

RESOLUTION NO. 26/2019-20

RESOLUTION OF THE BOARD OF TRUSTEES OF THE CENTER JOINT UNIFIED SCHOOL DISTRICT MAKING ENVIRONMENTAL FINDINGS IN CONNECTION WITH THE OAK HILL ELEMENTARY SCHOOL KINDERGAERTEN CLASSROOM CONSTRUCTION PROJECT LOCATED AT 3909 NORTH LOOP BOULEVARD ANTELOPE CA 95843

WHEREAS, the Center Joint Unified School District's ("District") Oak Hill Elementary School Kindergarten Classroom Construction project located at 3909 North Loop Boulevard, Antelope, CA, 95843, includes the construction of three new Title 5 compliant kindergarten classrooms and providing associated site development such as landscaping, playground requirements, and walkway improvements ("Project");

WHEREAS, the District's consultant, Tetra Tech, Inc. has prepared a California Environmental Quality Act (CEQA) analysis report for the project indicating that the project qualifies for a Class 14 Categorical Exemption, under Section 15314;

WHEREAS, the State CEQA Guidelines Section 15300.2 provides conditions under which categorical exemptions are inapplicable and the CEQA report prepared by Tetra Tech, Inc. reviewed the project and indicated that the project will not violate any of the conditions;

WHEREAS, the project would occur on existing school grounds, would not increase the number of classrooms by more than 25 percent at the site, and would not increase student capacity by more than 25 percent;

WHEREAS, there are no unusual circumstances that would lead to significant impacts, including cumulative impacts.

NOW, THEREFORE, the Board of Trustees of the Center Joint Unified School District hereby finds, determines, declares, orders, and resolves as follows:

- (1) All of the recitals set forth above are true and adopted as a part of the District's official record;
- (2) The Board of Trustees of the Center Joint Unified School District ("Board") has reviewed the Project and finds that pursuant to CEQA Guidelines section 15314, the Project qualifies as a Class 14 Categorical Exemption and no further analysis is required;
- (3) The Board approves the filing and recordation of a CEQA Notice of Exemption;
- (4) This Resolution shall take effect immediately upon its passage; and
- (5) The District's Superintendent or designee is authorized to take such actions and execute such agreements and documentation necessary to affect the intent of this Resolution;

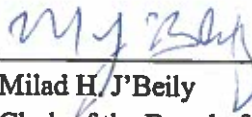
APPROVED, PASSED AND ADOPTED by the Board of Trustees of the Center Joint Unified School District on this the 10th day of June 2020, by the following vote:

Board of Trustees:	Ayes:	Nays:	Abstentions:	Absences:
President Wilson:	X			
Clerk J'Beily:	X			
Trustee Anderson:	X			
Trustee Hunt:	X			
Trustee Pope:	X			



Donald Wilson
President of the Board of Trustees
Center Joint Unified School District

I **HEREBY CERTIFY** that the foregoing resolution was duly and regularly introduced, passed and adopted by the members of the Board of Trustees of the Center Joint Unified School District at a public meeting of said Board held on June 10, 2020.



Milad H. J'Beily
Clerk of the Board of Trustees
Center Joint Unified School District

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Sacramento
 600 8th Street, Sacramento, CA 95814

From: (Public Agency): Center Joint Unified School District
8408 Watt Avenue
Antelope, California 95843
 (Address)

Project Title: Oak Hill Elementary School Kindergarten Classroom Construction Project

Project Applicant: Center Joint Unified School District

Project Location - Specific:
3909 North Loop Boulevard

Project Location - City: Antelope **Project Location - County:** Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project includes the construction and operation of three (3) new modular classrooms that comply with Title 5 requirements for kindergarten programs. In addition, site improvements including a kindergarten play structure and play area will be built on campus.

Name of Public Agency Approving Project: Center Joint Unified School District

Name of Person or Agency Carrying Out Project: Center Joint Unified School District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 14, Minor Additions to Schools
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Please see attached.

