



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

February 5, 2019

To: Reviewing Agencies

Re: Thornton Junior High School Improvements Project
SCH# 2019029016

Attached for your review and comment is the Notice of Preparation (NOP) for the Thornton Junior High School Improvements Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Paul Cristilli
Fremont Unified School District
4210 Technnology Drive
Fremont, CA 94538

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Handwritten scribbles or marks.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029016
Project Title Thornton Junior High School Improvements Project
Lead Agency Fremont Unified School District

Type NOP Notice of Preparation
Description The proposed project would convert a 7th/8th grade junior high school into a middle school with 6th grade. It would include two components: 1) construction of new buildings to provide new classrooms and facilities to support an expanded student enrollment; and 2) modernization and upgrades to existing facilities. The project is intended to support an increase in the overall capacity of the school's facilities from the current capacity of 1,259 students to 2,176 student.

Note: See NOP for full details.

Lead Agency Contact

Name Paul Cristilli
Agency Fremont Unified School District
Phone (510) 295-9784 **Fax**
email
Address 4210 Technnology Drive
City Fremont **State** CA **Zip** 94538

Project Location

County Alameda
City Fremont
Region
Cross Streets Thornton Avenue and Coronado drive
Lat / Long 37° 33' 23N" N / 122° 00' 57W" W
Parcel No. 501-221-85-2
Township **Range** **Section** **Base**

Proximity to:

Highways 84
Airports
Railways ACE/Capitol Corridor
Waterways Quarry Lakes, Alameda Creek
Schools Centerville JHS
Land Use Designated Public Facility/zoned Public Facility

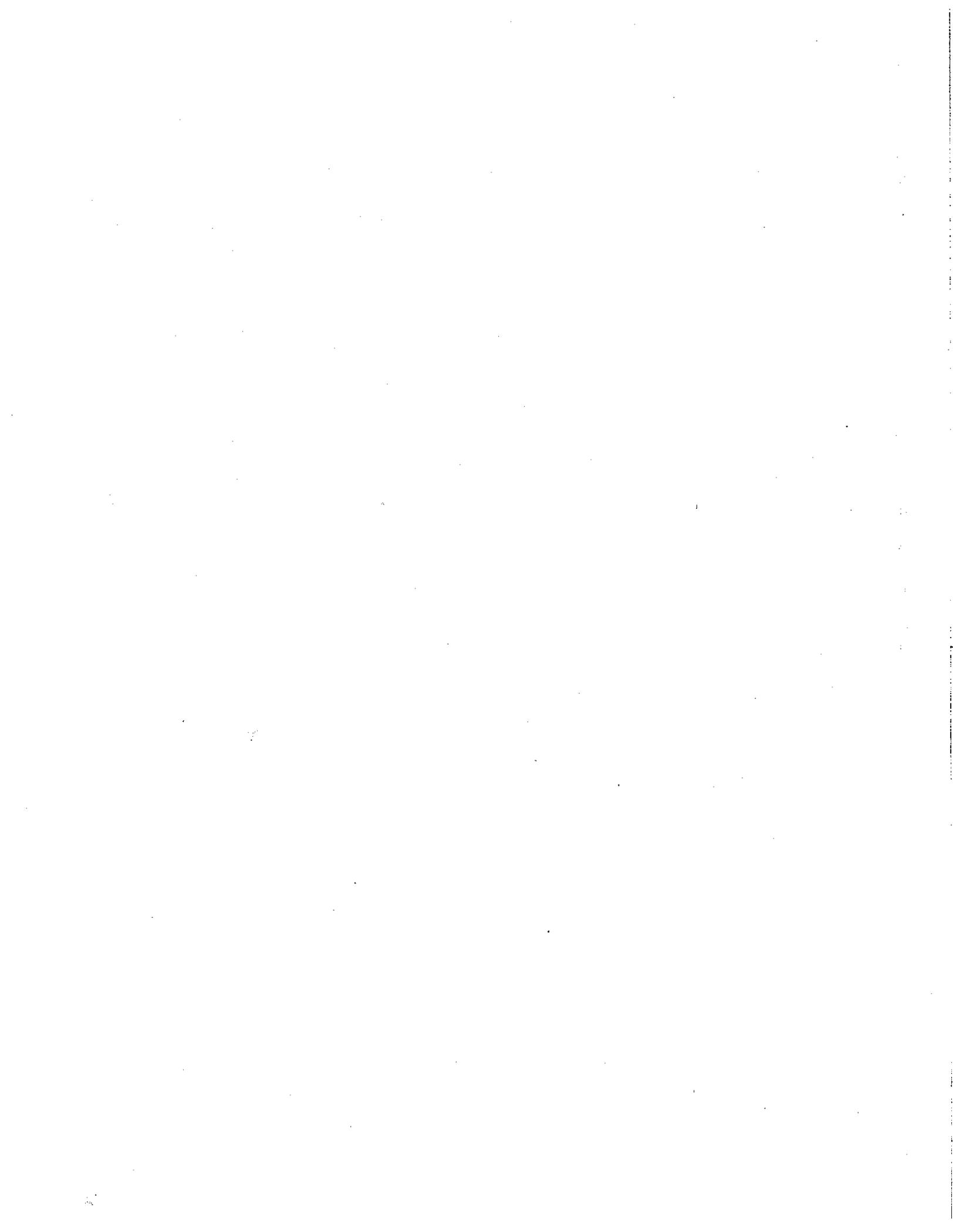
Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Other Issues; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Fish and Wildlife, Region 3; California Department of Education; Department of General Services; Public Utilities Commission; State Lands Commission; California Highway Patrol; Air Resources Board, Transportation Projects; Department of Water Resources; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2; Native American Heritage Commission; Caltrans, District 4; State Water Resources Control Board, Division of Drinking Water

