



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

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029016
Project Title Thorton 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.

NOP Distribution List

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
- ☐ **Dept. of Boating & Waterways**
Denise Peterson
- ☐ **California Coastal Commission**
Allyson Hitt
- ☐ **Colorado River Board**
Elsa Contreras
- ☐ **Dept. of Conservation**
Crina Chan
- ☐ **Cal Fire**
Dan Foster
- ☐ **Central Valley Flood Protection Board**
James Herota
- ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
- ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- ☒ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Game

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☒ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☒ **California Department of Education**
Lesley Taylor
- ☐ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☒ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions/Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

- ☒ **Native American Heritage Comm.**
Debbie Treadway
- ☒ **Public Utilities Commission**
Supervisor
- ☐ **Santa Monica Bay Restoration**
Guangyu Wang
- ☒ **State Lands Commission**
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- ☐ **Caltrans - Division of Aeronautics**
Philip Crimmins
- ☐ **Caltrans - Planning**
HQ LD-IGR
Christian Bushong
- ☒ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**
Rex Jackman
- ☐ **Caltrans, District 2**
Marcelino Gonzalez
- ☐ **Caltrans, District 3**
Susan Zanchi
- ☒ **Caltrans, District 4**
Patricia Maurice
- ☐ **Caltrans, District 5**
Larry Newland
- ☐ **Caltrans, District 6**
Michael Navarro
- ☐ **Caltrans, District 7**
Dianna Watson
- ☐ **Caltrans, District 8**
Mark Roberts

- ☐ **Caltrans, District 9**
Gayle Rosander
- ☐ **Caltrans, District 10**
Tom Dumas
- ☐ **Caltrans, District 11**
Jacob Armstrong
- ☐ **Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- ☐ **Airport & Freight**
Jack Wursten
- ☒ **Transportation Projects**
Nesamani Kalandiyur
- ☐ **Industrial/Energy Projects**
Mike Tollstrup
- ☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- ☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- ☒ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- ☐ **State Water Resources Control Board**
Div. Drinking Water # _____
- ☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- ☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights
- ☒ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- ☐ **Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- ☒ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ **RWQCB 3**
Central Coast Region (3)
- ☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- ☐ **RWQCB 5S**
Central Valley Region (5)
- ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- ☐ **RWQCB 6**
Lahontan Region (6)
- ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- ☐ **RWQCB 7**
Colorado River Basin Region (7)
- ☐ **RWQCB 8**
Santa Ana Region (8)
- ☐ **RWQCB 9**
San Diego Region (9)

☐ **Other** _____

☐ _____

☐ _____

☐ _____
Conservancy

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 EIRNEPA: ☐ NOIOther: ☐ 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☐ 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.

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 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: [Signature] 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.



FREMONT UNIFIED SCHOOL DISTRICT

4210 Technology Drive
P.O. Box 5008
Fremont, CA 94538
(510) 657-2350
www.fremont.k12.ca.us

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
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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.

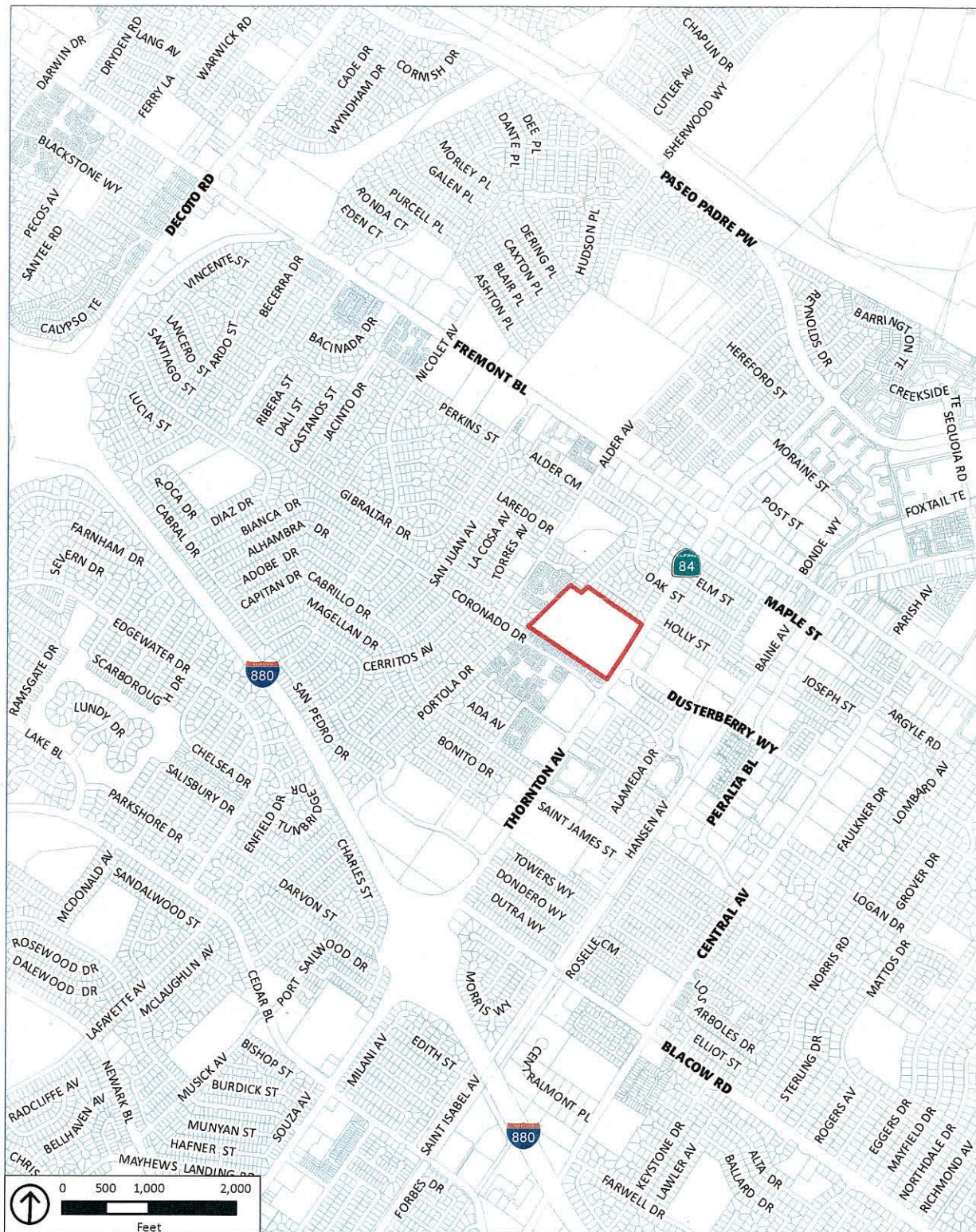
The project proposes the demolition of the existing school entrance building and construction of a new replacement 9,560 square-foot (sf) structure; a series of four new 2-story, classroom structures totaling 35,400 sf and oriented to create courtyard-style outdoor learning spaces; and a 485 sf addition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

