



TO: Responsible Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Preparation of a Subsequent Environmental Impact Report and Notice of a Scoping Meeting**

LEAD AGENCY CONTACT: Contact: Sean Moss, Senior Planner
City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530
SMoss@ci.el-cerrito.ca.us

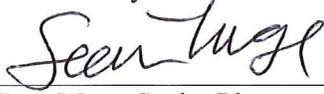
In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of El Cerrito (as lead agency) intends to prepare a Subsequent Environmental Impact Report (EIR) for the **Summit K2 Charter School Operational Expansion Project** (“Project”). In accordance with Section 15082 of the CEQA Guidelines, the City of El Cerrito has prepared this Notice of Preparation to provide responsible agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects. The environmental review and comment opportunities are described on this page and the project is described on the next page.

The Windrush School Master Plan Initial Study/Mitigated Negative Declaration (“Prior MND”) was adopted in 2007 for physical and programmatic changes at the school operated at 1800 Elm Street. Operation of the Summit K2 Charter School was approved on January 28, 2014, with reliance on the environmental analysis contained in the Prior MND. The currently proposed expansion Project would increase student enrollment beyond that analyzed in the Prior MND. Therefore, an Initial Study has been prepared in accordance with the CEQA Guidelines Section 15162 to determine whether the Project is within the scope of the Prior MND, or whether further environmental review is needed to examine the significant environmental impacts of the Project. The Initial Study is available at the City of El Cerrito address above or at <http://www.el-cerrito.org/index.aspx?nid=833>.

Based on the Initial Study, the Project was found to have potential additional or increased effects in the topic areas of Noise and Transportation and Circulation. The City of El Cerrito has determined that the preparation of a Subsequent EIR is required, focused to the topic areas of Noise and Transportation and Circulation, which have the potential for impacts beyond those identified in the Prior MND.

As specified by the CEQA Guidelines, this Notice of Preparation will be circulated for a 30-day review period. The City of El Cerrito welcomes public input during the review period. In the event no response or request for additional time is received by the end of the review period, the lead agency may presume that you have no response. Comments may be submitted in writing during the review period and addressed to the contact listed above. 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. The comment period closes at 5:00 pm on December 22, 2015.

A scoping meeting has been scheduled to introduce the project and receive oral comment on the scope of the proposed analysis from the public and interested agencies, as follows: Wednesday, December 2, 2015, 6:30 pm at the City of El Cerrito City Council Chambers, located at 10890 San Pablo Ave in El Cerrito.

By Signature: 
Name & Title: Sean Moss, Senior Planner

11/23/2015

Summit K2 Charter School Expansion Project Summary

Project Site and Site History

Summit K2 Charter School is located on a 4-acre site at 1800 Elm Street in El Cerrito in a residential neighborhood a couple blocks from the El Cerrito del Norte BART station.

The site of the proposed Project is the former site of Windrush School, a private school that operated under a series of use permits and amendments since 1987, the most recent of which were approved in 2007, including a master plan that was analyzed in the Windrush School Master Plan Initial Study/Mitigated Negative Declaration. Under the approved use permits, Windrush was permitted to operate a school of up to 347 students in grades K-8. School hours were limited to 8:00 a.m. until 3:00 p.m. and summer programs were capped at 175 students. Windrush School ceased operation at the site in 2012 due to financial considerations.

The site was first developed for institutional use in 1935, when the Chung Mei Home for homeless and orphaned Chinese-American boys was constructed on the site and remained in operation until 1954. The Armstrong Preparatory School (private Baptist school) operated at the site following closure of the Chung Mei Home and prior to occupation of the site by Windrush School.

Summit K2 Charter School began operations in the Fall of 2014 with grade 7 enrollment of 125 students and will have continued operations in Fall of 2015 with 240 7th and 8th grade students.

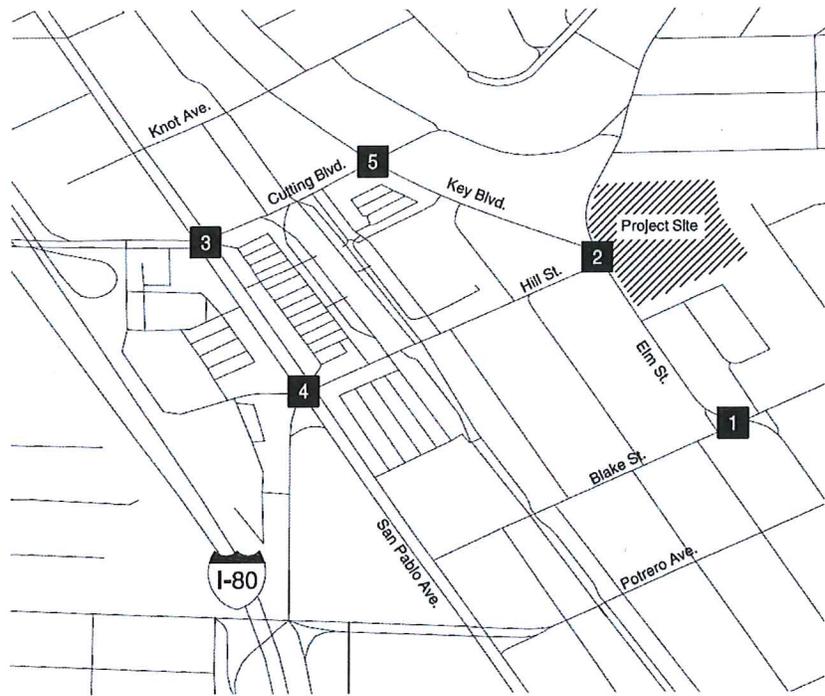
Proposed Changes Under the Current Project

The Project involves proposed amendments to the existing use permits that would allow for:

- 1) operation to include grades 9 through 12 in addition to grades 7 and 8,
- 2) an increase in the enrollment limit during the normal school year to 630 students (an increase of 283 students over the 2007 Windrush approvals and 390 students over the existing use permit),
- 3) extension of the normal school day operating hours by a half hour from 8:00 a.m. to 3:00 p.m. to 8:00 a.m. to 3:30 p.m., and
- 4) an increase in the enrollment limit during the school's summer session by 140 students from 175 students to 315 students.

The school does not propose to change the existing schedule or school activities as a part of this project though retains flexibility to do so as allowed under their use permit.

No changes to any of the buildings or site conditions are proposed or required to accommodate the proposed expansion of the school program or increase in student enrollment.



Project Location and Traffic Study Intersections