

**Appendix A:**

**Notice of Preparation, Initial Study, and Comments Received**



**Notice of Preparation**

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Notice of Preparation

To: State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

From: Town of Atherton  
Planning Dept., 91 Ashfield Road  
Atherton, CA 94027

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

Town of Atherton will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Neal Martin at the address shown above. We will need the name for a contact person in your agency.

Project Title: Cartan Field Improvement Project

Project Applicant, if any: Menlo College and Menlo School (represented by Kenneth Rodrigues & Partners)

Date 12/31/2012

Signature  for Neal Martin

Title Town Planner

Telephone 650-752-0544

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

### 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

SCH # TBD

**Project Title:** Cartan Field Improvement Project

Lead Agency: Town of Atherton Contact Person: Neal Martin  
Mailing Address: Planning Dept., 91 Ashfield Road, Atherton, CA Phone: 650-752-0544  
City: Atherton Zip: 94027 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: Atherton  
Cross Streets: 1000 El Camino Real at Alejandra Avenue Zip Code: 94027  
Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ' 8.24 " N / -122 ° 19 ' 47 " W Total Acres: 16.95  
Assessor's Parcel No.: 070-250-190 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: 101, 84, 82 Waterways: Atherton Channel, SF Bay  
Airports: \_\_\_\_\_ Railways: Caltrain Schools: Multiple

**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: \_\_\_\_\_

**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: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD  
 Recreational: Upgrading of an Existing Sports Facility  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:**

Public Facilities and Schools

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

Menlo College and Menlo School jointly are proposing to completely reconstruct the Cartan Field sports facility. All of the existing uses and fields will be completely demolished and rebuilt with state-of-the-art designs. This Project represents upgrading of sports facilities only and is not connected with any increase in enrollment at the schools. There are few changes to the overall Menlo College and School sporting activities, however, some activities will move from the main campuses to Cartan Field, as detailed in the Initial Study.

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.

## 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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input 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 type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB #2
<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 #3	<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	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 1/2/2013 Ending Date 2/1/2013

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Lamphier-Gregory</u>	Applicant: <u>represented by Kenneth Rodrigues &amp; Partners</u>
Address: <u>1944 Embarcadero</u>	Address: <u>445 North Whisman Road, Suite 200</u>
City/State/Zip: <u>Oakland, CA 94606</u>	City/State/Zip: <u>Mountain View, CA 94043</u>
Contact: <u>Rebecca Gorton</u>	Phone: <u>650-965-0700</u>
Phone: <u>510-535-6690</u>	

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Signature of Lead Agency Representative: Rebecca Gorton for Neal Martin Date: 12/31/2012

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

# INITIAL STUDY

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## CARTAN FIELD IMPROVEMENT PROJECT

PREPARED FOR:

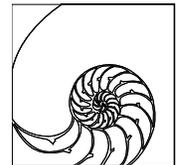
**TOWN OF ATHERTON**

PLANNING DEPARTMENT  
91 ASHFIELD ROAD  
ATHERTON, CA 94027



PREPARED BY:

LAMPHIER – GREGORY  
1944 EMBARCADERO  
OAKLAND, CA 94606



JANUARY 2013

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# INTRODUCTION TO THIS DOCUMENT

This document serves as the Initial Study (IS) for the proposed Project, prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 et seq.).

Per CEQA Guidelines (Section 15063), the purpose of this Initial Study is to identify the effects determined not to be significant, explain the reasons for determining that potentially significant effects would not be significant, and focus the Environmental Impact Report on the effects determined to be significant.

Following presentation of the Project Information, the Environmental Checklist will identify environmental effects and include brief explanations.

## PROJECT INFORMATION

- 1. Project Title:** Cartan Field Improvement Project
- 2. Lead Agency Contact:** Town of Atherton  
Neal Martin, Town Planner  
Planning Department  
91 Ashfield Road  
Atherton, CA 94027  
650.752.0544 or lcostasanders@ci.atherton.ca.us
- 3. Project Location:** 1000 El Camino Real in the Town of Atherton.
- 4. Project Applicant's Name and Address:** Menlo College and Menlo School  
For this project, represented by  
Ken Rodrigues  
Kenneth Rodrigues & Partners, Inc.  
445 N. Whisman Road, Suite 200  
Mountain View, CA 94043  
650-965-0700
- 5. General Plan Designation:** Public Facilities and Schools
- 6. Zoning:** Public Facilities and Schools (PFS)
- 7. Site and Vicinity:** The Project site is located at the western corner of El Camino Real and Alejandra Avenue. The regional location is shown in Figure 1 and the specific location on this site is shown on Figure 2. Note that to simplify discussion in this document, El Camino Real is considered to run north/south and other directions are simplified along that orientation. El Camino Real is considered to be the Project site's eastern border. (Figure 3 shows "North" as used in this document as well as True North.)

The Project site is currently fully developed as athletic fields for Menlo College and Menlo School, which are located across Alejandra Avenue to the south of the Project site. The Project site is bordered by a screening row of trees on the west, east and south and by the wooded concrete lined creek channel on the north.

The western portion of the site is currently used as access for and garbage storage for Menlo College.

The site is bordered to the north and west by single family residences.

El Camino Real marks the boundary of Atherton and Menlo Park at this location. Across El Camino Real to the east from the site are commercial buildings and apartments in Menlo Park. A predominately single family residential neighborhood stretches farther to the east in Menlo Park.

## **8. Project Description:**

### General Description

Menlo College and Menlo School jointly are proposing to completely reconstruct Cartan Field. All of the existing uses and fields will be completely demolished and rebuilt with state-of-the-art designs. The proposed site plan is shown in Figure 3.

This Project represents upgrading of the sports facilities only and is not connected with any increase in enrollment at the College or School. There are few changes to the overall Menlo College and Menlo School sporting activities, however, some activities will move from the main campuses to Cartan Field, as detailed in the Proposed Uses below.

### Site Design

#### **Vehicle Access and Parking**

The existing 65 parking stalls will be moved from Alejandra Avenue to the El Camino Real frontage and expanded to a total of 168 stalls. Access will be provided by the existing driveway on Alejandra Avenue. A second access point will be added on El Camino Real for use only during large events that require the use of all of the parking. This new driveway will be a right-in and right-out access point. While the existing parking is considered adequate for the majority of activity at the site, some spectators arriving for large events currently park in other lots on the Menlo College or Menlo School campuses.

The existing service road running along the west property line will be shortened and will be used once or twice a week for trash pick-up from Cartan Field. The current trash being brought to Cartan Field from Menlo College will be eliminated by a new trash area located on the main campus.

#### **Pedestrian Access**

Pedestrian access from Menlo College and Menlo School will continue from the existing location on Alejandra Avenue, which connects with walkways linking pedestrians from the College and School as well as to overflow parking. A new “grand concourse” running north/south will connect pedestrians to all of the fields at Cartan. This walkway will be approximately 25 feet wide with landscaping, low pedestrian type lighting and high quality paving materials. An additional pedestrian connection will be located in the east/west direction connecting the new parking area to the fields and the grand concourse.

Pedestrian and roadway improvements are being considered along with this Project at a Menlo School driveway off Alejandro Avenue at Wunderlich Fields, just west of the Project site. These improvements are intended to better facilitate pedestrian movements from some areas of Menlo School to Cartan Field and would include repaving and removal of a sidewalk encumbrance (a wire bracing a utility pole) without changing the existing access.

