



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT KATHERINE JOHNSON MIDDLE SCHOOL

DATE: June 10, 2022

TO: Responsible and Trustee Agencies, Interested Parties, and Organizations

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Katherine Johnson Middle School

The San Juan Unified School District (SJUSD or “the District”) will be the lead agency and will prepare an Environmental Impact Report (EIR) compliant with the California Environmental Quality Act (CEQA) for the proposed Katherine Johnson Middle School Project (also referred to as “the project” or “the proposed project”). An Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides the project location, a brief project description, and a summary of the potential environmental effects of the proposed project.

The purpose of this NOP is to provide an opportunity to comment on the scope and proposed content of the EIR. The District will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is requested on:

1. **Scope of Environmental Analysis**—guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the project;
2. **Mitigation Measures**—ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
3. **Alternatives**—suggestions for alternatives to the proposed project that could potentially reduce or avoid potentially significant or significant impacts.

As outlined in CEQA Guidelines Section 15082(b), each responsible and trustee agency must identify specific environmental issues, alternatives, and mitigation measures that should be explored in the EIR. If there is no response within 30 days, the District will assume that there are no specific environmental issues, alternatives, or mitigation measures that the responsible and trustee agencies believe should be incorporated into the EIR.

WRITTEN COMMENTS

Please provide your written comments before July 11, 2022. Comments, along with the name and contact information of the appropriate person in your organization, should be addressed to:

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
(916) 971-7700
construction@sanjuan.edu

Documents related to this project will be available for review on the SJUSD’s website at: [Facilities / Katherine Johnson Middle School \(sanjuan.edu\)](#)

PROJECT LOCATION AND SURROUNDING LAND USES

The approximately 9.75-acre project site is situated in unincorporated Sacramento County, east of the Sacramento City limits, in the urbanized Arden-Arcade Community (Exhibit 1). The project site is located at 2641 Kent Drive (APN 268-0290-001-0000), and is bounded by Miramar Road on the south, Belport Lane on the west, private residences adjacent to Lacy Lane on the north, and private residences adjacent to Creekside Lane and Cresthaven Drive on the east (Exhibit 2).

The project site is zoned RD-5 Residential. The Sacramento County General Plan land use designation is Low Density Residential, and the Arden-Arcade Community Plan land use designation is RD-5/Public-Quasi Public (PQP). Public schools are a permitted, primary use under the current Sacramento County Zoning Code in areas zoned RD-5. The project site was developed as a public school (the Creekside Elementary School) in 1953.

The San Juan Unified School District now uses the existing Creekside school site for adult education. Known as the Creekside Adult Center, this site is used in conjunction with the Sunrise Tech Center to provide ongoing educational opportunities. Current average attendance at the Creekside Adult Center is 300-500, and there is a total of 24 staff and faculty. The Adult Center operates five days a week from September 6th to June 30th, Monday through Friday, from 8 AM – 3:00 PM.

The project site is surrounded on all sides by single-family and multi-family residential development, with the exception of the Town & Country Pre-School and Daycare facility (at 2550 Belport Lane), which is immediately adjacent to and south of the project site's southwestern boundary. A small portion of the approximately 1.5-acre Creekside Nature Area, administered by the Fulton-El Camino Recreation and Park District, is adjacent to the project site's northeastern boundary. Chicken Ranch Slough is adjacent to, and runs through a small portion of, the project site's northern boundary.

Two paved local streets—Miramar Road on the east and Elvyra Way on the west—dead-end on either side of the southern portion of the project site.

PROJECT DESCRIPTION

SJUSD is proposing to redevelop a District-owned property in the Arden-Arcade Community, at the former Creekside Elementary School campus and current Creekside Adult Center located at 2641 Kent Drive. All of the existing buildings and facilities associated with the former Creekside Elementary School, which was constructed in 1953, would be demolished and removed. This would involve 25,928 square feet of existing school buildings. A new middle school would be developed in place of the existing facilities.

PROPOSED FACILITIES

The proposed Katherine Johnson Middle School would include construction of approximately 65,000 square feet of school building space. The proposed project would allow for an increase in the maximum student capacity. The current capacity of Katherine Johnson Middle School – currently collocated with Encina High School is 550 students. The proposed school's capacity would accommodate up to 650 students. Approximately 48 staff are projected for the new middle school.