Lead Agency
Contact Person: Scott A. Loehr, Superintendent **Area Code/Telephone/Extension:** 916-338-6409

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** 6/10/2020 **Title:** Superintendent

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



June 1, 2020

100-SBA-T40577

Scott A. Loehr, Superintendent
Center Joint Unified School District
8408 Watt Avenue
Antelope, California 95843

Subject: California Environmental Quality Act (CEQA) Categorical Exemption for the Oak Hill Elementary School Kindergarten Classroom Construction Project

Dear Mr. Loehr:

Please find as follows our findings that the proposed Oak Hill Elementary School Kindergarten Classroom Construction Project, located at the existing Oak Hill Elementary School campus (at 3909 North Loop Boulevard in Antelope, California), is exempt from further environmental review based on a Class 14 exemption under the California Environmental Quality Act (CEQA). In addition, attached is a completed Notice of Exemption form to be filed with the Sacramento County Clerk and Recorder's office.

Table 1 Project Summary

Project Title:	Oak Hill Elementary School Kindergarten Classroom Construction Project
Project Applicant (Public Agency Approving Project):	Center Joint Unified School District
CEQA Exemption Recommendation:	Categorical Exemption
Location:	3909 North Loop Boulevard in Antelope, California
Assessor Parcel Number (APN):	203-0070-086, 203-1490-082, 203-1350-061 and 203-0060-062
Site Size:	10 Acres
Site Access:	North Loop Boulevard
General Plan Land Use Designation:	Low Density Residential (LDR)
Community Plan Land Use Designation:	Antelope Community Plan Land Use, RD-7, Residential
Current Use of Project Site:	Public Elementary School
Proposed Use of Project Site:	Public Elementary School
Surrounding Land Uses:	North: Residential South: Residential East: Residential West: Residential



Project Location and Environmental Setting:

The project site is located at 3909 North Loop Boulevard in Antelope, California. The approximately 10-acre site includes assessor parcel numbers (APNs) 203-0070-086, 203-1490-082, 203-1350-061 and 203-0060-062.¹ The project site is located within a developed residential neighborhood and is surrounded by adjacent residential development to the North, South, East, and West as shown on Figure 1, Local Vicinity Map. The project site has a General Plan Land Use Designation of Low Density Residential (LDR) and is located within the Antelope Community Plan with a land use designation of RD-7, Residential.²

The project site is currently used as a public elementary school. Oak Hill Elementary School was initially constructed in 1994 and consists of twenty (20) permanent and fifteen (15) portable classrooms. Vehicular access to the school is provided from North Loop Boulevard.

Project Description:

The Center Joint Unified School District (District) received apportionment through the State's Full-Day Kindergarten Facilities Grant Program for the construction of three (3) kindergarten classrooms. The proposed project includes the construction and operation of three (3) new modular classrooms that comply with Title 5 requirements for kindergarten programs. The State considers modular classrooms permanent construction and not portable structures. The proposed location for the new classrooms are identified on Figure 2, Conceptual Site Plan. The classrooms will be 1,350 square feet each including storage, prep areas, and kindergarten restrooms as identified in Figure 3, Floor Plans. The proposed exterior elevations are identified in Figure 4. In addition, site improvements including a kindergarten play structure and play area will be built on campus.

CEQA Exemption Recommendation: Categorical Exemption, CEQA Guidelines Section 15314 – Existing Facilities:

CEQA Guidelines Section 15314, Minor Additions to Schools, defines a Class 14 Exemption as minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.

Reasons to support exemption findings:

The Project consists of the construction of three (3) modular classrooms and associated site improvements including a kindergarten play structure on the existing Oak Hill Elementary School Campus. The proposed project would not increase student capacity by more than 25% nor would it add more than ten (10) classrooms as identified in Table 2. Therefore, the proposed project would qualify for a Class 14 Exemption.