#### **Landscaping**

The existing perimeter trees will remain with the exception of two evergreens on Alejandra Avenue where the existing driveway entry will be widened to meet code and one evergreen along El Camino Real to make room for the new access point. In addition to retention of the majority of existing trees, over 120 new trees will be added to the site. Many of these new trees will be added to the perimeters along El Camino Real, the west property line shared by the Brittany Meadows residents and along the creek area at the north side of the property. The creek area will have new landscaping to restore the creek edge to its native environment. The planting in this area includes new large specimen trees to further screen views to the fields from the adjacent residents. New native shrubs and ground covers will be added to promote an enhanced natural environment.

## Proposed Uses

### **Baseball**

There will be no change in the school-year activities that will occur on the updated fields compared to the existing fields. While the seating will be increased, this is being done to meet college and high school standards. The existing capacity is adequate to meet seating demand and with no increase in activities, no substantial increase in spectators is anticipated. The only additional activity on the upgraded fields will be a Menlo School summer baseball program, which will run for 6 weeks during the summer, three days a week including Saturday games.

The following describes the physical changes to the baseball fields.

The Menlo College and Menlo School baseball fields (two fields in total) will be rebuilt in the same locations that exist today. The College field will have new natural turf while the School will have a new artificial turf field installed. The new fields will meet college and high school design requirements, respectively. A new scoreboard will be located in right field for the college and will replace the existing one in centerfield.

New safety netting is proposed along the north property line to prevent foul balls from entering the rear yards of homes to the north. This fencing will be 30' in height and will run 2-4 feet behind the outfield fences. This netting could be extended along the west property line as well, but the applicant has noted that the neighbors prefer it without as the evergreen trees block most of the balls.

New fixed seats and bleachers will be constructed on both fields. New brick walls along the grand concourse separate these seats from the pedestrian walkway. A total of +/- 430 seats will be located on the college field and +/- 320 seats will be located on the Menlo School field. New partially lowered dugouts will also be constructed on both fields. Speakers will be located in the brick wall at the rear of the seating areas, which requires lower noise levels than from speakers located farther from the spectators.

Both fields will have new fully enclosed locker rooms, public restrooms and storage facilities in new brick clad buildings. A common field maintenance building will be located between both fields to be shared by both users.

A fully enclosed soundproof batting cage will also be located between both fields. This building will house separate batting cages for the College and the School. The fully enclosed brick building replaces open caged facilities and is intended to mitigate noise from daily batting practice. Today both the College and the School each have open caged facilities that emit sound from hitting practice. This will be completely mitigated by this new design.

### **Track**

The existing standard size running track will be reduced in size. Three high school track meets are currently held at the track each spring, but these events would no longer occur on the proposed smaller track. This track would be used solely for practice and informal exercise -- uses which currently exist today.

### **Football / Soccer / Lacrosse**

There will be no change in the activities that will occur on the updated football/soccer/lacrosse field compared to the existing field and no substantial change in seating or anticipated spectators. The following describes the physical changes to this field.

A new artificial turf multi-use field will be constructed in the middle of the running track that can be used for football, soccer and lacrosse. Spectators will be located in a raised grandstand over the grand concourse facing El Camino Real. This location will focus noise toward El Camino Real and away from residents to the west. Seating will be similar to the current capacity at +/- 1050 seats.

## **Security**

A security fence will surround both baseball fields allowing both the College and the School the ability to secure both fields.

A 20 foot high perimeter fence will surround the field and track, allowing both the College and the School the ability to secure the proposed new field. New landscaping will also be incorporated around the north, east and south sides of the proposed new field. A new scoreboard and speaker system will be installed similar to the baseball fields.

## **Tennis**

10 new tennis courts will be designed and constructed in the current location of the existing 6 tennis courts. These new courts will have the most modern surface currently being offered in the industry. The 10 courts will have 20 foot high perimeter fencing with new landscaping around the north, east and south side of the proposed new facility.

## **Aquatic Center**

This is a new use proposed for Cartan Field. The current competition pool is located on the Menlo College campus and serves both the School and the College. The new facility at Cartan Field will be used strictly by Menlo School and the existing pool will shift to use solely by the College. The proposed users will be competitive swimming and water polo. The aquatics center will be depressed 12 feet below grade with a 12 foot high sound wall built at grade surrounding the entire center. Spectator seating of approximately 200 seats will be located at the -12 foot pool deck level with an acoustical fabric structure over both seating areas. These locations were selected to focus sound toward El Camino Real and Alejandra Avenue in an effort to mitigate noise to the residents on the north and west side of Cartan Field. A new 2-story brick building with a full basement located at pool level will be constructed on the north side of the center to house adult locker rooms and field locker rooms for boys' and girls' soccer and lacrosse. Additionally, it will house a trainers' room, offices, storage, physical conditioning space, pool equipment and public restrooms.

## **Lighting**

The new parking area will be lit by 16 foot high poles and fixture lights providing 1-2 foot candles of security lighting. This lighting will be "zero cut off" fixtures so that no light will leave Cartan Field and spill over to the surrounding properties. Pedestrian lighting will be 12 foot high pole and fixture lights located on all pedestrian walkways designed with the same criteria as noted above. Aquatic center lighting will be a combination of underwater pool and deck top lights. Deck lighting will be designed as 12-16 foot high with zero cut off fixtures located on the pool deck. This design will contain all lighting within the aquatic center and not be visible from the surrounding streets. Building lighting will be recessed downlights and surface mounted zero cut off fixtures. All spectators seating areas will receive security and walkway lighting per the Town of Atherton Code. All new lights will be designed to be contained on site with no light spill over to adjacent streets and properties.