The operations at the Creekside Adult Center will move to the Encina High School campus. This would involve construction of 11 portables (including a double-wide Kinder) and a restroom building, no permanent buildings, and provide for a capacity of up to 30 per class (300 students total).

Several buildings would be constructed in the central part of the campus, including administration, library, and student services; general classrooms; science, art, maker, and special education classrooms; and a multi-purpose building including food service, music, gymnasium, and locker rooms (Exhibit 2). Building exteriors would incorporate modern design features such as cantilevered roofs and covered walkways, architectural coatings designed to reduce glare, and connectivity between indoor and outdoor learning environments. An outdoor science learning area would be provided adjacent to the science education classrooms. An outdoor dining area

with a shade trellis would be provided adjacent to the food service area. The school buildings would be oriented around a central interior quad (gathering space), which would include an outdoor amphitheater. Communications would be facilitated by a public address (PA) system that may be used outdoors around the campus buildings, when necessary. The existing outdoor playfields would be refurbished and redeveloped to include a hardcourt basketball area, and a soccer field in the northern open grassy area of the campus.

All project-related facilities would be designed to meet the requirements of the Division of the State Architect (DSA) and would be constructed in accordance with current building codes.

ACCESS AND ANCILLARY FEATURES

The proposed project also includes installing a driveway through a parking lot in the southern portion of the project site, to connect Elvyra Way on the west with Miramar Road on the east (Exhibit 2). This will create a through connection between Kent Drive and Miramar Road on the east and Belport Lane and Elvyra Way on the west. Associated sidewalk, curb, and gutters would also be constructed. Connecting the two roadways would facilitate school access, including student drop-off and pick up, as well as emergency ingress and egress. North of the proposed driveway and parking lot, a student drop-off and pick-up area would be provided.

Parking for school staff would be provided south of the through driveway. Emergency access within the school campus would be similar to existing conditions, with a travel route for equipment northward from Kent Drive, eastward around the new multi-purpose building, westward around the back of the basketball courts and classroom buildings, and then southward around the science buildings to Belport Lane. Sidewalk, curb, and gutter work associated with the through driveway would be conducted in accordance with Sacramento County Improvement Standards.

Existing chain link fencing around the property would be removed and replaced with new, more modern fencing comprised of iron railings. New landscaping, including shade trees and drought-tolerant shrubs, groundcover, and flowering plants, would be installed around the campus buildings, outdoor learning and gathering areas, and the parking area. A new fence would be installed alongside the existing nature trail south of Chicken Ranch Slough.

Minor outdoor security lighting would be provided on the new school buildings. All nighttime lighting fixtures would be shielded and directed downward to prevent light spillover, consistent with current design practices. The outdoors playfields would not be lighted at night.

The proposed project also includes upgrades to on-site drainage, sewer, water, wastewater, and electrical systems as necessary in coordination with the current utility service providers to support the redeveloped school building space. The project would make improvements to drainage facilities, which may include an upgrade to the existing storm drainage system to increase pipe size from 18" to 36", to be confirmed through further design work.

CONSTRUCTION

All construction equipment and vehicles would be staged on the existing school campus. Demolition and grading would occur on the southern portion of the property as an initial stage of construction in order to accommodate an all-weather area for construction staging and parking for construction worker vehicles.

Project-related demolition and construction is anticipated to take 20 months, starting in January of 2023. Construction activities would be limited to the less-sensitive daytime hours between 6am and 8pm, Monday through Friday. Occasional daytime construction work on Saturdays and Sundays may be necessary and if this occurs, construction would be limited to the hours between 7am and 8pm, accordance with the County's Noise Ordinance, though on weekdays, the District would not typically expect any noise-generating activities until after 7am.

Construction equipment and activities would primarily involve the use of Kent Drive to access El Camino Avenue. Demolition material could be removed using Belport Lane to El Camino Avenue or Kent Drive to El Camino Avenue. Kent Drive would be the main access route for grading and concrete work.