Date Received 02/04/2019 **Start of Review** 02/05/2019 **End of Review** 03/06/2019

Note: Blanks in data fields result from insufficient information provided by lead agency.





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

2019029016

Project Title: THORNTON JUNIOR HIGH SCHOOL IMPROVEMENTS PROJECT

Lead Agency: Fremont Unified School District Contact Person: Paul Cristilli
Mailing Address: 4210 Technology Drive Phone: 510.295.9784
City: Fremont Zip: 94538 County: Alameda

Project Location: County: Alameda City/Nearest Community: Fremont

Cross Streets: Thornton Avenue and Coronado Drive Zip Code: 94536

Longitude/Latitude (degrees, minutes and seconds): 37 ° 33 ' 23 " N / 122 ° 00 ' 57 " W Total Acres: 20

Assessor's Parcel No.: 501-221-85-2 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 84 Waterways: Quarry Lakes, Alameda Creek

Airports: _____ Railways: ACE/Capitol Corridor Schools: Centerville JHS

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 EIR Other: _____
 Mit Neg Dec Other: _____

Gov. Office of Planning & Research
FONSI
After 12 pm
FEB 04 2019

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan 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 _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____
 Educational: New construction/improvement to existing campus
 Recreational: _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 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: GHG, energy

Present Land Use/Zoning/General Plan Designation:

Designated Public Facility/zoned Public Facility

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

See attached.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" 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 checked="" type="checkbox"/> Caltrans District #4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" 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 checked="" 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 # <u>4105</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 12, 2019 Ending Date March 13, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Fremont Unified School District</u>
Address: <u>1625 Shattuck Ave</u>	Address: <u>4210 Technology Drive</u>
City/State/Zip: <u>Berkeley CA 94709</u>	City/State/Zip: <u>Fremont CA 94538</u>
Contact: <u>Greg Goodfellow</u>	Phone: <u>510.295.9784</u>
Phone: <u>510 848 3815</u>	