¹ Sacramento County. Assessor Parcel Viewer. Accessed May 2020, URL: <https://assessorparcelviewer.saccounty.net/JSViewer/assessor.html>

² Sacramento County. Online Map. Accessed May 2020, URL: http://generalmap.gis.saccounty.net/JSViewer/county_portal.html



Table 2: Comparison of Existing and Proposed Oak Hill Configuration

	Oak Hill Existing Configuration	Oak Hill Proposed Configuration	Percent Increase
Permanent Classrooms	20	23	15%
Portable Classrooms	15	15	0%
Total Classrooms	35	38	8.57%
Student Capacity	875	950	8.57%
Permanent Square Footage	24,950	29,000	16.23%
Portable Square Footage	13,500	13,500	0%
Total Building Square Footage	38,450	42,500	10.53%
Total Site Area (Acres)	10	10	0%

Exceptions:

CEQA Guidelines Section 15300.2, Exceptions, details six exceptions to the exemptions. Each of the six exceptions are discussed below together with the reasons why they are not applicable to this project.

- a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Oak Hill Elementary School Kindergarten Classroom Construction Project would occur on the existing campus. The proposed project qualifies for a Class 14 exemption and therefore this criterion is not applicable to this project.

- b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Cumulative impacts are defined in the State CEQA Guidelines Section 15355 as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future



projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

During the last 20 years (2000-2020), two portable classrooms were added to the campus in 2004. The proposed project includes the construction and operation of three (3) new modular classrooms on the existing Oak Hill Elementary School campus. With implementation of the proposed project the 3rd, 4th, and 5th new classrooms would be added to the school within a 20-year timespan. There are no known future plans to increase student capacity or add additional classrooms in the future beyond the proposed project. Therefore, with implementation of the proposed project a total of five classrooms would be added to the campus over a 20-year timespan which combined is less than the 10 classrooms threshold allowed under a Class 14 Exemption. Therefore, no cumulative impacts are anticipated.

- c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

There is no evidence to indicate that the proposed project would have a significant effect on the environment due to unusual circumstances. The proposed project includes the construction and operation of three (3) new modular classrooms on the existing Oak Hill Elementary School campus. The campus is located within a developed residential neighborhood and would continue to be used as a public school with implementation of the proposed project. Access to the site is currently from North Loop Boulevard and no changes to site access are proposed. The proposed project would be implemented in compliance with all relevant regulations and District specifications, including construction best management practices. Therefore, no impacts due to unusual circumstances are anticipated.

- d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The proposed project includes the construction and operation of three (3) new modular classrooms on the existing Oak Hill Elementary School campus. There are no officially designated State Scenic Highways located within close proximity to the project site based on a review of the California State Scenic Highway System Map.³ Therefore, no adverse impacts to scenic resources within a designated state scenic highway would result.

- e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

Geocon prepared a Phase I Environmental Site Assessment (ESA) to identify evidence or indications of 'recognized environmental conditions' (REC) as defined by the American

³ California Department of Transportation (Caltrans). California State Scenic Highway System Map. Accessed May 2020, URL: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aa7000dfcc19983>



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Society for Testing and Materials (ASTM) *Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Section 1.1.1 of ASTM *Designation E 1527-13* defines an REC as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”⁴

The Phase I ESA revealed no evidence of RECs in connection with the Site, the surrounding school, or adjoining properties. No further environmental assessment of the Site appears to be warranted at this time.⁵ Therefore, no hazardous waste impacts are anticipated.

f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Oak Hill Elementary School is 26 years old. The campus was initially constructed in 1994 and consists of twenty (20) permanent and fifteen (15) portable classrooms on an approximately 10-acre lot. There is no demolition of structures proposed as part of the project. Therefore, no adverse impacts to known historic resources are anticipated.

The Oak Hill Elementary School Kindergarten Classroom Construction Project (“project”) described above is determined to be exempt from further environmental review requirements of CEQA of 1970, as defined in the State CEQA Guidelines for the implementation of CEQA.

Please contact Ms. Renee Longman at (805) 681-7275 or renee.longman@tetrattech.com if you have any questions regarding this analysis or need additional information.

