



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER: 49-08252020-282
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY JR COLLEGE DISTRICT	LEAD AGENCY EMAIL KJOLLEY@SANTA ROSA.EDU	DATE 08/25/2020
COUNTY/STATE AGENCY OF FILING SONOMA		DOCUMENT NUMBER 20-0825-02

PROJECT TITLE
SANTA ROSA JUNIOR COLLEGE STUDENT HOUSING PROJECT

PROJECT APPLICANT NAME SONOMA COUNTY JR COLLEGE DISTRICT	PROJECT APPLICANT EMAIL KJOLLEY@SANTA ROSA.EDU	PHONE NUMBER (707)527-4413
PROJECT APPLICANT ADDRESS 1501 MENDOCINO AVE	CITY SANTA ROSA	STATE CA
		ZIP CODE 95401

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,343.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,136.50 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:


- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE <i>x Carrie Anderson</i>	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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This notice was posted on 08/25/2020
and will remain posted for a period of thirty days
through 09/25/2020

2020090182

Doc No.49-08252020-282

Deva Marie Proto, County Clerk
BY: 
Carrie Anderson, Deputy Clerk

NOTICE OF EXEMPTION

To: County Clerk
County of Sonoma
600 Administration Dr., Rm. 107J
Santa Rosa, CA 95403

From: Sonoma County Jr. College District
1501 Mendocino Avenue
Santa Rosa, CA 95401

Project Title: Santa Rosa Junior College Student Housing Project

Project Location – Specific: The project would be located on six District-owned parcels that together comprise 3.19 acres of land at the northwest corner of the Santa Rosa Junior College (“SRJC”) Campus near the intersection of Armory Drive and Elliott Avenue in the City of Santa Rosa, County of Sonoma.

Description of Project: The proposed project would provide housing on the SRJC Santa Rosa campus for approximately 352 students with the goal of addressing student housing insecurity and local housing shortages through a mix of single and double occupancy units, semi-suites, four-bedroom apartments, and a housing director apartment (“Student Housing”). The project would include removal of three existing SRJC administrative buildings as well as removal of modular buildings. The administrative services would be relocated to an administrative building to be constructed at 707 Elliott Avenue (“Administrative Services”).

Name of Public Agency Approving Project: Sonoma County Junior College District

Name of Person or Agency Carrying Out Project: Sonoma County Junior College District

Exempt Status: Categorically Exempt (In-Fill Development Projects - 14 CCR 15332); (Existing Facilities – 14 CCR 15301); (New Construction or Conversion of Small Structures – 14 CCR 15303)

Reasons why project is exempt: CEQA provides several “categorical exemptions” which are applicable to categories of projects and activities that a Lead Agency determines generally do not pose a risk of significant impacts on the environment.

Class 32 – “In-Fill”

The project is exempt under Section 15332 of the State CEQA Guidelines (Class 32-Infill Development Projects). The project meets the conditions for an infill exemption described in Section 15332 of the State CEQA Guidelines as explained below.

- (a) ***The project is consistent with applicable general plan designation, applicable policies and applicable zoning designation and regulations.*** The project is not subject to local zoning and land use designations and regulations as the project is directly for or related to educational purposes and the Governing Board of the District exercised its rights under Government Code Section 53094 to exempt the project from any applicable city zoning and land use ordinances. The project is subject to design review by the Division of the State Architect (“DSA”) under California Education Code sections 17280, *et seq.* and 81130 *et seq.* The District is subject to numerous state requirements and state oversight regarding construction on District school sites, which are designed to ensure that school construction projects are safe and promote the public interest, and state approval for the project will be obtained as required by law.
- (b) ***The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*** The project site is less than five acres in size and is substantially

surrounded by urban uses, bounded by Armory Drive and Highway 101 to the west, Elliott Avenue, SRJC facilities, residences and commercial establishments to the north, the SRJC Campus to the east, and Church of Latter-day Saints, SRJC Campus, and California Army National Guard Armory to the south.

- (c) ***The project has no value as habitat for endangered, rare or threatened species.*** The project site is located in an area of urban development and is comprised of existing buildings, landscaped areas, paved paths, parking areas, and roadways. The project site does not include riparian habitat or other sensitive natural communities, such as grasslands or wetlands (including marsh or vernal pools) or oak woodlands. The project site does not include waterways or other sensitive natural communities that provide wildlife movement corridors. No occurrences of special-status plant or wildlife species have been recorded on the project site. Because of the lack of suitable habitat and the location of the project in an urbanized and developed environment, no habitat for special-status species occurs within the project area.
- (d) ***Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.***

A project traffic study was prepared, and no significant impacts were identified. The study assessed intersection operation, pedestrian facilities, bicycle facilities, transit and site access.