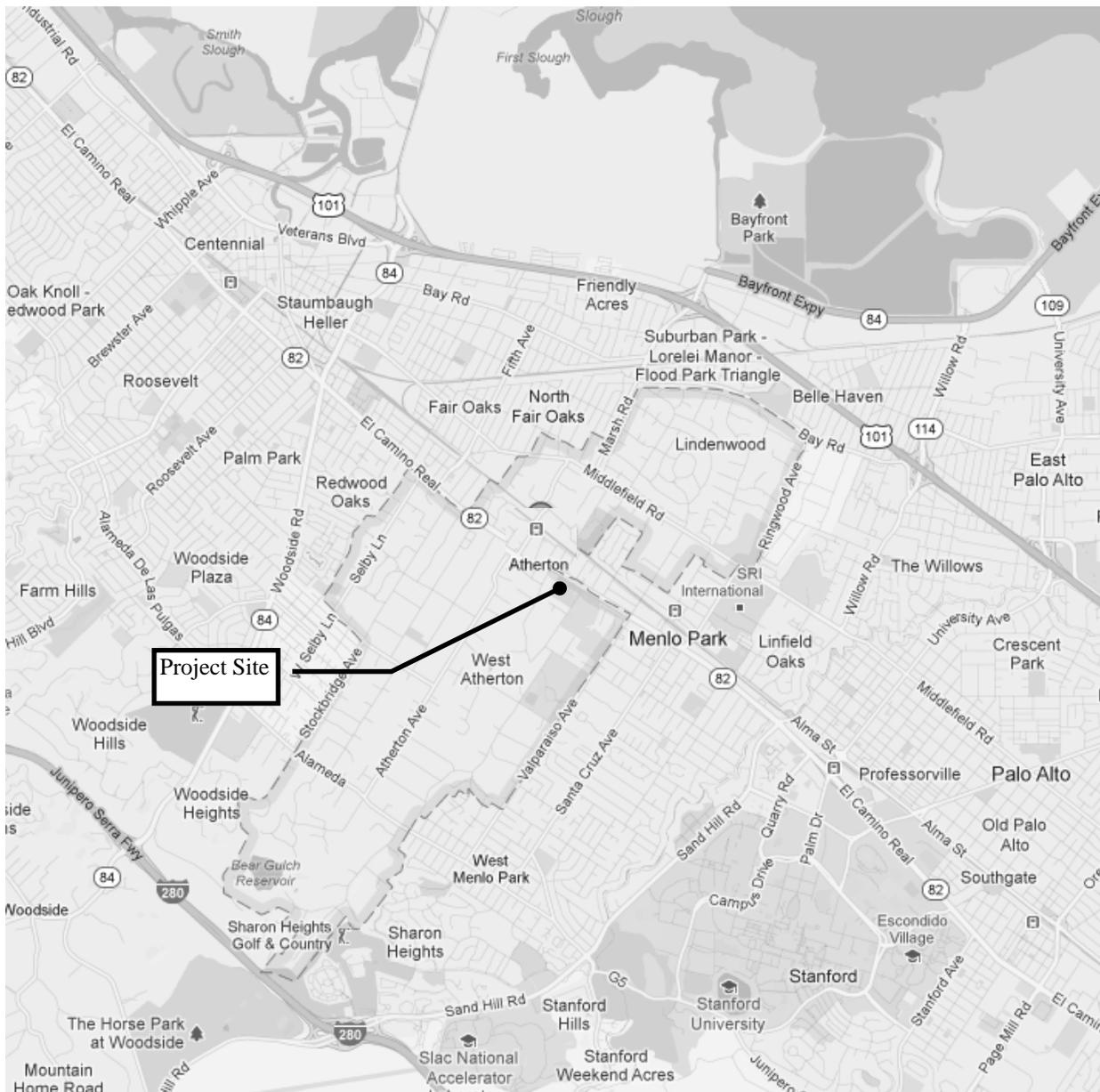
## **Restrooms**

Restrooms are proposed adjacent to both baseball fields as well as in the aquatics building. These restrooms will replace the current portable toilets and will require extension of water and sewer lines across the site.

- 9. Required Approvals:** Approval of the Project will require Planning Department review for Zoning Ordinance standards compliance from the Town of Atherton. Additionally, because the original use pre-dated Use Permit requirements, approval of a Use Permit will also be required. Additionally, the following reviews and approvals would be required:

Appropriate clearance through Caltrans is required for the new access point on El Camino Real.

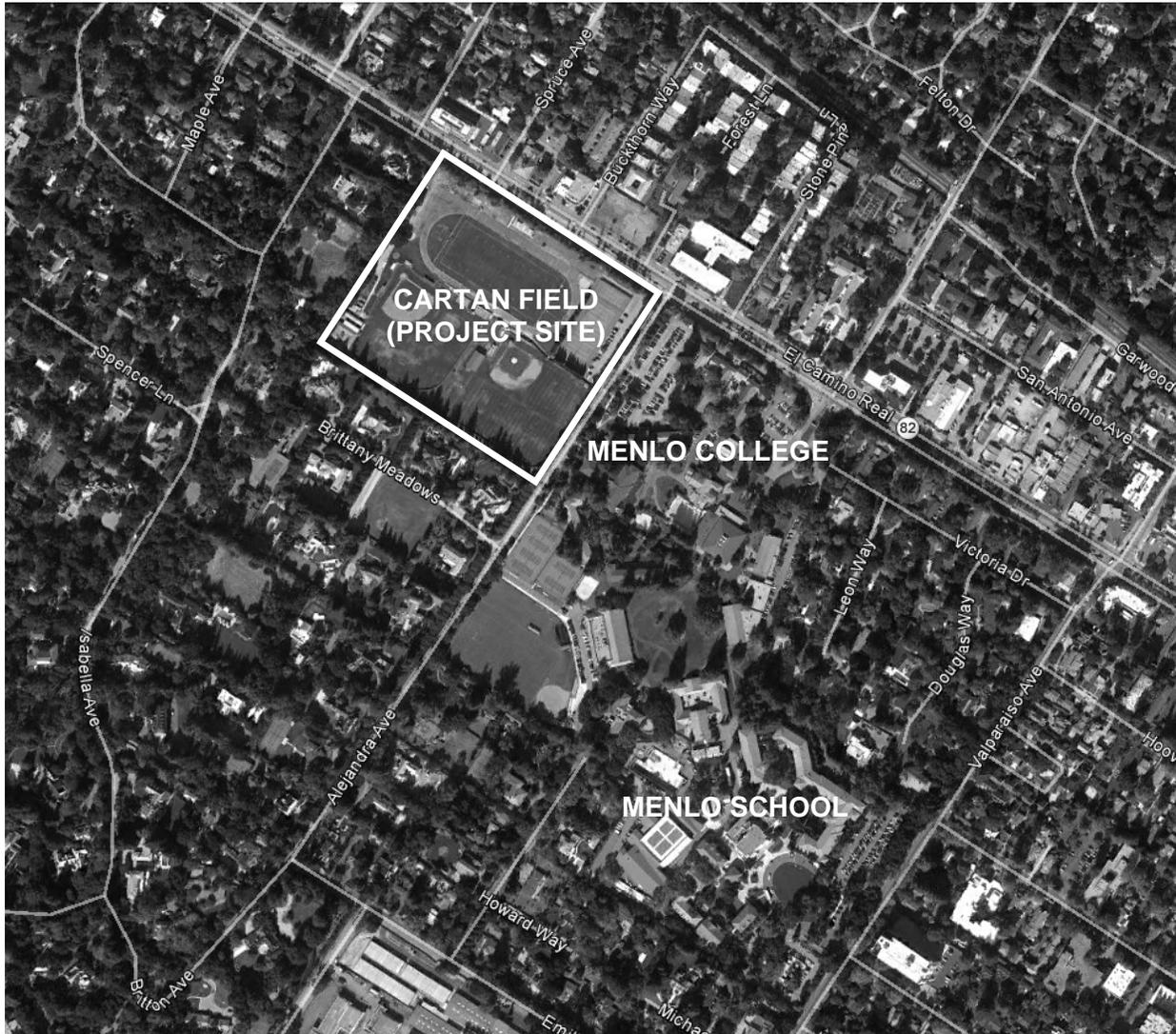
Construction activities will require appropriate administrative permits.



