

**ADDENDUM TO INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION  
(SCH No. 2018022048)**

**SAN MATEO UNION HIGH SCHOOL DISTRICT, NEW ALTERNATIVE HIGH  
SCHOOL PROJECT, 860 HINKLEY ROAD, BURLINGAME**

**August \_\_, 2019**

Prepared For:  
San Mateo Union High School District  
650 N. Delaware Street  
San Mateo, CA 94401

Prepared by:  
Grasseti Environmental Consulting  
7008 Bristol Drive  
Berkeley, CA 94705

## **1.0 INTRODUCTION AND BACKGROUND**

### **1.1 INTRODUCTION**

This environmental document is an Addendum to the San Mateo Union High School District (SMUHSD or District), New Alternative High School Project Initial Study/Mitigated Negative Declaration (IS/MND), State Clearinghouse No. 2018022048, adopted in March 2018 by the SMUHSD. Revisions to the project building design and site plan were made in response to updated flood hazard mapping of the site. The SMUHSD is the lead agency under CEQA.

As demonstrated in this Addendum, the IS/MND continues to serve as the appropriate document addressing the environmental impacts of these improvements pursuant to California Environmental Quality Act (CEQA).

### **1.2 BACKGROUND**

The IS/MND was prepared to address construction-level and operational impacts of the proposed Alternative High School (Approved Project). The IS/MND evaluated potential environmental effects on aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, and mandatory findings of significance. All impacts identified in the IS/MND were either less than significant or have been mitigated to below a level of significance through implementation of mitigation measures identified in the document and subsequently incorporated into the project by the District.

### **1.3 PURPOSE OF ADDENDUM TO THE IS/MND**

When a proposed project is changed, there are changes in environmental setting, or additional analysis is required, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines Sections 15162 and 15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in Section 3.0 of this document, the changes to the Approved Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND, and there are no previously infeasible

alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present. Therefore, an Addendum is appropriate. This Addendum addresses the environmental effects of the refinements to the project.

## **2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT LOCATION AND SETTING**

The proposed approximately 1-acre site SMUHSD Alternative High School site is located at 860 Hinckley Road Burlingame, in a business park east of Highway 101 and west of the Bayshore Highway. It is surrounded by other warehouse and /light industrial uses (see Figure 1). Access to the Project site is from the existing driveway on Hinkley Road. Regionally, the site is accessed from US Highway 101 and Bayshore Highway.

The project site is surrounded by office and light industrial uses, including carpet cleaners, a gymnastic school, and various commercial uses in one-and two-story non-descript buildings. There are no residential or public school uses in the vicinity of the project site. There are some airport-related hotel and restaurant uses to the east and north of the site. San Francisco International Airport is about 0.75 miles north of the site.

The project site currently houses a 13,000 sq. ft. concrete tilt-up office/warehouse building and a paved parking lot. The building was previously used for a printing service. A small lawn faces the Hinkley Road frontage of the site. The site is nearly level and about 5 feet above mean sea level.

