

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

SCH #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 11.08 " N / 117 ° 20 ' 32.964 " W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

See Attached for detailed project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input 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 # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 20, 2025 Ending Date July 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 6/20/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The Woodcrest Christian School Expansion Project (Project) includes a master plan of development to increase enrollment capacity by 280 students (from 644 to 924 students). The improvements would be constructed in several phases resulting in the expansion of the existing administrative offices and construction of a new joint office/classroom building, two high school classroom buildings, a performing arts building with a 300 to 500-seat amphitheater,, a joint high school classrooms/administrative offices building, a grub hub/student center, a high school classrooms/offices/storage building, a sports club/weight room/snack bar building, and multiple storage buildings/storage barns. The School currently contains approximately 123,820 square feet (SF) of building area. Upon completion of all proposed improvements, building area would be increased by approximately 40,000 SF. Daily operations of the School including hours of operation, weekday and weekend scheduled events, etc. would not be changed with approval of the proposed Project. The overall master plan of development is shown in Figure 2: Master Site Plan.

Woodcrest Christian School currently occupies approximately 29.2 acres on parcels designated Public Facilities/Institutional (PF) and Mixed Use-Village (MU-V) in the General Plan and zoned PF-SP - Public Facilities and MU-V-S-2-X-15-SP - Mixed Use-Village, and Specific Plan (Orangecrest) Overlay Zones. Undeveloped parcels APN 266-020-057 and 059 would be developed and the access driveway on Dauchy Avenue improved as part of the ultimate master plan of development. The Project would require Conditional Use Permit (CUP) and Design Review approvals. Additional ancillary site improvements include the improved access driveway on Dauchy Avenue, parking, internal driveways, utility connections, landscaping, drainage and a retention basin.

Primary access to Woodcrest Christian School is currently provided by a full access driveway on Dauchy Avenue, an ingress only and full driveway on Dauchy Avenue south of the main driveway, an authorized vehicles only driveway near the southern part of the site on Dauchy Avenue, and a limited access, gated, right-in/right-out driveway on Van Buren Boulevard. The primary driveway would be slightly relocated to align with Ardenwood Lane on the east side of Dauchy Avenue and a second inbound lane would be added. The bus parking lot in the south end of the site would be relocated to allow additional vehicle storage for student drop-off and pick-up.

Construction of the Project would be conducted in four phases as follows:

- Phase 1: Approximately 12,426 SF two-story HS classrooms, offices, storage and approximately 7,220 SF Sports club w/storage, weight room, snack bar located north of the track & field; Approximately 2,880 SF of storage on east and west sides of the track & field.
- Phase 2: Approximately 10,223 SF HS classrooms and Admin space and approximately 5,605 SF Grub Hub & Student Center near Dauchy Avenue entrance; Approximately 5,440 SF storage barn on west side of Dauchy Avenue next to existing commercial development.
- Phase 3: Approximately 2,800 SF HS classrooms added to existing classrooms near Dauchy Avenue entrance; Approximately 14,980 SF Performing Arts building Dauchy Avenue entrance.
- Phase 4: Approximately 11,147 SF two-story MS classrooms and offices located south of existing MS classrooms in northwest portion of the site.

Limited demolition and grading would be required during construction to prepare for building construction, construct retaining walls, prepare and level soils for buildings, and to manufacture a slope for the outdoor amphitheater. Grading would be balanced on site. The grading plan for the Project is shown in Figure 3.

Overall construction is anticipated to take approximately 26 months and would include the following durations by construction phase.

- Demolition – 30 days

- Site preparation – 20 days
- Grading including - 45 days
- Building construction - 440 days
- Architectural coatings – 30 days weeks
- Paving – 35 days

Equipment used during construction would consist of concrete/industrial saws, rubber tired dozers, tractors/loaders/backhoes, graders, cranes, forklifts, generator sets, welders, air compressors, pavers, paving equipment, and rollers.

The proposed Project uses are consistent with the underlying PF and MU-V General Plan designations and zoning for the site. Development of the performing arts, HS classrooms, administration offices, and storage on the parcel zoned MU-V would require approval of a conditional use permit (CUP). For this reason, discretionary review and approval of the Project (Planning Case PR-2023-001080) is limited to approval of a CUP and Design Review.