**Figure 1: Regional Location**

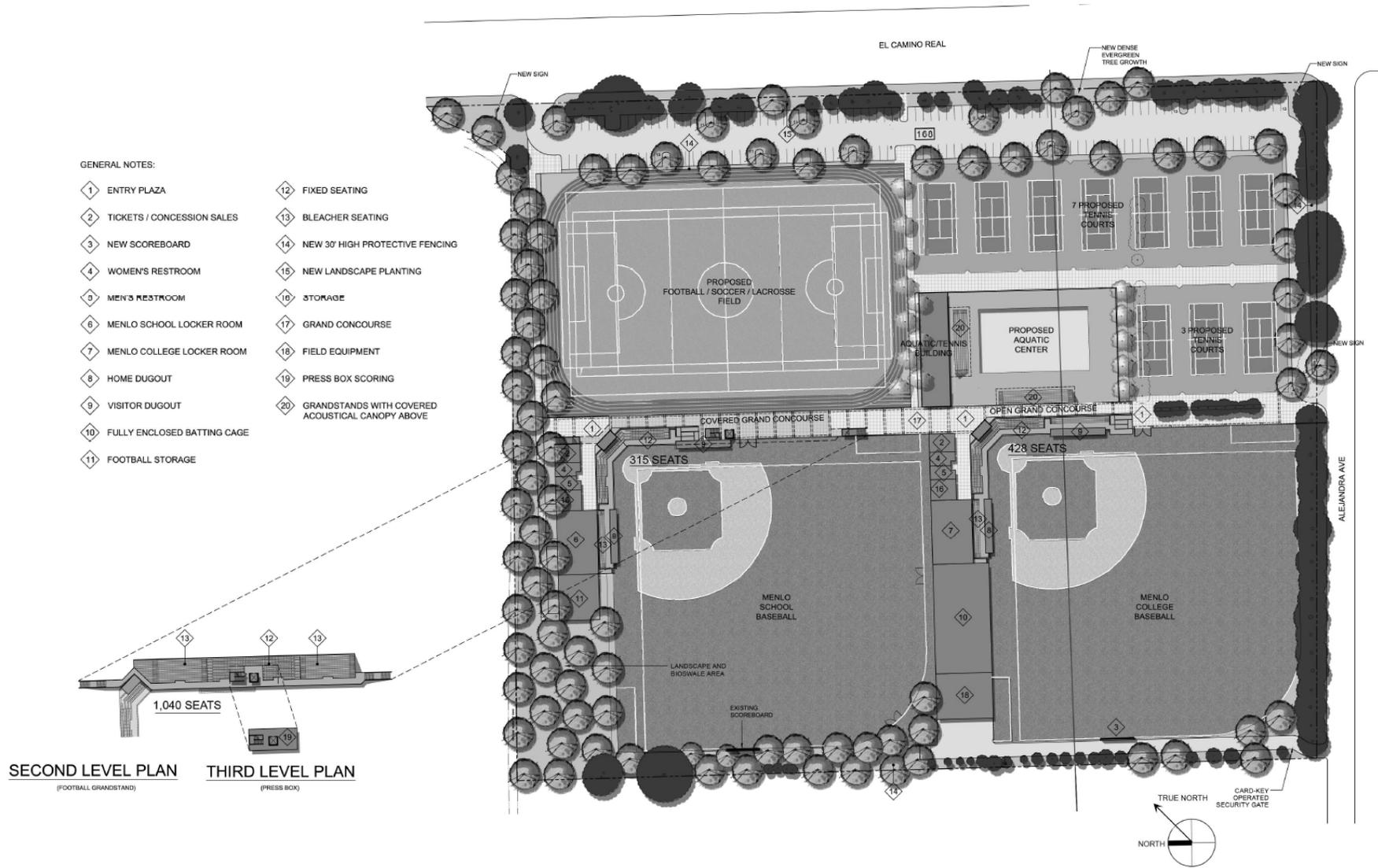
Town of Atherton boundaries shown as a dashed line.

Source: Google Inc., Google Maps, 2012 map data, with project location noted by Lamphier-Gregory.



**Figure 2: Project Site**

Source: Google Inc., Google Earth imagery date 10/31/2011, with project location noted by Lamphier-Gregory.



**Figure 3: Proposed Project Site Plan**

Source: Kenneth Rodrigues & Partners, Inc. for the applicant, undated

# INITIAL STUDY CHECKLIST

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

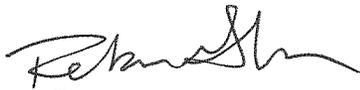
Environmental factors that may be affected by the Project are listed alphabetically below. Factors marked with an “X” (☒) were determined to be potentially affected by the Project and will be studied in an Environmental Impact Report, as indicated in the Environmental Evaluation Form Checklist and related discussion that follows. Unmarked factors (☐) were determined to not be significantly affected by the Project, based on discussion provided in the Checklist.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality  |
| <input checked="" type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Geology/Soils           |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards/Hazardous Materials       | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning                             | <input type="checkbox"/> Mineral Resources                 | <input checked="" type="checkbox"/> Noise        |
| <input type="checkbox"/> Population/Housing                            | <input type="checkbox"/> Public Services                   | <input type="checkbox"/> Recreation              |
| <input checked="" type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Utilities/Service Systems         |  |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |  |

## LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Rebecca Gorton, Lumphier-Gregory for Neal Martin

Signature

Neal Martin, Town Planner

12/31/2012

Date

## **EVALUATION OF ENVIRONMENTAL EFFECTS**

The Checklist portion of the Initial Study begins below, with explanations of each CEQA issue topic. Four outcomes are possible, as explained below.

1. A “no impact” response indicates that no action that would have an adverse effect on the environment would occur due to the Project.
2. A “less than significant” response indicates that while there may be potential for an environmental impact, there are standard procedures or regulations in place, or other features of the Project as proposed, which would limit the extent of this impact to a level of “less than significant.”
3. Responses that indicate that the impact of the Project would be “less than significant with mitigation” indicate that mitigation measures would be required as a condition of Project approval in order to effectively reduce potential Project-related environmental effects to a level of “less than significant.” (Note that this response was not chosen in this document.)
4. A “potentially significant impact” response indicates that further analysis is required to determine the extent of the potential impact and identify any appropriate mitigation. Topics that are indicated with a “potentially significant impact” will be analyzed in an Environmental Impact Report.

<b>1. AESTHETICS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>			

a-d) Aesthetics Impacts. The aesthetics of the changes are a concern to the neighbors and Town. These issues will be studied in the EIR.

<p><b>2. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production(as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>

a-e) Agriculture and Forestry Resources. The Project site is located in a developed urban area and is currently developed as sports fields. No part of the site is zoned for or currently being used for agricultural or forestry purposes or are subject to the Williamson Act. There would be **no impact** to agriculture and forestry resources as a result of this Project.

<b>3. AIR QUALITY</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>			
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>			
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>			

a-e) Air Quality Impacts. The Project is an upgrade of existing sports fields and facilities and would not represent substantial changes to regional vehicle traffic or emissions at the site. However, because there could be marginal changes to trips to the site and buildings on the site as well as emissions during construction, potential Air Quality impacts will be analyzed in the EIR.

<b>4. BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>			

a-f) Biological Resources Impacts. A biological assessment and tree survey will be conducted by H.T. Harvey and Associates and Hort Science, Inc., respectively. Because these analyses have not yet been concluded, biological impacts are considered potentially significant at this time and will be analyzed in the EIR.

<b>5. CULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Section 15064.5?	<input checked="" type="checkbox"/>			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Section 15064.5?	<input checked="" type="checkbox"/>			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>			
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>			

a-d) Historic, Archaeological and Paleontological Resources and Human Remains. The Project site is previously disturbed and there are no known resources at the site. However, based on the site characteristics, there could be a potential for buried Native American resources and the existing structures on site could be of historic age. Potential Cultural Resources impacts will be further assessed in the EIR.

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42)</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?			<input checked="" type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<input checked="" type="checkbox"/>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<input checked="" type="checkbox"/>

a, c, d) Seismic Hazards and Unstable or Expansive Soil. The San Francisco Bay Area is a seismically active region and the structures on the site are likely to encounter strong seismic ground shaking during their lifetime. The closest fault is the San Andreas fault, with potentially active fault traces located approximately 2 miles to the west of the Project site. There are no active earthquake faults known to pass through the vicinity of the Project.<sup>1</sup> There would be no impact related to rupture of a known earthquake fault.

The Project site is in an area of relatively flat topography and the possibility of landslides is considered unlikely. There would be no impact related to landslides.