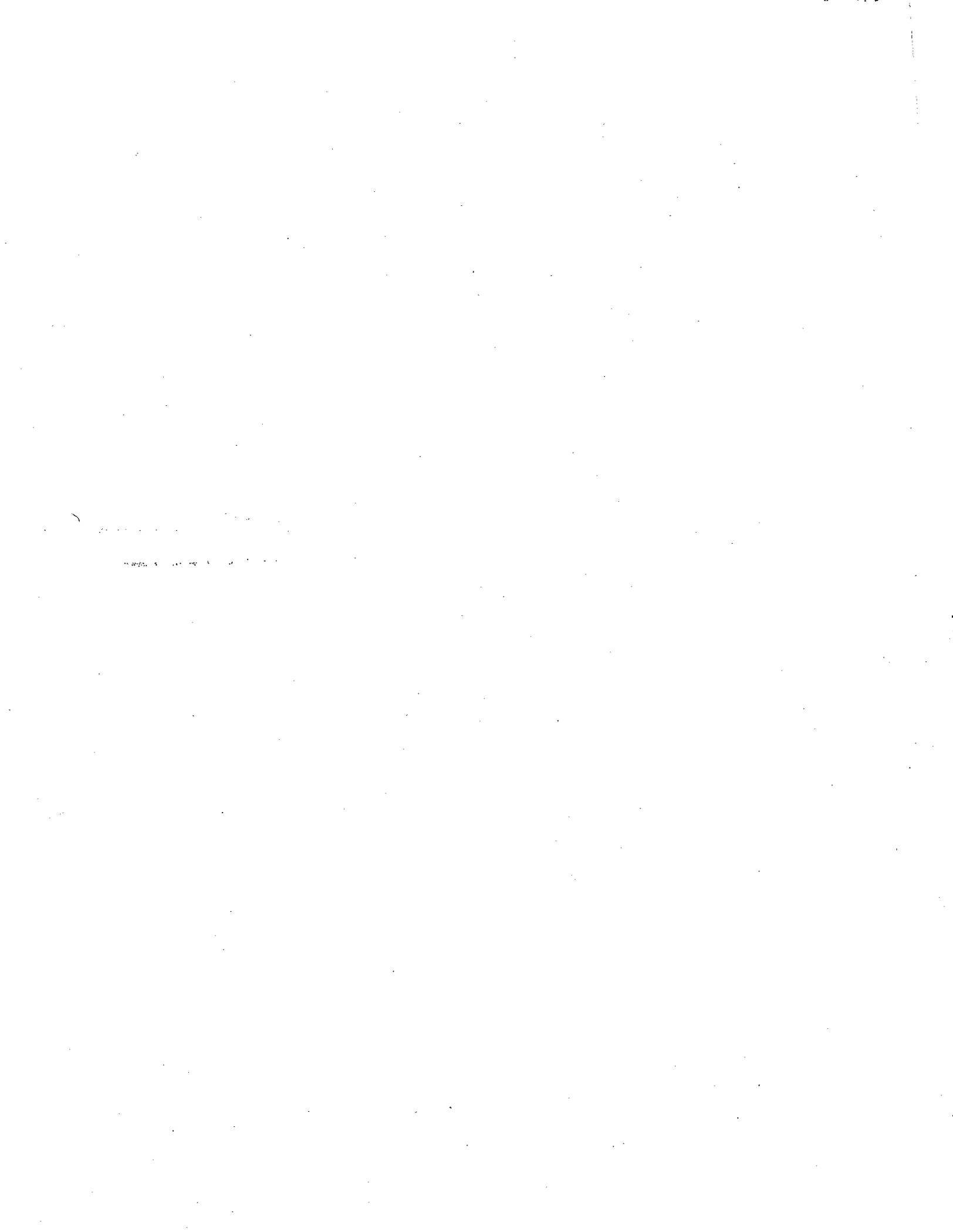
Signature of Lead Agency Representative:  Date: 1/30/19

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

The proposed project would convert a 7th/8th grade junior high school into a middle school with 6th grade. It would include two components: 1) construction of new buildings to provide new classrooms and facilities to support an expanded student enrollment; and 2) modernization and upgrades to existing facilities. The project is intended to support an increase in the overall capacity of the school's facilities from the current capacity of 1,259 students to 2,176 students.

The project proposes the demolition of the existing school entrance building and construction of a new 9,000 square-foot (sf) structure; a series of four new 2-story, modular classroom structures totaling 35,400 square feet and oriented to create courtyard-style outdoor learning spaces; and a 485 sf addition to an existing building for music education.

In addition, the school locker room building would be reconfigured and structurally upgraded; two support buildings would be reconfigured and receive minor facility modernizations; and 5 buildings would receive very minor facility modernizations. Campus hardtop play areas would be fully redeveloped. New parking areas totaling 102 new stalls and a vehicle turn-around would extend inward on the southwest side of the campus, parallel to Coronado Drive. The existing vehicular entrance and parking/drop-off area would be reconfigured for better circulation, parking, safety and ingress/egress.





NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse
Governor's Office of Planning and
Research
Alameda County Clerk
Responsible Agencies
Interested Individuals and Organizations

From: John Chwastyk
Director of Facilities
Fremont Unified School District
4210 Technology Drive
Fremont, CA 94538
jchwastyk@fremont.k12.ca.us

The Fremont Unified School District (District) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Thornton Middle School Conversion Project (proposed project). The School District is requesting written comments from responsible agencies regarding the scope and content of the environmental document. The public is also invited to submit written comments regarding the scope of the EIR and issues that should be addressed as the document is prepared.

A Scoping Meeting will be held on Thursday, February 14th at 4:00 p.m. at the Thornton Junior High School Library, located at 4357 Thornton Avenue in the City of Fremont.

Alternately, the District is accepting written responses within the California Environmental Quality Act (CEQA)-mandated 30-day comment period that ends **no later than 5:00 p.m. on March 13, 2019**. Public agencies should indicate a contact person in their response to this Notice of Preparation.

Responses should be directed to: John Chwastyk, Director of Facilities, Fremont Unified School District, 4210 Technology Drive, Fremont, California, 94538; jchwastyk@fremont.k12.ca.us.

Project Location: The proposed project is located within the existing Thornton Junior High School campus (Thornton) located at 4357 Thornton Avenue in the City of Fremont within the County of Alameda. Thornton is a part of the District. The total campus is approximately 18 acres in size and has 43 classrooms. The project site is designated Public Facility in the Fremont General Plan, and is zoned P-F Public Facility. It is surrounded primarily by Residential-Low and Residential Low-Medium land uses, per the City's General Plan.

Project Background Information: The District is currently undertaking modernization projects that consist of new construction, replacement and reconstruction of existing structures and facility modernization on junior high school campuses to accommodate the integration of 6th grade into those schools. These capacity improvements are part of the District's Long Range Facilities Plan funded by the City's Measure E bond program. Middle schools included in the Plan include Thornton, Centerville, Hopkins, Walters and Horner Junior High Schools. Conversion projects at Walters and Homer are currently under construction.

Project Description: The proposed Thornton Junior High School Improvements project that is the subject of the EIR includes two components: 1) construction of new buildings to provide new classrooms and

Board of Education
Michele Berke, Ph.D.
Desrie Campbell
Larry Sweeney
Ann Crosbie
Dianne Jones

Superintendent
Kim Wallace, Ed.D.
(510) 659-2542
Associate Superintendent
Raul A. Parungao
(510) 659-2572

Associate Superintendent, Instruction
Debbie Ashmore
(510) 659-2583
Assistant Superintendent, Human Resources
Raúl M. Zamora, Ed.D.
(510) 659-2556

facilities to support an expanded student enrollment; and 2) modernization and upgrades to existing facilities. The project is intended to support an increase in the overall capacity of the school's facilities from 1,259 students to 2,176 students. As such, the proposed project would support a 73 percent increase in student capacity.

