



North Fair Oaks Community Council

ITEM # 5

Owner: **3355 Edison Partners**
Applicant: **Synapse School**
File Number: **PLN 2014-00295**
Location: **3375 Edison Way, North Fair Oaks**
APN: **060-042-260 and 060-042-240**

Project Description:

Recommendation to the ZHO for the consideration of Use Permit Amendment for the Synapse School



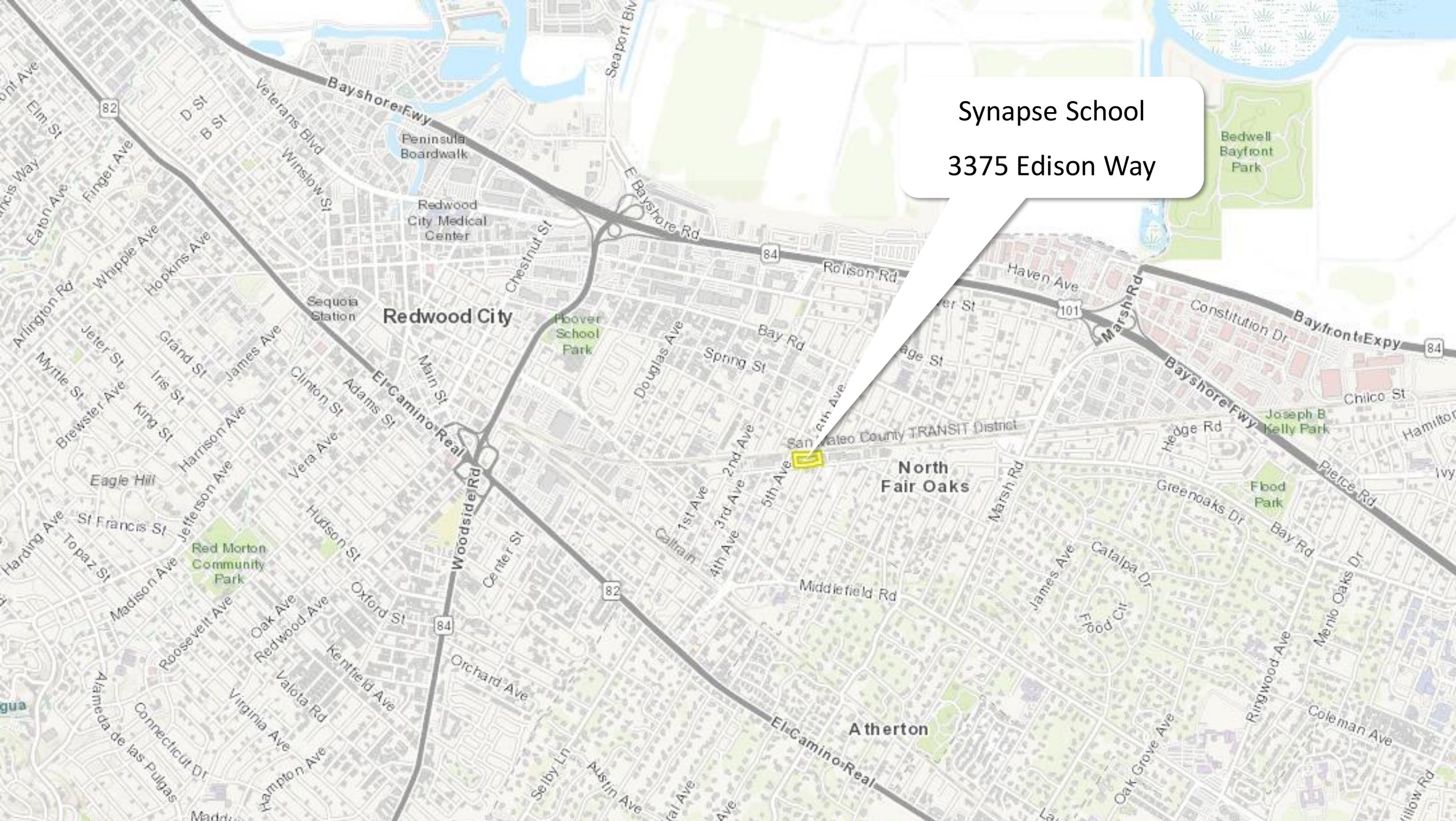
PROJECT DESCRIPTION

The applicant is seeking an amendment to a Use Permit to increase the maximum student capacity from 260 to 310 students (including 30 pre-school students and 20 students ranging from K-8). The project includes the request for an off-street parking exception to reduce the number of required on-site parking spaces from the previously approved 128 spaces to 60 spaces. The requested parking reduction is based on a traffic study conducted by the applicant's traffic consultant that evaluates the use's demand for parking on-site, considers programs used to reduce the demand for parking, and improves on site circulation to avoid congestion.

The project includes minor interior changes to increase class sizes and the replacement and addition of windows to buildings 1 and 2.