The Project requires building permits and would be constructed to the current building code standards. These standards include consideration of geologic and seismic conditions. Soil conditions at the Project site, including the presence or absence of unstable or expansive soil, would be identified and considered as part of this process.

Therefore, the impact related to seismic hazards and unstable or expansive soils would be *less than significant*.

<sup>1</sup> State of California Department of Conservation, State of California Special Studies Zones (Delineated in compliance with Alquist-Priolo Special Studies Zones Act), Palo Alto Quadrangle, effective July 1, 1974 and available through [http://www.quake.ca.gov/gmaps/ap/ap\\_maps.htm](http://www.quake.ca.gov/gmaps/ap/ap_maps.htm).

- b) Soil Erosion. The Project will involve ground disturbance during construction. The Project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB), which will address any erosion potential from ground disturbance. With compliance with applicable regulations, the impact related to soil erosion would be *less than significant*.
- e) Septic Tanks. The Project would not include the use of septic tanks and associated disposal facilities. Therefore, the Project would have *no impact* in this regard.

<b>7. GREENHOUSE GAS EMISSIONS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>			

a, b) Greenhouse Gas Emissions Impacts. The Project is an upgrade of existing sports fields and facilities and would not represent substantial changes to regional vehicle traffic or emissions at the site. However, because there could be marginal changes to trips to the site and buildings on the site as well as emissions during construction, potential Greenhouse Gas Emissions impacts will be analyzed in the EIR.

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<input checked="" type="checkbox"/>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			<input checked="" type="checkbox"/>	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			<input checked="" type="checkbox"/>	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<input checked="" type="checkbox"/>	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<input checked="" type="checkbox"/>

a-c) Hazardous Materials. Proposed structures are subject to building permit requirements that ensure compliance with applicable building and electrical codes. Soil conditions are identified and considered in the design of such structures. No hazardous materials are emitted during operation of the proposed Project.

Project operations are not expected to create a significant hazard through the routine transport, use or disposal of hazardous materials. It is assumed that any materials used during construction activities or for maintenance of the facilities that would be considered hazardous would be utilized in compliance with applicable regulations. It is also noted that state and federal laws require proper handling, use and disposal of hazardous materials. These same laws and regulations require the prevention and reduction of injury to people and the environment in the event of an accidental release. Consequently, there are no reasonably foreseeable operational upset or accidental conditions that would involve a significant release of hazardous materials into the environment.

Impacts relating to hazardous materials at this site would be *less than significant*. A discussion of toxic air contaminants will be included in the Air Quality analysis in the EIR.

d) Hazardous Material Site. There are no known hazardous materials contaminating the site, and it is not included on a list of hazardous materials sites (per Government Code Section 65962.5, “Cortese

List”), nor are there any active sites included on the list within 1000 feet of the Project.<sup>2</sup> There is ***no impact*** related to a hazardous material site.

- e, f) Airport Hazards. The closest airports are the Palo Alto Airport, located approximately 3 miles east from the Project site, and San Carlos airport, located approximately 4.5 miles to the north. These are both relatively small general aviation County airports. The Project site is not within 2 miles of any airport, either public or private, and would therefore have a ***less than significant*** impact related to airport hazards.
- g) Emergency Response Plan. The Project would not substantially alter traffic patterns and would not impair implementation of any adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have a ***less than significant*** impact in this regard.
- h) Wildland Fire. The Project site is located in an urbanized area removed from areas typically subject to wildland fire. Therefore, the Project would have ***no impact*** related to wildland fire.

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<sup>2</sup> California Environmental Protection Agency, Cortese List Data Resources, including links to current Envirostar and GeoTracker databases, <http://www.calepa.ca.gov/sitecleanup/corteselist/>, accessed 12/20/2012.

9. <b>HYDROLOGY AND WATER QUALITY</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in a significant increase in pollutant discharges to receiving waters (marine, fresh, and/or wetlands) during or following construction (considering water quality parameters such as temperature, dissolved oxygen, turbidity, and typical stormwater pollutants, e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash?			<input checked="" type="checkbox"/>	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<input checked="" type="checkbox"/>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			<input checked="" type="checkbox"/>	
d) Substantially increase the rate or amount of surface runoff (e.g., due to increased impervious surfaces) in a manner which would result in flooding on- or off-site (i.e. within a watershed)?			<input checked="" type="checkbox"/>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems due to changes in runoff flow rates or volumes?			<input checked="" type="checkbox"/>	
f) Result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act?			<input checked="" type="checkbox"/>	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			<input checked="" type="checkbox"/>	
j) Inundation by seiche, tsunami, or mudflow?			<input checked="" type="checkbox"/>	

a, f) Water Quality and Pollutants. Construction activities, such as drilling a hole for the foundation and pouring concrete, have the potential to impact water quality. These activities have the potential to increase sediment loads in runoff that would enter the combined sewer system. Fuel, oil, grease, solvents, and other chemicals used in construction activities have the potential to create toxicity problems if allowed to enter a waterway. Construction activities are also a source of various other materials including trash, soap, and sanitary wastes.

Construction activities at the Project site would be required to be performed in compliance with Town and State regulations would reduce any potential impacts to surface water and drainage to a *less than significant* level.

- b) Groundwater Supplies and Recharge. Groundwater elevation at the site is expected to be 25 to 30 feet.<sup>3</sup> Excavation at the site, including for the 12' sunken pool area, is not anticipated to reach the groundwater level.

Following construction, the Project would increase impervious surface area at the site through increasing the size of the parking area and tennis courts and adding the pool facility. However, the plans also include a formalized bioswale system to handle any increased on-site runoff per Municipal Regional Stormwater NPDES Permit Provision C.3, which requires the Project to avoid contributing runoff in excess of current conditions. With compliance with existing requirements, the Project would not have a substantial impact on groundwater recharge. Therefore, the proposed Project would have a *less than significant* impact on groundwater.

- c-e) Runoff and Drainage. On-site drainage will be modified to direct runoff from impervious areas to the proposed bioswale at the northwestern edge of the site. Existing off-site drainage at the site would be maintained per Municipal Regional Stormwater NPDES Permit Provision C.3, and no increases in off-site stormwater would result. Therefore, with compliance with existing regulations, impacts related to runoff and drainage would be *less than significant*.

- g-h) Flood Hazard Areas. There are no areas within the Town of Atherton identified as flood prone, including the Project site.<sup>4</sup> Therefore, there would be *no impact* related to flood hazard areas.

- i) Dam Failure. There are no levees protecting the Project site. The Project is located approximately 2.3 miles southwest of Bear Gulch Reservoir. Failure at the Bear Gulch Dam could result in inundation along the creek at the northern boundary of the Project site.<sup>5</sup> Dam failure is considered unlikely as maintenance is required by state and federal laws and would be unlikely to substantially affect the Project site even if it did occur. Therefore, the impact related to flooding as a result of dam failure would be *less than significant*.

- j) Inundation. The proposed Project is located over 3 miles from the San Francisco Bay, and over 13 miles from the Pacific Ocean. Project site elevations are generally between 58 and 61 feet above mean sea level and are not anticipated to be within a tsunami inundation area.<sup>6</sup> Climate change induced sea level rise is estimated at up to 17 inches by 2050 and 69 inches by 2100.<sup>7</sup> Therefore, the site is not in danger of inundation from a tsunami or climate change induced sea level rise. Further, the site is not located near an inland body of water, nor is it located adjacent to a soil slope susceptible to rapid mass wasting or mudflows. Therefore, there would be a *less than significant* impact due to inundation by seiche, tsunami, mudflow or sea level rise.