### **2.2. PREVIOUSLY APPROVED PROJECT**

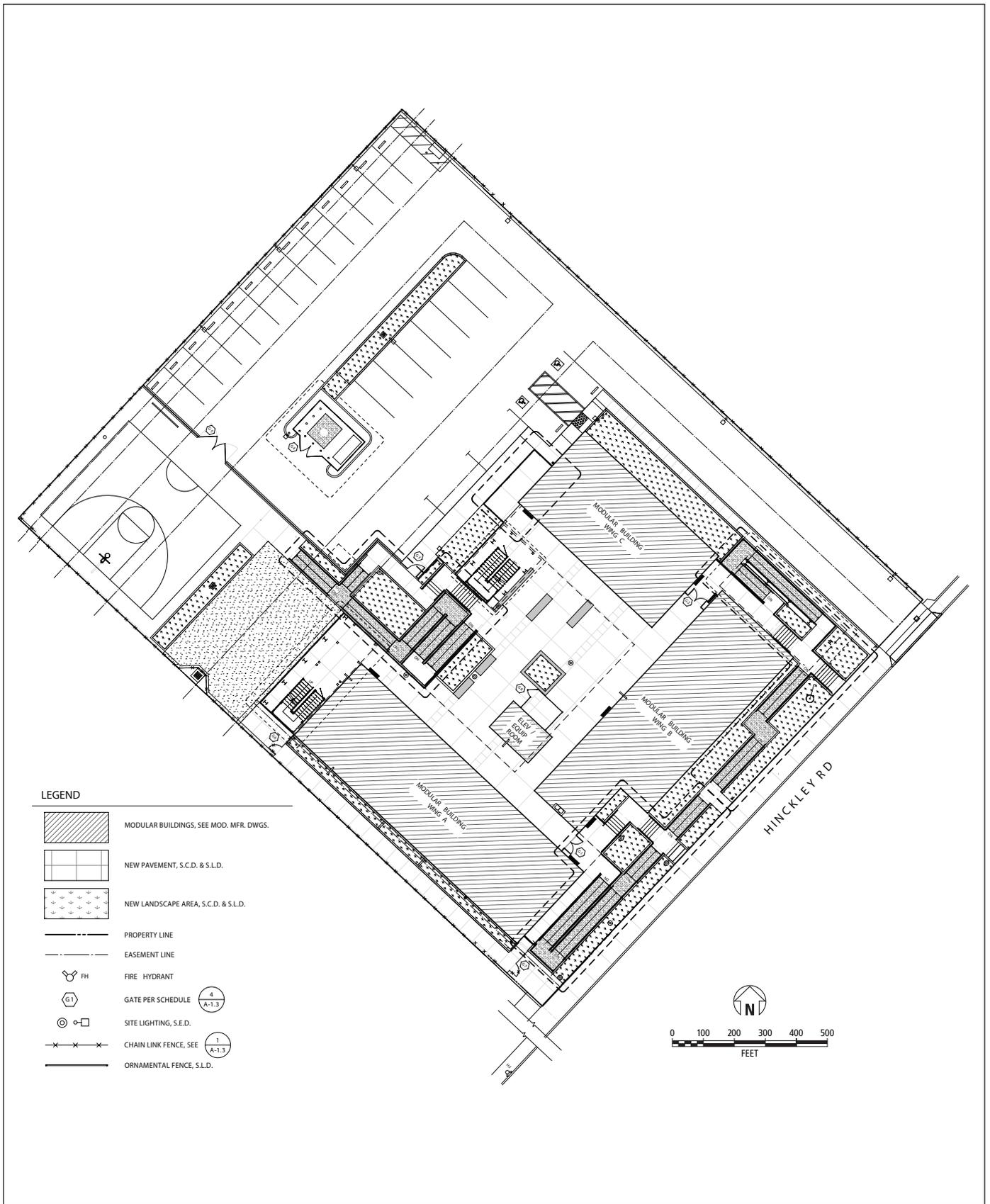
The previously approved project was a new Alternative High School campus for the District's students. Under that project, the existing building on the site would be removed and the school would be constructed on the rear of the site, with drop off access on the front portion of the site.

The school would be comprised of three two-story (26-foot-high) buildings with a total of 14,930 sq. ft. of gross building area (with an additional 2,914 sq. ft. of exterior stairs and upper floor balcony space). The school would have a capacity of 225 students and 15 faculty and staff.

### **2.2 PROPOSED PROJECT**

The currently proposed project would be similar to the previously approved project with the following exceptions:

- The site plan has been revised to avoid locating buildings in the recently mapped flood hazard zone.
- The maximum building heights have been raised from 26 feet to 32 feet above the ground level.
- The number of provided parking spaces has been reduced from 32 spaces to 25 spaces.



**Figure 1**  
Campus Site Plan

Source: Quattrocchi Kwok Architects

- There have been minor changes to the allocation of space within the buildings.

The proposed new site plan is shown on Figure 1. The Approved and Currently Proposed Projects are summarized in Table 1, below:

<b>Facility Component</b>	<b>Previously Approved</b>	<b>Currently Proposed</b>
Buildings/Total Interior Area (gross sq. ft.)	3/14,930	3/15,400
Exterior Stairs/Balconies/Overhang Cover	2914 sq. ft.	4,399
Standard Classrooms (number/sq. ft. each)	9/960	9/960
Culinary Arts Classroom (1)	1,400	1,200
Science Classroom (1)	1,400	1,200
Lunch/Meeting Room (1)	2,000	1,200
Administration Offices	1,500	2,400
Wellness Center (1)	1/960	960
Student and Staff Restrooms	750	750
Electrical/Mechanical/Elevator/Machine Room (1)	150	134
Basketball Court	1 full court	½ court plus turf field on other half of the court site
Maximum Building Heights	26 ft. from ground to rooftop.	26 ft. from floor to rooftop, above 6 ft. pedestal = 32 ft. above ground level
Courtyard	yes	yes
Parking spaces (staff only)	32	25

No changes are proposed to the school’s lot size, demolition, proposed uses, capacity, or hours of operation compared with the previously approved project. Construction duration, activities, workers, and hours also would not change.

