



TO: Responsible Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Availability of a Subsequent Environmental Impact Report and Notice of a Hearing to Accept Public Comment**

LEAD AGENCY CONTACT: Contact: Sean Moss, Senior Planner
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In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of El Cerrito (as lead agency) has prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the **Summit K2 Charter School Operational Expansion Project** (“Project”). In accordance with Section 15085 of the CEQA Guidelines, the City of El Cerrito has prepared this Notice of Availability to provide responsible agencies and other interested parties with notice that the Draft SEIR has been completed and the City of El Cerrito is accepting comment on the Draft SEIR.

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. An Initial Study was circulated from November 23 to December 22, 2015, which concluded that the topic areas of Noise and Transportation and Circulation had the potential for impacts beyond those identified in the Prior MND and that a Draft SEIR focused to those topics would be prepared in accordance with the CEQA Guidelines Section 15162.

The Draft SEIR is available at the City of El Cerrito address above or at:
<http://www.el-cerrito.org/index.aspx?nid=833>

Based on the Draft EIR, the Project was found to have potentially significant impacts at study intersections that would be mitigated through improvements planned as a part of the Project or the San Pablo Avenue Specific Plan and due to vehicle queuing during pick-up and drop-off that would be mitigated through monitoring and abatement if necessary. The Project would not result in any significant and unavoidable impacts.

As specified by the CEQA Guidelines, the Draft SEIR will be circulated for a 45-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 45 days after receipt of this notice. The comment period closes at 4:00 pm on April 29, 2016.

A public hearing has been scheduled to receive oral comment on the Draft SEIR from the public and interested agencies, as part of the agenda at the following Planning Commission Meeting: Wednesday, April 20, 2016, 7:30 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

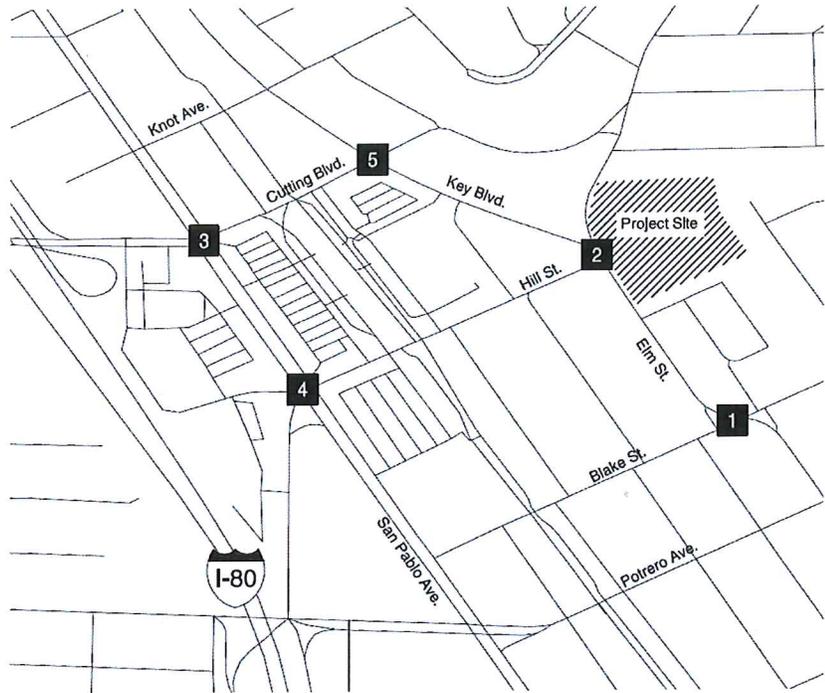
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Summit K2 Charter School Expansion Project Summary

Project Site and Site History

Summit K2 Charter School is located on a 4-acre site at 1800 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 former site of Windrush School, a private school that operated under series of use permits and amendments since 1987, the most recent of which were approved in including a master plan that was analyzed in the Windrush School Master Plan Initial Study/Mitigated Negative Declaration. Under the approved permits, Windrush was permitted operate a school of up to 347 students in grades K-8. School were limited to 8:00 a.m. until p.m. and summer programs were capped at 175 students. Windrush School ceased operation at the site in 2012 due to financial considerations.



Project Location and Traffic Study Intersections

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 has 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.