The construction contractor would be responsible for erecting a chain-link fence with fabric screening or webbing around the construction area, to ensure that only authorized construction personnel and District representatives are allowed entry. In addition, warning signs indicating that the construction site poses a hazard to non-authorized personnel along with signs stating “No Admittance” would be posted on the fencing around the site.

PROJECT OBJECTIVES

SJUSD has identified the following Project Objectives to guide planning for the project site, as well as the analysis included within the EIR:

- Implement SJUSD educational facility requirements in a manner that provides a learning environment that meets the needs of today’s student body.
- Provide for the educational needs of up to approximately 650 middle school (grades 6–8) students.
- Meet SJUSD geographical needs for school facilities within its service boundary and the surrounding community, based on the District’s demographic studies.
- Provide school capacity in a central location relative to the anticipated student body to facilitate and promote walking and bicycling to school.
- Provide safe and efficient school site access for students and SJUSD staff.

REQUIRED APPROVALS

The proposed project would be reviewed by the Office of Public School Construction of the California Department of General Services, Division of the State Architect, and by the California Department of Education (CDE). The CDE is responsible for approving the proposed site of any public school in California (Education Code Section 17213) to ensure that the location meets certain specific standards for public health and safety.

Approvals required for the proposed project may include, but are not necessarily limited to:

- California Department of Education/Division of State Architect—final school site and design approval (per California Education Code Section 17213).
- Central Valley Regional Water Quality Control Board—Clean Water Act Section 402 National Pollutant Discharge Elimination System, Stormwater General Permit.
- Sacramento Metropolitan Fire District—site plan review for emergency access and water availability.
- Sacramento Metropolitan Air Quality Management District—Authority to Construct, permit to operate.
- Sacramento Suburban Water District—domestic water supply and fire flow.
- Sacramento Area Sewer District—sewer connections and conveyance.
- Sacramento County—storm drain connection and stormwater runoff treatment, approval of a grading permit, encroachment permit for changes to site access.
- Fulton-El Camino Recreation and Park District for collaboration on design, maintenance, and operation of the proposed nature trail.

ENVIRONMENTAL REVIEW

As required by CEQA, the EIR will describe existing conditions and evaluate the potential environmental effects of the proposed Katherine Johnson Middle School and a reasonable range of alternatives, including the no-project alternative. It will address direct, reasonably foreseeable indirect, cumulative, and growth-inducing effects. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

POTENTIAL ENVIRONMENTAL IMPACTS

The following environmental topic areas are preliminarily anticipated to be evaluated in the EIR:

- **Aesthetics, Light and Glare**—The EIR will describe the existing visual conditions and will evaluate the potential impacts on scenic resources and visual character that may result from redevelopment of the project site, as well as impacts related to light and glare. There are no State or locally designated scenic roadways in the project area.
- **Agriculture and Forestry Resources**—The project site is not zoned or designed for agricultural or forestry uses. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; it is designated by the California Department of Conservation as Urban and Built-Up Land, which does not fall under the Important Farmland umbrella. The project site is not encumbered by a Williamson Act contract. This section will also document that no forest land resources are present.
- **Air Quality**—The EIR will discuss the regional and local air quality setting and quantify air pollutant emissions for construction and subsequent operation of proposed uses. The emissions estimates will be derived in consideration of recommended methods and significance thresholds developed by the Sacramento Metropolitan Air Quality Management District, and the EIR will explain how methods and thresholds are designed to assess potential human health effects.
- **Biological Resources**—The EIR will define the biological resources in the project area, identify existing habitats, and evaluate the project's potential effects on wetlands, other sensitive natural communities, and special-status plant and animal species.
- **Cultural and Tribal Cultural Resources**—The EIR will describe any existing cultural and Tribal Cultural Resources and evaluate potential impacts on those resources, including the potential to affect undiscovered resources during excavation and grading. The EIR will be informed by consultation with California Native American tribes to assess potential impacts on Tribal Cultural Resources.
- **Energy**—The EIR will describe the project's consistency with energy conservation standards and evaluate whether the project would lead to wasteful or inefficient use of energy or affect local or regional energy supplies.
- **Geology, Soils, Minerals, and Paleontology**—The EIR will briefly describe the geological setting and potential environmental effects related to geologic and soils hazards, and unique paleontological (fossil) resources. This section will outline design measures, best management practices, and regulatory requirements to minimize impacts on people or structures from geologic and soil hazards. The EIR will also identify any potential impacts to undiscovered fossils. Deposits of regionally or locally important mineral resources are not present at the project site.
- **Greenhouse Gas Emissions**—The EIR will include a description of the current science surrounding climate change. The EIR will quantify greenhouse gas (GHG) emissions for construction and subsequent operation based on the proposed middle school use. Emissions estimates will be evaluated for consistency with the State legislative framework for reducing GHG emissions reductions.
- **Hazards and Hazardous Materials**—The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; accidental releases of hazardous materials; emissions of hazardous or