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<sup>3</sup> Town of Atherton, 11/6/2007, Drainage Criteria, Exhibit 2, Groundwater Map.

<sup>4</sup> Town of Atherton, prepared by Neal Martin and Associates, Adopted November 20, 2002, *Town of Atherton General Plan, Revisions 2002*, page LU-7.

<sup>5</sup> Association of Bay Area Governments, 1995, Dam Failure Inundation Hazard Map for Menlo Park/Atherton/East Palo Alto, available through <http://quake.abag.ca.gov/dam-failure/>.

<sup>6</sup> California Emergency Management Agency, June 15, 2009, Tsunami Inundation Map for Emergency Planning, Redwood Point Quadrangle/Palo Alto Quadrangle.

<sup>7</sup> Bay Conservation and Development Commission, adopted Oct 6, 2011, *San Francisco Bay Plan*.

<b>10. LAND USE AND PLANNING</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

- a) Physical Division of a Community. The Project site represents upgrade of an existing sports facility and would not divide an established community. (***No impact***)
- b) Conflict with Land Use Plan. The existing facility and proposed upgrade are consistent with applicable land use plans and regulations. (***No impact***)
- c) Conflict with Conservation Plan. The Project site is not subject to a conservation plan. It is surrounded by urban development and has been designated for such land use for a considerable period of time. The Project would, therefore, have ***no impact*** in relation to this item.

<b>11. MINERAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<input checked="" type="checkbox"/>

a, b) Mineral Resources. The site contains no known mineral resources and has not been delineated as a locally important mineral recovery site on any land use plan.<sup>8</sup> The Project would have *no impact* with regard to mineral resources.

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<sup>8</sup> U.S. Geological Survey, 2005, Mineral Resources Data System: U.S. Geological Survey, Reston, Virginia. Available through: <http://tin.er.usgs.gov/mrds/>

<b>12. NOISE</b> Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>			
f) For a project in the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>			

a-f) Noise Impacts. The Project is an upgrade of existing sports fields and facilities and would represent some changes to the noise generated at the site. Potential Noise impacts will be analyzed in the EIR.

<p><b>13. POPULATION AND HOUSING</b></p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>

a-c) Substantial Population Growth. The proposed Project does not include housing and is intended as an upgrade to existing sports facilities with no change in the enrollment of the related College and School. The Project would not induce population growth and would displace neither existing housing nor people. Therefore, there would be ***no impact*** in this regard.

<b>14. PUBLIC SERVICES</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection.				<input checked="" type="checkbox"/>
b) Police protection.				<input checked="" type="checkbox"/>
c) Schools.				<input checked="" type="checkbox"/>
d) Parks.				<input checked="" type="checkbox"/>
e) Other public facilities.				<input checked="" type="checkbox"/>

a-e) Public Services. The proposed Project is an upgrade to an existing sports facility with little change in the amount of use of the fields and facility. The Project would not substantially increase the demand for public services. Therefore, there would be *no impact* in this regard.

<b>15. RECREATION</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.				<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.				<input checked="" type="checkbox"/>

a-b) Recreation. The proposed Project is an upgrade of existing facilities by and for Menlo College and Menlo School with no change in enrollment. There would be ***no impact*** related to use or construction of other recreational facilities.

<b>16. TRANSPORTATION</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☒			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒			
e) Result in inadequate emergency access?	☒			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒			

a-f) Transportation Impacts. The Project is an upgrade of existing sports fields and facilities and could cause marginal changes to trips to the area and site. Increases in trips or changes in traffic patterns will be determined and potential Transportation impacts will be analyzed in the EIR.

<b>17. UTILITIES AND SERVICE SYSTEMS</b> Would the project	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			☒	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			☒	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			☒	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			☒	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			☒	

a-g) Utilities. The proposed Project would require increased utilities including electrical service, water and wastewater to supply the proposed buildings, including new restroom facilities. Providing such service through extension of existing utility service in the vicinity would not be anticipated to result in any significant effects. Solid waste is not anticipated to increase substantially because there will be little change in the total activities at the College and School. As discussed under hydrology, off-site stormwater is not anticipated to change.

There would be a *less than significant* impact on utility services.

<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>			
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>			

a-c) Mandatory Findings. Because some topics are considered potentially significant at this point with further analysis planned in the EIR, these mandatory findings will also be addressed in the EIR.

## **DOCUMENT PREPARERS**

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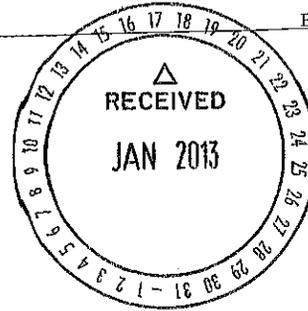
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Town of Atherton

This document was prepared in consultation with Neal Martin, Town Planner, Town of Atherton.

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January 10, 2013

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 SCH# 2013012002  
 SM-82-1.5

Mr. Neal Martin  
 Town of Atherton  
 Planning Department  
 91 Ashfield Road  
 Atherton, CA 94027

Dear Mr. Martin:

### **Cartan Field Improvement Project – Notice of Preparation**

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Cartan Field Improvement project. The following comments are based on the project's Notice of Preparation (NOP). As the lead agency, the Town of Atherton is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the state right of way (ROW), and Caltrans will not issue a permit until our concerns are adequately addressed, we strongly recommend that the County work with both the applicant and the Caltrans to ensure that our concerns are resolved during the environmental process, and in any case prior to submittal of an encroachment permit application. Further comments will be provided during the encroachment permit process; see the end of this letter for more information regarding encroachment permits.

#### ***Traffic Analysis***

Please include the information detailed below in the Traffic Impact Study (TIS) to ensure that project-related impacts to state roadway facilities are thoroughly assessed. We encourage the Town to coordinate preparation of the study with our office, and we would appreciate the opportunity to review the scope of work. The Caltrans "*Guide for the Preparation of Traffic Impact Studies*" should be reviewed prior to initiating any traffic analysis for the project; it is available at the following website:  
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

The TIS should include:

1. Site plan clearly showing project access in relation to nearby state roadways. Ingress and egress for all project components should be clearly identified. State right-of-way should be clearly identified.
2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.
3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all significantly affected roadways, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and degradation to existing and cumulative levels of service. Lastly, the Department's LOS threshold, which is the transition between LOS C and D, and is explained in detail in the Guide for Traffic Studies, should be applied to all state facilities.
4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the San Mateo County Congestion Management Agency's Congestion Management Plan should be evaluated.
6. Mitigation should be identified for any roadway mainline section or intersection with insufficient capacity to maintain an acceptable LOS with the addition of project-related and/or cumulative traffic. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.
7. Secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on state highways.

### ***Cultural Resources***

Caltrans requires that a project environmental document include documentation of a current archaeological record search from the Northwest Information Center of the California Historical Resources Information System if construction activities are proposed within state right of way. Current record searches must be no more than five years old. Caltrans requires the records search, and if warranted, a cultural resource study by a qualified, professional archaeologist, and evidence of Native American consultation to ensure compliance with

CEQA, Section 5024.5 and 5097 of the California Public Resources Code, and Volume 2 of Caltrans' Standard Environmental Reference (<http://ser.dot.ca.gov>). These requirements, including applicable mitigation, must be fulfilled before an encroachment permit can be issued for project-related work in state ROW; these requirements also apply to National Environmental Policy Act documents when there is a federal action on a project. Work subject to these requirements includes, but is not limited to: lane widening, channelization, auxiliary lanes, and/or modification of existing features such as slopes, drainage features, curbs, sidewalks and driveways within or adjacent to state ROW.

