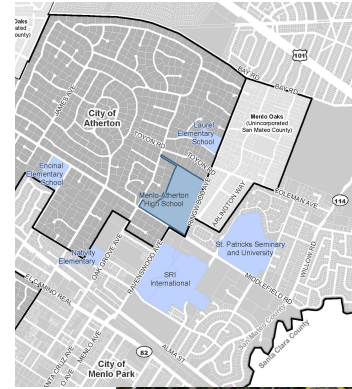
Benefits of the MAHS FMP include:

- Reduce potential classroom overcrowding
- Maintain the District's commitment to educational excellence
- Improves and expands student services at MAHS to provide outstanding educational experience
- Provides comprehensive campus planning and improvements

# What is the MAHS FMP CEQA Process?

The MAHS FMP Program EIR process includes:

- 1) February 4, 2015 Notice of Preparation
  - 31 day review and comment period
  - Public Scoping Meeting
- 2) **Publish Draft Program EIR – May 6, 2015**
  - **47 day review and comment period**
  - **Closes June 22, 2015**
- 3) Publish a Final EIR
  - Responds to comments received on Draft EIR
  - Identifies project revisions / EIR errata
- 4) Certify Final EIR / Approve Project
  - Occurs at Board of Trustees hearing
- 5) File Notice of Determination



# MAHS FMP EIR Comments

- Three ways to comment:

- 1) Provide oral and written comments tonight
- 2) Mail written comments to the District:

Mr. Matthew Zito, Chief Facilities Officer  
Sequoia Union High School District  
480 James Avenue  
Redwood City, CA 94062

- 3) E-mail comments to the District:

[ma-eir@seq.org](mailto:ma-eir@seq.org)

(Subject: “MAHS Campus Master Plan NOP”)

- **Comment period closes Monday, June 22, 2015**



## Additional Information

The MAHS FMP Draft Program EIR is available on the District's website:

[www.seq.org](http://www.seq.org)

The Draft Program is also available at:

- SUHSD Main Office  
480 James Avenue  
Redwood City, CA 94062
- Atherton Library  
2 Dinkelspiel Station Lane  
Atherton, CA 94027
- MAHS Main Office  
555 Middlefield Road  
Atherton, CA 940027