acutely hazardous materials, substances, or waste near a school; proximity to known hazardous materials sites on the Cortese List (California Government Code Section 65962.5); location within an airport land use plan or in the vicinity of a private airstrip; and impairment of an adopted emergency response or evacuation plan.

- **Hydrology and Water Quality**—The EIR will evaluate hydrologic and water quality conditions and potential short-term construction-related effects on water quality from stormwater runoff, as well as longer-term effects on stormwater drainage and maintenance effects on water quality. This section will also evaluate potential impacts related to flooding, impacts on groundwater recharge and sustainability, and impacts on surface water hydrology from the addition of impervious surfaces associated with proposed redevelopment. The potential for the project to impede or redirect flood flows will also be evaluated in this section. This section will outline design features, best management practices, and regulatory requirements required to minimize hydrology and water quality effects.
- **Land Use and Planning**—The EIR will describe existing land uses and zoning and evaluate the potential for the proposed project to divide an existing community, or to conflict with existing, adopted land use and natural resource plans or regulations that were adopted for the purpose of reducing or avoiding environmental effects.
- **Noise and Vibration**—The EIR will describe existing noise and vibration conditions and the potential impacts of construction and operation of the proposed redevelopment. Noise and vibration levels from construction, and noise levels from operation of the proposed middle school use will be estimated and compared with existing ambient noise levels and Sacramento County noise policies.
- **Population and Housing**—The EIR will evaluate the potential for the proposed redevelopment to induce substantial unplanned population growth. Because the project site has been developed as a school since 1953, no impacts are anticipated related to displacing substantial numbers of housing units or people that could lead to potentially significant physical environmental effects.
- **Public Services**—The EIR will describe existing public services related to fire, police, and schools, and will evaluate whether the proposed middle school would result in potential increases in demand. The EIR will evaluate whether those demands would require new facilities, the construction of which could cause significant environmental impacts.
- **Recreation**—The EIR will describe existing recreational facilities in the project area, and will evaluate whether the proposed middle school would result in an increased demand for recreation facilities, and whether any increased use of existing neighborhood and regional parks or other recreational facilities would result in substantial physical deterioration of such facilities.
- **Transportation**—The EIR will identify existing conditions, existing plus project conditions, cumulative no-project conditions, and cumulative plus project conditions. The EIR will summarize an analysis of vehicle miles traveled (VMT) related impacts of the proposed project, and explain that all adverse physical environmental impacts associated with VMT are included in the air quality, greenhouse gas emissions, and other relevant topic sections of the EIR. The proposed project site plan will be evaluated for access and on-site circulation, including interface with the public roadway network, emergency vehicle access and circulation, and pedestrian and bicycle access and circulation within and adjacent to the site. The EIR will include an evaluation of the project's consistency with the County's multi-modal transportation policies.
- **Utilities and Service Systems**—The EIR will evaluate physical environmental impacts related to the provision of utility systems, including water supply, wastewater treatment, and solid waste disposal. Stormwater drainage facilities will be assessed in the Hydrology and Water Quality chapter of the EIR.
- **Wildland Fire Hazards**—The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the EIR will explain why no significant impacts related to wildland fire hazards would occur.