***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating the state ROW must be submitted to: Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information. <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please forward a copy of the Town's Traffic Impact Fee policy along with the environmental document and TIS, including Technical Appendices, to Sandra Finegan, Associate Transportation Planner, Community Planning Office, Mail Station 10D, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660 as soon as they are available.

Please feel free to call or email Sandra Finegan at (510) 622-1644 or [sandra\\_finegan@dot.ca.gov](mailto:sandra_finegan@dot.ca.gov) with any questions regarding this letter.

Sincerely,



ERIK ALM, AICP  
District Branch Chief  
Local Development – Intergovernmental Review

c: State Clearinghouse



*Matthew Francois*  
*(415) 627-3628*  
*matthew.francois@sedgwicklaw.com*

January 9, 2013

*Via E-mail*

Lisa Costa Sanders  
Deputy Town Planner  
Atherton Town Hall  
91 Ashfield Road  
Atherton, CA 94027

**Re: Notice of Preparation of an Environmental Impact Report for the Menlo School and Menlo College Cartan Field Improvement Project**

Dear Ms. Costa Sanders:

We are writing on behalf of our client, John Braskamp, in regard to the Notice of Preparation of an Environmental Impact Report ("EIR") for the Cartan Field Improvement Project ("Project"). Our client lives at 35 Isabella Avenue in the Town of Atherton ("Town"). His residence is located immediately adjacent (on the north) to the proposed Project. While Mr. Braskamp supports the Project in concept, he does wish to ensure that the environmental impacts of the Project are fully analyzed in the EIR and that all significant environmental impacts resulting from the Project are avoided or substantially reduced to the greatest extent feasible through binding and enforceable mitigation measures.

As you know, the Project consists of a joint proposal by Menlo College ("College") and Menlo School ("School") to completely reconstruct the Cartan Field sports facility. The existing sports field consists of 2 baseball diamonds, a multi-use field (football/soccer/lacrosse) and 6 tennis courts. All of the existing uses and fields will be demolished and rebuilt. Also, 4 additional tennis courts (for a total of 10 courts), a new aquatics center (with seating for approximately 200 spectators) and 103 additional parking spaces (for a total of 168 spaces) will be included. New lockers, restrooms and batting cages will be provided for the baseball fields and seating capacity will be increased compared to current levels. In addition, new multi-level bleachers will be constructed for the multi-use field with all seating consolidated on the western side of the field and located closer to the residences.

While we have a copy of the Project application, it is not entirely clear what approvals the School and College are seeking from the Town. We believe that the School and College must apply for, at minimum, approval of conditional use permits.<sup>1</sup> Since the School and College appear to be separate entities governed by separate use permits, it seems that separate use permit applications will be needed.

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<sup>1</sup> The Project site is zoned Public Facilities and Schools District ("PFS"). Private schools are conditionally permitted uses in the PFS district. Atherton Municipal Code ("AMC") section 17.36.030. Any changes, improvements or new construction to such facilities requires a conditional use permit. AMC section 17.36.030, note 2.

Per the AMC, a conditional use permit application must include the following: (a) maps and diagrams showing the proposal in relation to the master plan layout; (b) history of student and faculty growth and projections of future growth, including an analysis of that growth's consistency with the master plan projections; (c) a traffic and parking analysis of the proposal and comparison to the master plan projections; (d) a circulation plan showing how the traffic and pedestrian circulation will function upon implementation of the proposal; and (e) other information that might be required for specific proposals, such as noise analyses, lighting plans, landscape screening plans, heritage tree locations, and other similar information. AMC section 17.36.030, note 2. It does not appear that any of this information was submitted with the Project application and that the parties instead intend to furnish this information as part of the EIR. We do not believe that the Town should accept the applications as complete until the School and College furnish the requisite information and it is made publicly available.

We think that the EIR needs to have a clear and complete project description to ensure adequate and informed environmental review. In addition to fully describing all Project components, the project description should include a detailed summary of both existing and proposed uses and activities on the Project fields with hours of operation specified. It should also be made clear whether any non-School/College use of the fields will be allowed. If so, these uses must be specifically outlined and analyzed. Also, we believe that the EIR should conservatively examine a worst-case scenario as to each environmental topic. This will likely include simultaneous, maximum use of the Project fields, School (including classrooms, the new Athletic Center and Creative Arts Classroom Building as well as the proposed Performing Arts Center) and College. In addition, the analysis should be based on the maximum seating capacity provided as part of the Project and take into account the potential for increased field usage due to the use of artificial turf material.

We have reviewed the Initial Study for the Project and concur that the EIR must fully address issues related to, among others, traffic, aesthetics, air quality and noise. We think that it is important that the EIR focus on both construction and operational impacts of the Project in these key areas.

In terms of traffic, our client is concerned with the increased traffic and parking that may occur in the neighborhood as a result of the Project. We are especially concerned given that multiple intersections in the vicinity of the Project currently operate at unacceptable levels of service during both the morning and afternoon peak hours. Further, maximum traffic and parking levels set as part of a recent Town approval allowing the School to increase its enrollment from 750 to 795 students were exceeded after only the first year of monitoring. We desire to see not only a full project and cumulative level traffic analysis based on intersection levels of service but also a qualitative discussion regarding the Project's potential to contribute to neighborhood traffic/parking intrusion. This is especially important given that the Project shares a common boundary with residences on the north and west and since the location of the new parking area off El Camino may increase use of neighborhood streets as cut-through routes.

As to aesthetics, we wish to see a full analysis of impacts, including visual simulations from Isabella, El Camino and other neighboring streets. We are especially concerned about the potential visual impacts of the baseball nets, perimeter fencing, multi-level bleachers, light poles and other Project features. These new features as well as the plethora of parking and exterior lights that will stay on at night have the potential to intrude on the rural character of the neighborhood and community.<sup>2</sup> The Town should also provide story poles on site and make landscaping plans available for review so that the community

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<sup>2</sup> This would conflict with one of the General Plan's primary land use goals of "preserv[ing] the Town's character as a scenic, rural, thickly wooded residential area with abundant open space." General Plan, Land Use Element, section 1.210.

Lisa Costa Sanders

January 9, 2013

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may fully evaluate the changes in the actual appearance of the campus. The Project proposes to relocate the College's garbage storage area from the northwest corner of the field to a new trash area on the College campus. Currently, my client has an unobstructed view of this refuse area from his rear yard. It would be very helpful if the College could relocate the refuse area sooner than completion of the Project and/or add landscaping on its side of the fence to screen views of the refuse area from my client's property.

In certain sections, including air quality, the Initial Study refers to the Project as resulting in "marginal" changes in vehicular trips and air emissions. However, until the EIR analysis is prepared using worst-case assumptions such as those described above, we do not believe that it is possible or appropriate to characterize the Project impacts.

In regard to noise, we wish to see a full analysis of noise impacts. We think that it is especially important that a worst-case analysis be performed to measure noise impacts assuming simultaneous use of the public address systems for potentially overlapping activities and increased crowd noise due to additional seating (in the case of the baseball fields) and consolidation/movement of seating closer to residences (in the case of the multi-use field). Another noise concern relates to the use of a compressed air horn during lacrosse games to signal the end of each quarter. We believe that a mitigation measure should be included in the EIR to preclude the use of such horns.

