
July 21, 2020
Public Scoping Meeting Agenda

• Welcome and introductions
  • District staff
  • Architects and Engineers
  • Environmental Consultants
• Project Overview and Background
• EIR Process Overview
• Summarize EIR Findings
• Next steps
• Receive Comments on the Draft EIR
Purpose of Meeting

• Receive comments from members of the public, organizations and interested public agencies on the adequacy of the EIR

• No formal action on the proposed Project at this time
Project Location

- Corner of Central Parkway and Chancery Lane
- Public/Semi-Public and Parks/Public Recreation on the west and Neighborhood Commercial on the central/eastern portion in General Plan
- Zoned Planned Development (PD)
- Surrounded by Medium and High-Density Residential land uses
Project Background

• DUSD Board Approved Facilities Master Plan (2016)
  • Need for construction of new schools
  • Modernization and improvement of existing schools
  • Construction of a new comprehensive high school
• District will experience 1,298 more high school students from fall 2018 to fall 2025
  • Dublin High School will be over capacity by 1,000 students by 2022
Project Overview

• 2,545 student capacity
• Built in two phases
• Phase 1 will accommodate 1,308 students
• Phase 2 will accommodate the remaining 1,237 students
• 23.46 acre footprint
# Project Overview: Phases 1 and 2

## Phase 1

<table>
<thead>
<tr>
<th>Feature</th>
<th>New Construction (square ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration and Kitchen</td>
<td>30,110</td>
</tr>
<tr>
<td>Student Union</td>
<td>13,811</td>
</tr>
<tr>
<td>Library</td>
<td>21,004</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>31,898</td>
</tr>
<tr>
<td>Locker Room</td>
<td>17,597</td>
</tr>
<tr>
<td>Academy 1</td>
<td>79,673</td>
</tr>
<tr>
<td>VAPA* classrooms</td>
<td>18,563</td>
</tr>
<tr>
<td>All weather track with drainage</td>
<td>55,493</td>
</tr>
<tr>
<td>Synthetic field with drainage</td>
<td>96,837</td>
</tr>
<tr>
<td>Overhead field lights</td>
<td>-</td>
</tr>
<tr>
<td>Eight tennis courts</td>
<td>60,719</td>
</tr>
<tr>
<td>135 stall parking garage*</td>
<td>65,529</td>
</tr>
</tbody>
</table>

* Dependent on future funding

## Phase 2

<table>
<thead>
<tr>
<th>Feature</th>
<th>New Construction (square ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academy 2</td>
<td>79,630</td>
</tr>
<tr>
<td>Theatre</td>
<td>31,131</td>
</tr>
<tr>
<td>Bleachers</td>
<td>4,000 seats</td>
</tr>
<tr>
<td>Maintenance</td>
<td>1,768</td>
</tr>
<tr>
<td>Orchestra Pit</td>
<td>831</td>
</tr>
<tr>
<td>Concessions/Restrooms</td>
<td>3,439</td>
</tr>
<tr>
<td>Pressbox</td>
<td>400</td>
</tr>
<tr>
<td>Aquatic Complex</td>
<td>-</td>
</tr>
<tr>
<td>Maintenance Building</td>
<td>4,800</td>
</tr>
</tbody>
</table>
Project Phasing and Site Plan

- Orchestra Pit
- Student Union
- Parking Lot B
- VAPA
- Tower 2
- Stadium
- Light #4
- Visitors Bleachers
- Light #3
- Tennis Courts
- Synthetic Field
- All Weather Track
- Parking Lot C (Parking Garage)
- Tower 3
- Pool
- Aquatics Building
- Light #1
- Home Bleachers
- Light #2
- Parking Lot A
- Administration
- Library
- Gymnasium
- Locker Room

Dublin Boulevard
Brandman Way
Central Parkway
Tiffin Way
Bray Commons
Kirby Street
Kegan Street
Maguire Way
Waterfall Way
California Environmental Quality Act (CEQA)

- State’s primary environmental law
- Requires that public agencies disclose environmental impacts that have a *physical effect* on the environment
- Identifies ways to avoid or reduce potential impacts through mitigation measures or alternatives
What is an EIR?

• Informational document: does not approve or deny a project
  • Discloses information about the effects a proposed project could have on the environment
• Identifies mitigation measures to avoid or reduce identified impacts
• Describes feasible alternatives to the proposed project
• Decision makers can deny/modify a project, even if no impacts are found
• Must be certified by the lead agency (District) prior to project approval
CEQA Process and Input Opportunities

Notice of Preparation
Invitation for input on environmental concerns to be addressed in the EIR

Scoping Meeting

Environmental Review
Analysis and identification of environmental impacts and mitigations

45-Day Comment Period and Public Hearing on Draft EIR

Final EIR
Includes all comments and responses on Draft EIR

DUSD Hearing

DUSD Certification of EIR and Project Approval

= Current phase

= Opportunities for Public Input
Environmental Issues Analyzed

Based on an analysis of the project scope and comments received during the scoping process, the following topics were evaluated in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Recreation
- Utilities and Services Systems
- Wildfire
Less than Significant Impacts