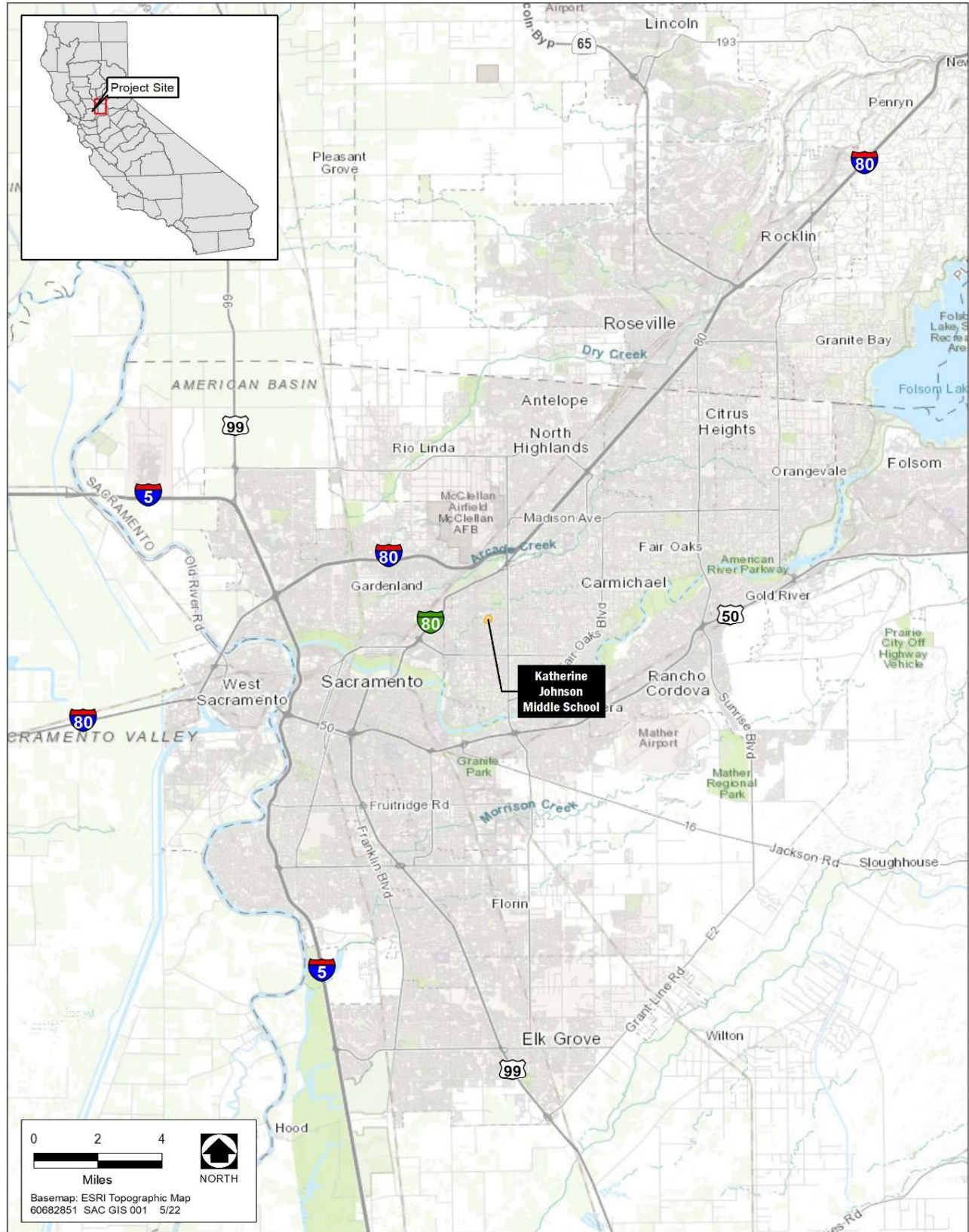


Exhibit 1. Regional Project Location



- A. Administration and Student Services
- B. Classroom Buildings
- C. Classroom Buildings
- D. Science, Art, Maker, and Special Education Classrooms
- L. Library and SPED Classrooms
- M. Multi-Purpose Building, Food Service, Music
- N. Locker Rooms and PE Classrooms

Exhibit 2. Project Site and Conceptual Plan