Sincerely,

TETRA TECH


Renee Longman, AICP, LEED AP BD+C
Project Manager

Attachments: Figure 1 – Local Vicinity Map
Figure 2 – Conceptual Site Plan
Figure 3 – Floor Plans
Figure 4 – Exterior Elevations

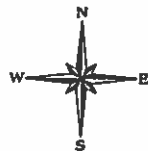
⁴ Geocon. Phase I Environmental Site Assessment Report Oak Hill Elementary School Antelope, Sacramento County. May 2020.

⁵ Geocon. Phase I Environmental Site Assessment Report Oak Hill Elementary School Antelope, Sacramento County. May 2020.



Legend

-  Project Work Area
-  Project Site



Sources: ESRI, Tetra Tech

Center Joint Unified School District

Local Vicinity Map

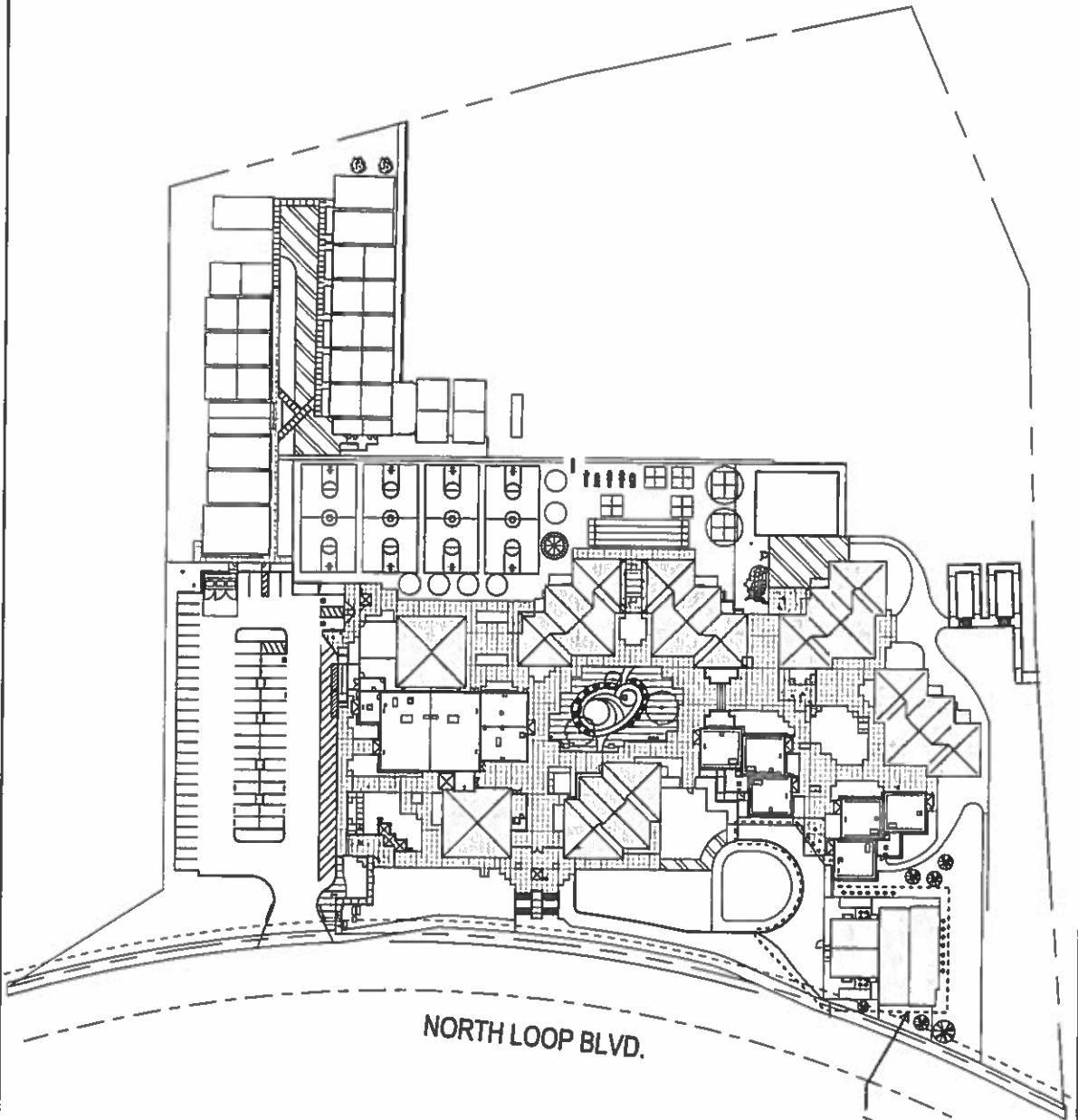
Oak Hill Elementary School
Kindergarten Classroom Construction Project



