

Form A

Notice of Completion and Environmental Document Transmittal

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For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Proposition 51 Mare Island Technology Academy Renovation

Lead Agency: Vallejo City Unified School District Contact Person: Mitchell Romao, Assistant Superintendent, Operations
Street Address: 655 Walnut Avenue Telephone: (707) 556-8921
City: Vallejo Zip Code: 94592 County: Solano

Project Location: County: Solano City/Nearest Community: Vallejo
Cross Streets: Positive Place and Corcoran Avenue Zip Code: 94589
Lat. / Long.: 38°08'58" N, 122°14'39" W Total Acres: Approx. 11 acres
Assessor's Parcel No. 006-801-1070 Section: Twp: 3N Range: 4W Base:
Within 2 Miles: State Hwy #: 37, 29 Waterways: Lake Chabot, Napa River
Airports: Railways: CFNR Schools: Mare Island Technology Academy, Elite Public Schools, Loma Vista ES, Solano MS, Dan Mini ES, among others.

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 EIS [ ] Other:
[ X ] Mit Neg Dec [ ] Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ X ] 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 Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ X ] Educational: Approx. 80,002 sf Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
Total Acres (approximate): 11 acres Other:

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ X ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Wildlife
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ ] Growth Inducing
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Land Use
[ ] Economic/Jobs [ X ] Public Services/Facilities [ ] Traffic/Circulation [ X ] Cumulative Effects
[ ] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Zoning: General Plan: Public and Semi Public (PS); Zoning: Public Facilities and Institutions

Project Description:

Mare Island Technology Academy, a charter school for middle school students, and MIT Academy, a charter school for high school students, are authorized by the Vallejo City Unified School District (VCUSD or District) and are operated by Griffin Technology Academies (GTA), a non-profit public benefit corporation. The project site is owned by the Vallejo City Unified School District, and GTA operates the charter schools ( collectively referred to as MITA) under a long-term lease. With approval of the District, the GT

A applied and received funding for four Charter School Facility grants from the Office of Public School Construction through the State of California's Charter School Facilities Program.

All of the portable classrooms that currently exist on the MIT A campus, except for three, have not been approved by the Division of the State Architect (DSA). The proposed project will replace all structures with new DSA-approved classrooms and support facilities. The proposed project would renovate the MITA's existing campus, demolish 61,745 square feet of existing buildings on-site and the portable buildings at the southern portion of the site, and re-grade the site. The proposed project involves the construction of 80,002 square feet of new buildings including two-story classroom buildings, a science building, administration building, multipurpose building, gymnasium, soccer field, and other outdoor play fields. Lighting of outdoor sports facilities is not proposed. The proposed project would construct a total of 45 classrooms. Site improvements will also include on-site parking, improved vehicle circulation, landscaping, walkways, and other amenities. No community use of the school facilities is anticipated. All new facilities will meet current state building standards.

The following discretionary actions and approvals are required for project implementation: (1) Adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program by Vallejo City Unified School District; (2) Adoption of Title 5, California Code of Regulations findings by Vallejo City Unified School District; (3) project approval by Griffin Technology Academies; (4) plan approval by California Department of Education; (5) site approval and no further action by California Department of Toxic Substances Control; and (6) permits for road, drainage, utilities, signage improvements, and encroachment from City of Vallejo.

**Form A, continued**  
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**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".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation                         |
| <input type="checkbox"/> Boating and Waterways, Department of           | <input checked="" type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Highway Patrol                      | <input checked="" type="checkbox"/> Parks and Recreation                                    |
| <input checked="" type="checkbox"/> Caltrans District #4                | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input checked="" type="checkbox"/> Regional WQCB # 2                                       |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> S.F. Bay Conservation and Development Commission                   |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Santa Monica Mountains Conservancy                                 |
| <input checked="" type="checkbox"/> Education, Department of            | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish and Game Region # 3            | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food and Agriculture, Department of            | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection        | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> Housing and Community Development              | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board              | _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Office of Emergency Services        | _____   |

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

Starting Date: December 13, 2022 Ending Date: January 12, 2023

**Lead Agency** (complete if applicable):  
 Consulting Firm: PlaceWorks  
 Address: 3 MacArthur Place, Suite 1100

**Applicant:**  
 Name: Griffin Technology Academies  
 Address: 2 Positive Place

City/State/Zip: Santa Ana, California 92707  
Contact: Mariana Zimmermann, Senior Associate  
Telephone: 714.966.9220

City/State/Zip: Vallejo, California 94589  
Telephone: (707) 552-6482

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**Signature of Lead Agency Representative**  Date: 12.13.22  
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Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.