Synapse School

3375 Edison Way

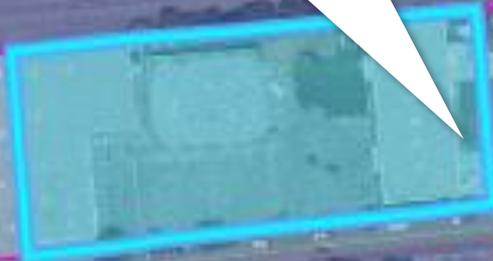


Off of Edison Way
North Fair Oaks



Zoned M1/Edison/NFO
Allows Schools with a Use Permit

R-3/S-1



M-1/EDISON/NFO

R-2/S-5

R-2/S-50

R-3/S-5

R-1/S-73



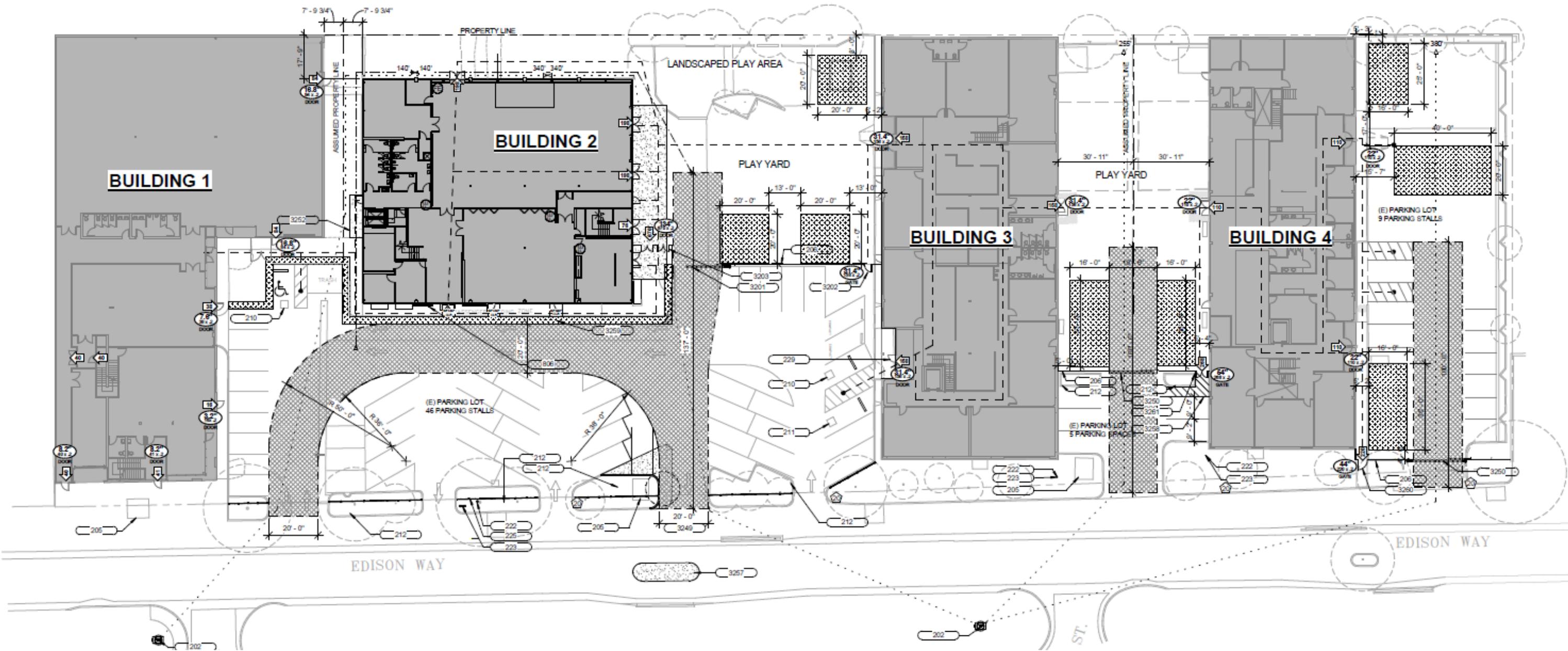
COUNTY OF
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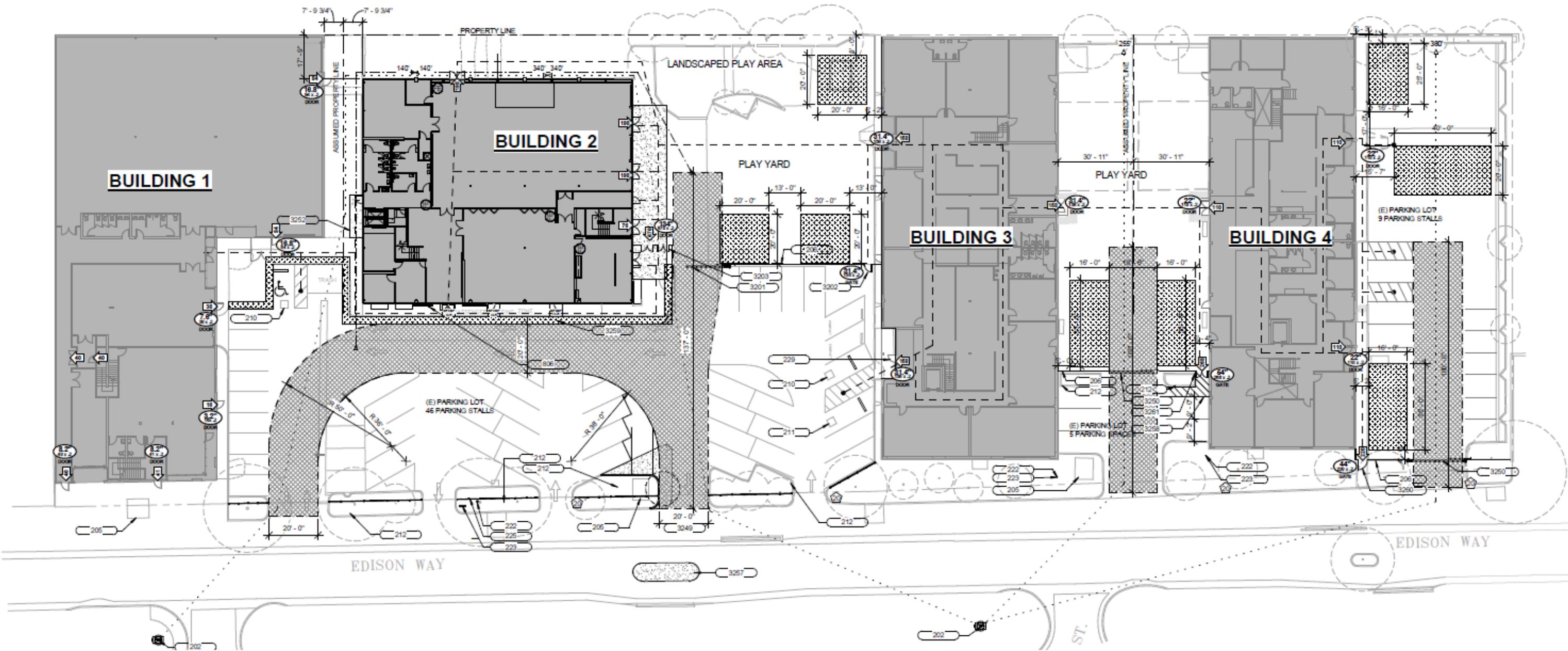
DROP
OFF