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5383 Hollister Avenue
Suite 130
Santa Barbara, CA 93111

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NORTH LOOP BLVD.

AREA OF WORK

Source: ATI Architects & Engineers

Center Joint Unified School District

Conceptual Site Plan

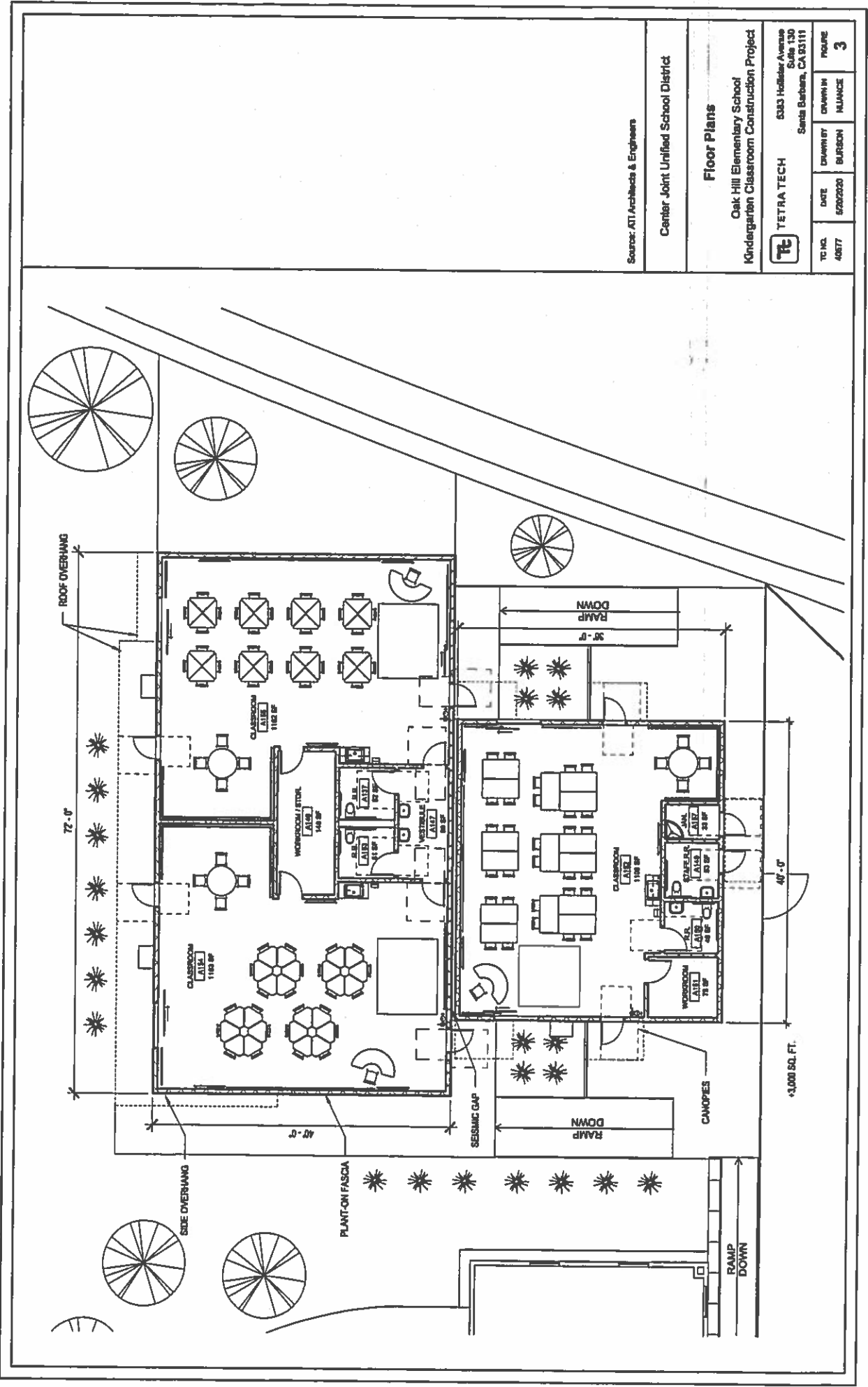
Oak Hill Elementary School
Kindergarten Classroom Construction Project