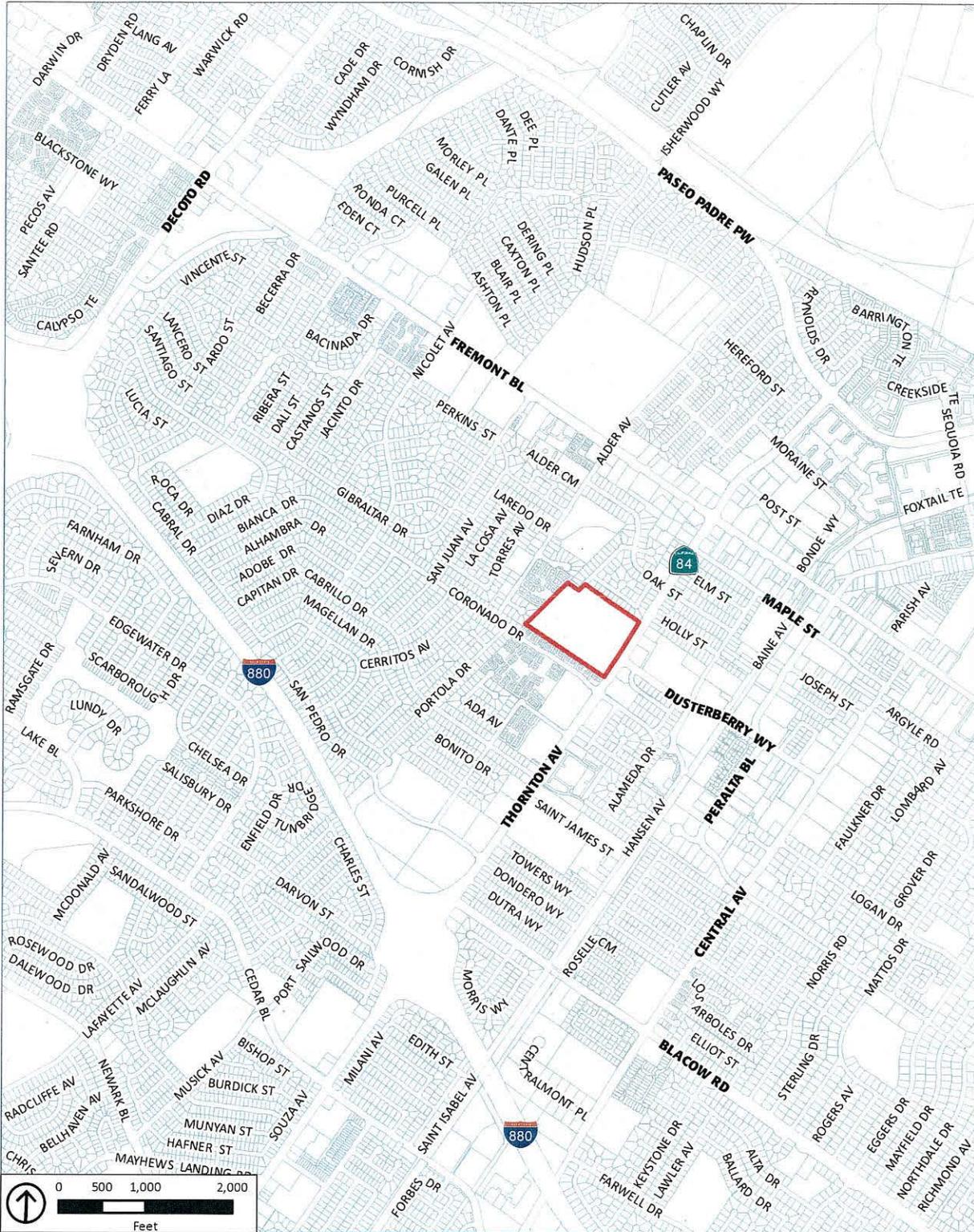
The project proposes the demolition of the existing school entrance building and construction of a new replacement 9,560 square-foot (sf) structure; a series of four new 2-story, classroom structures totaling 35,400 sf and oriented to create courtyard-style outdoor learning spaces; and a 485 sf addition to an existing building for music education.

In addition, the school locker room building would be reconfigured and structurally upgraded; the multi-use room and a classroom building would be reconfigured and receive minor facility modernizations; 5 classroom buildings would receive minor facility modernizations; and the school's 14 existing modular buildings on the far east side of school would receive very minor modernizations. Campus hardtop play areas would be fully redeveloped. New parking areas totaling 102 new stalls and a vehicle turn-around would extend inward on the southwest side of the campus, parallel to Coronado Drive. The configuration of the existing internal vehicular entrance and parking/drop-off area, accessible from Thornton Avenue, would be renovated to improve circulation, parking, safety and ingress/egress. Finally, campus-wide Information Technology upgrades would be implemented for new and existing buildings.

Potential Environmental Effects: It has been determined that an EIR will be necessary to analyze potential environmental impacts associated with the project. Specific analysis will include, but will not be limited to Aesthetics; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Transportation and Circulation; Tribal Cultural Resources; Energy; and Utilities and Service Systems.

Environmental Effects Not Likely to Require Further Analysis: The proposed project is not anticipated to result in significant environmental effects in the following areas: Agricultural Resources; Mineral Resources; Recreation; or Wildfire.