Because the Project may implicate land use policies that were adopted for the purpose of avoiding or mitigating an environment effect, we believe that land use impacts should also be studied in the EIR. For instance, the School has filed a Master Plan with the Town. The Master Plan only generally and indirectly references the need for improvements to the athletic fields; there is no discussion of the Project or how the Project fits with other School and Town goals. Per AMC section 17.36.030, note 2, "[w]here a master plan for a private school has been prepared and filed with the town for public record, any application for a conditional use permit shall be compared to the master plan for consistency with that document."<sup>3</sup> Thus, we believe that a discussion of land use impacts should be included in the EIR.<sup>4</sup>

Thank you for your consideration of Mr. Braskamp's views on this matter. We look forward to reviewing the Draft EIR when it is available and working with the parties and the Town to ensure that the Project's significant impacts are fully addressed. Please feel free to contact me at anytime with any questions concerning this correspondence.

Very truly yours,



Matthew Francois  
Sedgwick LLP

cc: John Braskamp  
Neal Martin

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<sup>3</sup> See also, General Plan, Land Use Element, section 1.550 ("Conditional Use Permits for new or relocated buildings and facilities are required to be consistent with the Master Plan.").

<sup>4</sup> We also believe that the Town should provide a more complete and convincing explanation as to why Geology/Soils, Hydrology/Water Quality, Hazards/Hazardous Materials, Public Services and Utilities/Service Systems should be scoped out of the EIR.

January 8, 2013

**VIA FEDERAL EXPRESS**

Ms. Lisa Costa Sanders  
Deputy Town Planner  
Atherton Town Hall  
91 Ashfield Road  
Atherton, CA 94027

Re: Notice of Preparation of an EIR and Scoping Meeting for the Menlo School  
and Menlo College Cartan Field Improvement Project

Dear Ms. Sanders:

We represent Jeff Hiller, whose address is 4 Brittany Meadows, and submit this letter on his behalf. The proximity of his property to the fields where the proposed improvements are to be made provides Mr. Hiller with significant concern over the impacts that the improvements will have on the enjoyment of his property, particularly when added to the impacts he already endures.

Over the years, the steadily increasing use of the fields has aggravated its nuisance impact upon Mr. Hiller's residence. He understands that a number of his neighbors share these concerns. Noise is the principal nuisance effect that enhanced use of the fields has created. It is particularly obnoxious on the weekends and on days when the prevailing winds blow the noise of referees' whistles, the shouts of the participants, and the pinging of aluminum bats on baseballs toward his residence. In those conditions, he feels as though he is a direct and unwilling participant in the activities.

Given the history, Mr. Hiller feels justifiably threatened by the proposed new improvements. Those improvements and the increased use of the facilities that they portend will have a cumulative impact, compounded by the increased numbers of students at both the School and College. Those impacts must be carefully and objectively evaluated with appropriate consideration of alternatives and mitigation measures. Neither alternatives nor mitigation measures that would significantly reduce the nuisance effects of the use may be casually rejected as "infeasible," as apparently has happened in the past.

Noise, of course, is not the only adverse impact on the neighbors of increased use of the fields. Traffic is another aspect of that increased use.

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Ms. Lisa Costa Sanders

January 8, 2013

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The time has come for the Town to muster the respect that the critical problem posed by the athletic fields creates. Bluntly stated, a major outdoor recreational use is simply not compatible with a quiet residential neighborhood. True, the uses have co-existed for many years. But that coexistence has become increasingly strained as use of the facilities has escalated exponentially, and threatens to continue to do so with the improvements now planned.

Every effort must be made to minimize that conflict and protect the neighbors to the extent possible under the circumstances. The environmental impact report process provides an appropriate vehicle for at least defining the problem fairly and honestly while fashioning appropriate measures to mitigate those impacts.

But make no mistake. The current and proposed uses of those fields constitute a nuisance as to Mr. Hiller's property and those of many of his neighbors. He does not intend to stand by and allow that situation to be made worse. Indeed, he will insist on having it materially rectified.

Please take this letter as a demand for timely written notice of all further proceedings in connection with this proposed environmental impact report including, but without limitation, correspondence you receive and any initial study or other environmental document that is prepared for the project.

If you have any questions or wish to discuss the subject, please feel free to call me at the telephone number shown on the letterhead.

Very truly yours,

BUCHALTER NEMER  
A Professional Corporation

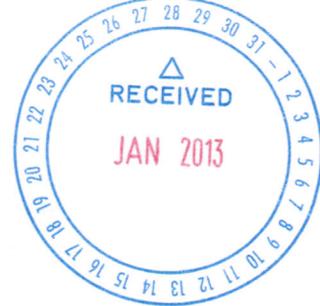
By



Howard N. Ellman

HNE:flf

cc: Mr. Jeff Hiller



MacLellan and Elizabeth King  
69 Alejandra Ave.  
Atherton, California 94027

January 23, 2013

Mr. Neal Martin  
Town Planner - Town of Atherton  
91 Ashfield Road  
Atherton, California 94027

Re: Cartan Field/Wunderlich Field - Menlo School and College

Dear Mr. Martin,

Pursuant to our telephone conversations of last Fall, here is a letter outlining our concerns regarding Menlo School and College plans to redesign Cartan Field.

We own the property at 69 Alejandra Ave adjacent to Wunderlich Field. While the proposal submitted to you on September 6, 2012, by Kenneth Rodrigues and partners, Inc., deals primarily with Cartan Field, our concern is what this could mean for Wunderlich future plans. Many of the changes such as hours and the fence apply to Wunderlich regulations as well.

We commend Menlo School and College for wanting state of the art facilities. We are concerned that they will not be as receptive as necessary to neighborhood comfort and aesthetics.

Concerns:

1. New 30 foot high fencing for baseball fields, particularly on the South boundary (Alejandra). 30 feet is far too tall and will be unsightly.
2. 20 foot fencing around new tennis courts seems higher than warranted.
3. It is not clear where the new aquatic center will be located. Seating and a two story brick building could be unsightly.
4. Noise from activities- this section reads as if it pertains to Wunderlich as well. We would object to loud P.A. systems on that field.
5. Not sure what "non-school/college sponsored events" includes. Wunderlich is used heavily by others during the summer months at present.
6. While this proposal seems to increase parking, it is nowhere near what will be required for events as planned and is not suitable for such a fine facility.

Our main concern is Wunderlich. We have tried to work with Menlo School over the years on fencing and landscaping, both along our joint property line and on Alejandra. Progress has been spotty at best and seems to have altogether ceased in the last year. The Oleander is not watered or fertilized nor is trash picked up between their driveway across from Brittany meadows and our house

We would object strenuously to a 20 or 30 foot net or fence along either boundary. We have proposed splitting the cost of a within code 10 foot redwood fence on our joint property line and offered to provide some landscaping on their side. No response has been received.

While the proposal in question is well written and seems to take into consideration the welfare of neighbors, given our recent experience, we fear the beginning of a slippery slope. It may be beneficial for you and Andrea to stop by our house to envision the impact it will have on us.

Thank you for considering this letter. We may be reached on:

650-328-2194 landline

650-799-0884 cell phone

elizmick@aol.com

Sincerely,

Handwritten signatures in blue ink. The first signature appears to be 'EHK' and the second is 'MSE'.

Elizabeth and MacLellan King

cc: Mr David McAdoo

Mr. Bob Talbot

✓ Ms Andrea Mardesich