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5333 Hedder Avenue
Suite 130
Santa Barbara, CA 93111

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Source: ATI Architects & Engineers

Center Joint Unified School District

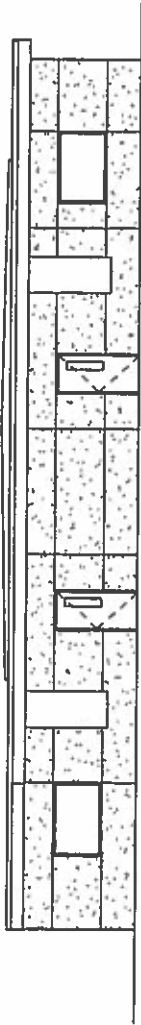
Floor Plans

Oak Hill Elementary School
Kindergarten Classroom Construction Project



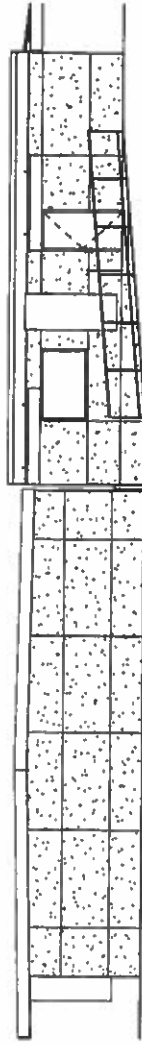
TETRA TECH 6383 Hollister Avenue
Suite 130
Santa Barbara, CA 93111

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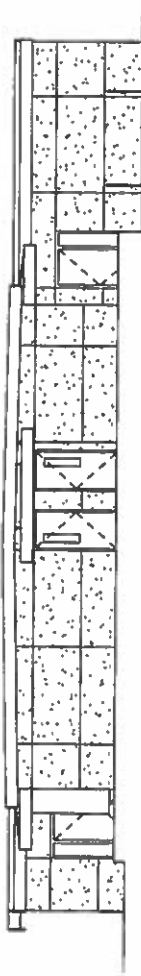
1 NORTH ELEVATION

1" = 10'-0"



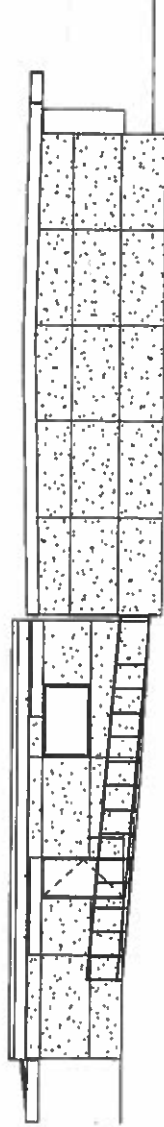
2 WEST ELEVATION

1" = 10'-0"



3 SOUTH ELEVATION

1" = 10'-0"



4 EAST ELEVATION

1" = 10'-0"

Source: ATI Architects & Engineers

Central Joint Unified School District

Exterior Elevations

Oak Hill Elementary School
Kindergarten Classroom Construction Project



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6303 Hollister Avenue
Suite 130
Santa Barbara, CA 93111

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