• **Energy**
  Would not:
  • Result in wasteful, inefficient or unnecessary consumption of energy during construction/operation
  • Conflict with or obstruct a State or local plan for renewable energy or energy efficiency

• **Hydrology**
  Would not:
  • Violate water quality/waste discharge requirements or degrade surface/groundwater quality
  • Decrease groundwater supplies or interfere groundwater discharge
  • Alter existing drainage pattern resulting in erosion/siltation, increase flooding, exceed stormwater drainage systems capacity or add substantial polluted runoff, or impede/redirect flood flows
  • Increase risk of release of pollutants in a flood, tsunami, or seiche zone
  • Conflict with a water quality control or sustainable groundwater management plan
Less than Significant Impacts

• **Population and Housing**
  Would not:
  • Induce substantial unplanned or inadequately planned population growth
  • Displace substantial numbers of people or housing necessitating replacement housing

• **Utilities and Service Systems**
  Would not:
  • Require or result in relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities
  • Have insufficient water supplies to serve the project during normal, dry, and multiple dry years
  • Cause the wastewater treatment provider to have inadequate capacity to serve the project’s demand
  • Generate solid waste in excess of State or local standards, or the capacity of local infrastructure, or impair attainment of solid waste reduction goals
  • Fail to comply with solid waste Federal, State and local management and reduction statutes/regulations
Less than Significant Impacts

**Public Services**

Would not:

- Cause adverse impacts to government facilities which maintain acceptable service ratios, response times or other performance objectives for fire and police protection, schools, parks or other public facilities

**Wildfire**

Would not:

- Substantially impair an adopted emergency response plan or emergency evacuation plan
- Due to slope, prevailing winds or other factors, exacerbate wildfire risks, thereby exposing project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire
- Require the installation or maintenance of infrastructure that may exacerbate fire risk
- Expose people or structures to risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes
Less than Significant Impacts with Mitigation

- **Air Quality**
  - Temporary construction impacts to air quality

- **Biological Resources**
  - Nesting birds surveys

- **Cultural Resources**
  - Unknown cultural resources

- **Geology and Soils**
  - Building design specifications and unknown paleontological resources

- **Hazards and Hazardous Materials**
  - Avigation Easement from airport

- **Land Use and Planning**
  - Avigation Easement from airport

- **Transportation and Traffic**
  - Design feature modifications
  - Bicycle and pedestrian design features

- **Tribal Cultural Resources**
  - Unknown tribal cultural resources

- All impacts to these criteria were mitigated to acceptably less than significant levels
Significant and Unavoidable Impacts

• **Aesthetics**
  • The project would create a new source of substantial light or glare which would adversely affect nighttime views to the southwest residences due to the tennis court lights

• **Greenhouse Gas Emissions**
  • Operation of the project would generate GHG emissions that have a significant impact on the environment, primarily due to mobile emissions from vehicle trips to and from the school

• **Noise**
  • Traffic associated with operation of the project would result in a substantial permanent noise increase
  • Stadium and outdoor recreational activities would result in a substantial periodic noise increase

• **Recreation**
  • The project would include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment
Alternatives to the Proposed Project

• No Project Alternative
  • No changes to the existing conditions at the Project site

• Modified Site Plan Alternative
  • This alternative would reorient the site plan so that the main campus entrance is on Dublin Boulevard on the south end of the site as opposed to Central Parkway on the north end of the site, parking would extend north to south along the entire eastern portion of the site, and the stadium and tennis courts would be located to the northwest and west, respectively

• Reduced Enrollment and Recreational Facilities Alternative
  • This alternative assumes a reduced student capacity, as well as a reduction in project components and elimination of large events at the stadium and tennis courts
Environmentally Superior Alternative

When compared to the proposed project, the Reduced Enrollment and Recreational Facility Alternative would have less impacts in the following categories:

- Aesthetics
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Noise
- Transportation
- Utilities and Service Systems

This alternative would have more impacts to recreation.

All other environmental impacts would be similar to those of the proposed project.

However, environmentally superior alternative does not fulfill the project objectives.

Environmentally superior alternative need not be selected.
Next Steps

- Publish Final EIR with Response to Comments:
  - Summer 2020

- Consider EIR Certification and Project Approval:
  - Late summer/early fall 2020
Public Review Comments

- Receive public comments on:
  - Environmental Analysis presented in the DEIR
  - Comments should be focused on the analysis that is presented in the Draft EIR
- Response to comments will be provided in the Final EIR
Comments on Scope and Content of EIR

CEQA-mandated 45-day comment period ends 5:00 p.m., August 3, 2020

Comments to: Chris Stevens, Chief Facilities Operations Officer, Dublin Unified School District
7471 Larkdale Avenue, Dublin, CA 94568
dusdceqa@dublinusd.org

Make subject line: “New Comprehensive Dublin High School Project EIR”