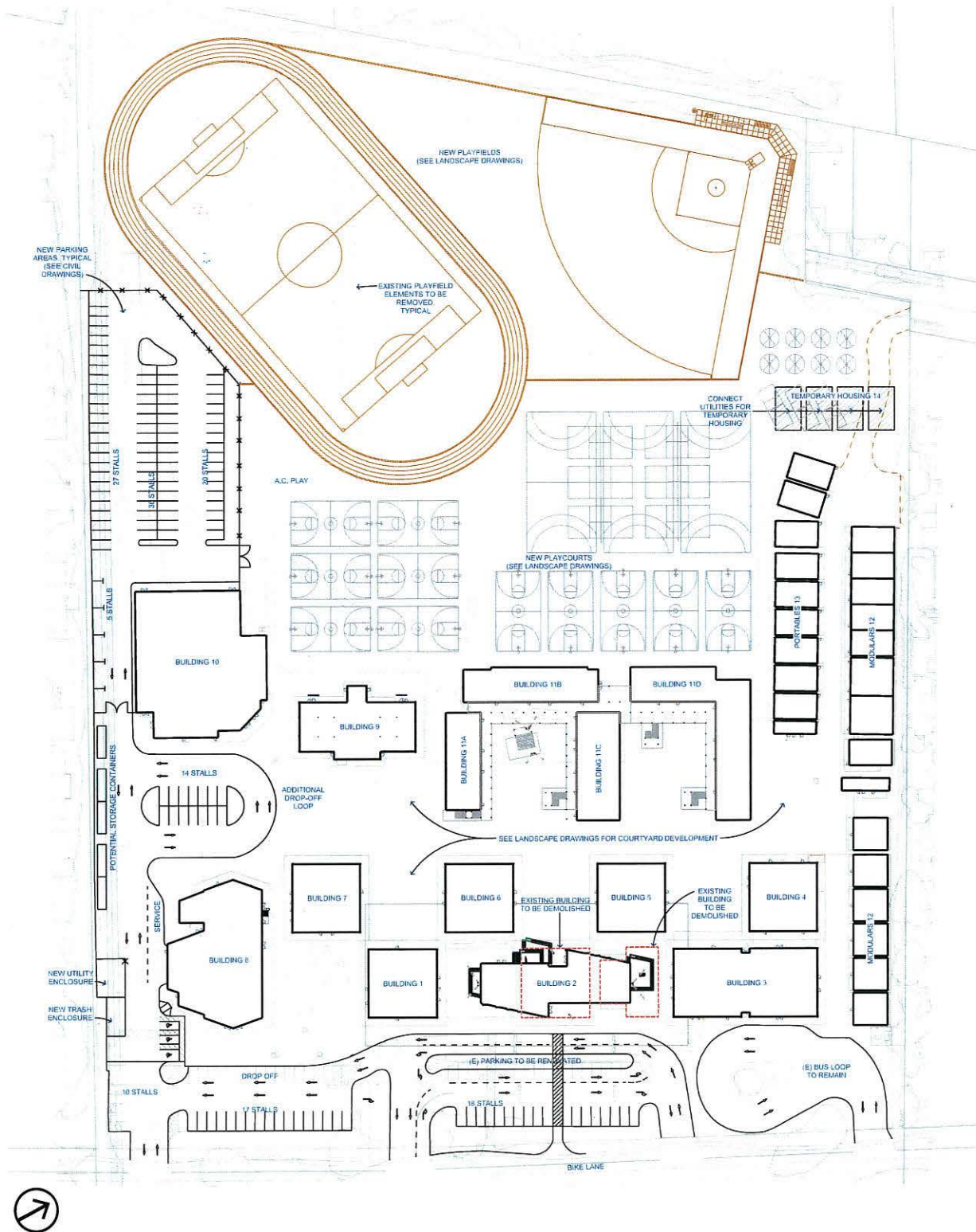


Source: ESRI, 2019; City of Fremont, 2019; PlaceWorks, 2019.



Local Vicinity

PROJECT DESCRIPTION



Source: Quattrocchi Kwok Architects; January 10, 2019

Proposed Site Plan