### **3.0 ENVIRONMENTAL ANALYSIS**

As explained in Section 1.0, this Addendum has been undertaken pursuant to the provisions of CEQA Sections 15162 and 15164 to provide the District with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the IS/MND was certified require additional environmental review or preparation of a Subsequent MND or EIR to the IS/MND previously prepared.

The environmental analysis provided in the IS/MND remains current and applicable to the proposed project in all areas, as summarized below:



**Figure 2**  
Peninsula Alternative Education High School

Source: Quattrocchi Kwok Architects

**Aesthetics** – The proposed buildings would be slightly higher than the surrounding 1- and 2-story buildings, but would not block views or substantially alter the existing visual character of the area. Several taller (3-5 story) buildings exist east and northeast of the project site, at or near Old Bayshore Highway. The design of the building would be similar to that previously proposed (See Figure 2) Therefore, there would be no change in impact significance of the proposed buildings. There would be no change in lighting.

**Agriculture and Forestry Resources** – No change – same project footprint.

**Air Quality** – No change -minimally more construction; same mitigable impacts.

**Biological Resources** – No change – same project footprint.

**Cultural Resources** – No change – same project footprint.

**Geology and Soils** – No change- same mitigable hazards.

**Greenhouse Gas Emissions** – No change – minimally more construction.

**Hazards and Hazardous Materials** – No change.

**Hydrology and Water Quality** – A new Federal Emergency Management Agency (FEMA) Flood Hazard Map was prepared for the project area in April 2019 (FEMA, National Flood Insurance Program, Flood Insurance Rate Map, San Mateo County, California, Panel 150 – Map Number 06081C0151F, April 5, 2019) (see Figure 3). That map shows the project site as within the AE zone, which indicates a “Special Flood Hazard Area”, subject to the 1-percent-annual flood event. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP). The mapped Base Flood Elevation at the project site is 10 feet above mean sea level (AMSL).

FEMA recommends elevating schools to at least one foot above the base flood elevation (which is 10 feet AMSL). The currently proposed project avoids the newly mapped flood hazards by raising the occupied portion of the proposed buildings above the mapped flood hazard area, from a base elevation of about 5 feet AMSL to finished floor elevations of 11 feet AMSL. At 11 feet AMSL, the proposed buildings would comply with FEMA’s standards. This reduces this potential hazard compared to the previously approved project, which had finished floor elevations in the range of about 6 feet AMSL. No new impact would occur.

Additionally, recent CEQA case law limits CEQA significant impacts to those of the project on the environment, and not vice versa, with limited exceptions. Therefore, flood hazards associated with existing conditions would not be considered a significant impact of the project.

**Land Use and Planning** – No change - same land uses and intensity.

**Mineral Resources** – No change – same footprint.

**Noise** – No change - same equipment, construction period, construction hours, and number of students.



**Population and Housing** – no change- no effects.

**Public Services** – No change – same service requirements.

**Recreation** – No change- no effects.

**Transportation/Traffic** – Minimal change- same school capacity and staff would result in no change in traffic generation. Seven fewer parking spaces (25 spaces instead of 32) should still be adequate for staff. Per the previous IS/MND, adequate on-street parking exists in the project area. (Note that parking is no longer a CEQA significant impact.)

**Utilities and Service Systems** – No change.

**Mandatory Findings of Significance** – No change.

### 3.1 CONCLUSIONS

Based on the information provided above, the newly evaluated impacts of the minor revisions to the project description would not result in a measurable increase in new environmental impacts. The conclusions of this Addendum remain consistent with those made in the IS/MND. No new significant impacts have been identified, nor is the severity of newly identified impacts substantially greater than the conclusions of the IS/MND.

Based upon the evidence included in the above analysis, the proposed project as described in Section 2.0 would not result in a substantial change in the conclusions and analysis included in the IS/MND, and no additional CEQA review is required.