Attachment A: Project Location; Attachment B: Proposed Site Plan

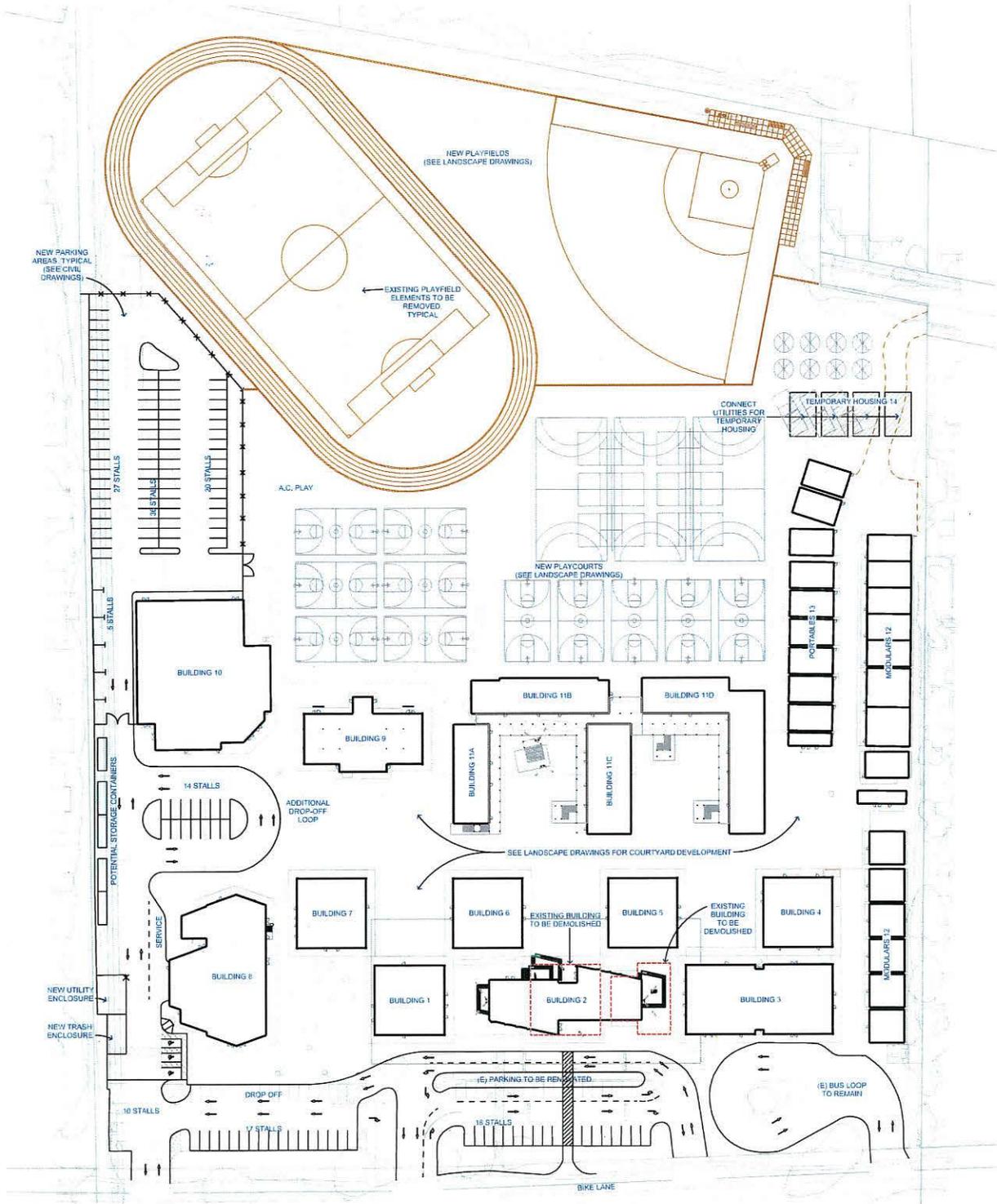


Source: ESRI, 2019; City of Fremont, 2019; PlaceWorks, 2019.

 Project Site

Local Vicinity

PROJECT DESCRIPTION



Source: Quattrocchi Kwok Architects; January 10, 2019

Proposed Site Plan