ENTRANCE
ONLY

4x4



Parking Reduction from 128 to 60 Spaces



Increase in student capacity from 260 to 310



PROJECT COMPLIANCE

Traffic Study

The school installed the refuge lane on Marsh Road. The shuttle program currently has 10 shuttles serving 87 students in the morning and 5 shuttles serving 36 students in the afternoon. Two traffic counts were conducted in 2018 and 2019 as shown in Appendix A of the traffic report prepared by Hexagon traffic consultants. The traffic counts show that the school has remained in compliance with the Use Permit conditions by keeping the AM peak hour trips to under the required 275 trips with an average of 269 trips in 2018 and 243 trips in 2019.

Expansion of the school would require an increased trip cap of from 275 peak am trips to 298 trips. The traffic study has concluded that the level of service impacts at key intersections of 5th Avenue and Edison Way and 2nd Avenue and Middlefield Road would be reduced to less than 4 seconds with the updated mitigation measures, thus no significant adverse environmental impacts are anticipated.



PROJECT COMPLIANCE

Traffic Study

Mitigation Measures/Conditions:

- Bi –Annual traffic counts are required to be submitted to the County for review. If the school is out of compliance, a Transportation Demand Management Program will be required to bring the site into compliance. If it is determined compliance is not feasible, a reduction in student capacity will be required.
- The school shall have traffic monitors at peak drop off and pick up times.
- The school shall continue to expand their shuttle program the school currently has 10 shuttles serving 87 students in the morning and 5 shuttles serving 36 students in the afternoon



PROJECT COMPLIANCE

Zoning Regulations

Since 2019 schools are now permitted in the M1 Edison NFO zone with a Use Permit

Environmental Review

An Initial Study and Mitigated Negative Declaration (IS/MND) was adopted by the Planning Commission on August 9, 2017 for Synapse School (Synapse School Expansion). After reviewing the traffic study for the proposed project amendment, the County has concluded that the proposed enrollment increase and parking reduction results in only minor changes to the previously adopted IS/MND and will not result in substantial changes or new significant impacts, or new mitigation measures. Therefore, staff has prepared an addendum to the previously adopted Synapse School Expansion project IS/MND in accordance with CEQA guidelines Section 15164.



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed Use Permit Amendment.



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