A project noise and vibration study was prepared. The project uses would not result in a generation of substantial noise levels and would not result in significant noise impacts. The primary noise source at the project site is traffic along US Highway 101, which is located to the west of the project site. The project as designed meets the California Building Code interior noise level requirement and with project-incorporated best management practices, construction noise levels would be minimized. Noise levels in proposed outdoor areas would be below normally acceptable standards. Permanent noise from the project mechanical equipment would be below the limits set in the City of Santa Rosa Noise Ordinance. Project traffic is not anticipated to result in a measurable noise increase above existing traffic noise levels.

The project would not result in significant air quality emissions. The project is located in Santa Rosa, which is in the San Francisco Bay Area Air Basin. Project-specific construction air quality emissions and operational air quality emissions, both predicted using the California Emission Estimator Model, do not exceed applicable significance thresholds contained in the Bay Area Air Quality Management District ("BAAQMD") CEQA Air Quality Guidelines. Project-specific construction activity would not exceed the single-source BAAQMD community risk thresholds. The project would be constructed in conformance with CALGreen and the Title 24 Building Code and would not conflict or otherwise interfere with the statewide GHG reduction measures identified in CARB's Scoping Plan.

The project complies with storm water requirements. The contractor will be required to develop and implement a SWPPP to address pollutant sources, non-storm water discharges, best management practices, and other requirements and thus will not result in significant water quality impacts. Operationally, the project would include a storm water system utilizing the design requirements in the City of Santa Rosa's Storm Water Low Impact Development Technical Design Manual. The project is not located within a 100-year floodplain or within the vicinity of a waterway, and would not directly alter the course of a stream or river. The project would not utilize on-site groundwater, and would not result in an increase in groundwater demand or an increase in impervious areas.

- (e) ***The project can be adequately served by all required utilities and public services.*** The District confirmed with the City of Santa Rosa that the existing public utility infrastructure has capacity to serve the proposed project demands, and based on input received from the City of Santa Rosa, and review of the project utility demands, off-site improvements to the existing public utility infrastructure would not be required. Construction of new water or wastewater treatment facilities or expansion of existing facilities would not be

required. The project site is within the service area of the Santa Rosa Fire Department. The Santa Rosa Fire Department reviewed the project plans and provided conditions of approval, which the project design complies with. None of the conditions required construction of new or expanded fire protection facilities. The Sonoma County Junior College District Police Department at SRJC would provide the primary police presence for the project. The project would primarily serve existing and future SRJC students and would not necessitate construction of new K-12 schools. Given the number of existing park and recreational options available at SRJC and in the project vicinity, the existing park facilities would be adequate and the project would not necessitate or facilitate construction of new parks resulting in environmental impacts.

The District has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- (a) ***For certain classes of projects (Classes 3, 4, 5, 6 and 11) due to location where the project may impact an environmental resource or hazardous or critical concern.*** The location exception under Section 15300.2(a) does not apply to the project as all project components are within existing District-owned property and on previously developed land. No areas, such as an Alquist-Priolo Earthquake Fault Zone, special flood hazard zone, or critical habitat pursuant to the federal Endangered Species Act, are known to occur at the project site.
- (b) ***When the cumulative impact of successive projects of the same type in the same place, over time, is significant.*** A categorical exemption shall not be used when the cumulative impact of successive projects of the same type in the same place over time is significant. The District considered renovation of existing instructional buildings and construction of new instructional and student services buildings for cumulative impacts. Through implementation of project construction controls, the project's contribution to a construction-related cumulative impact would not be cumulatively considerable. Nor will the project's operational contribution be cumulatively considerable.
- (c) ***Where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*** CEQA Guidelines Section 15300.2(c) specifies that 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. The Student Housing Center constitutes in-fill development within city limits on a site less than five acres in size surrounded by urban uses and is consistent with an exempt class of project (Class 32). The administrative building is also consistent with exempt classes of projects (Class 1 and Class 3). The project can be adequately served by local utilities and public services. The project site has no value as habitat for endangered, rare or threatened species, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project would not increase student capacity and the proposed improvements are consistent with an exempt class of projects and do not include a feature that distinguishes it from others in the exempt classes. The project would not impact an environmental resource of hazardous or critical concern. No such areas, such as an Alquist-Priolo Earthquake Fault zone or critical habitat pursuant to the federal Endangered Species Act, occur at the location of the project. No occurrences of special-status plant or wildlife species have been recorded on the project site. No unusual circumstances have been identified.
- (d) ***Where the project 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.*** Highway 101 is not a State-designated scenic highway, and no other State-designated scenic highways are located adjacent to the project site.
- (e) ***Where the project is located on a state designated hazardous waste site.*** The site is not a state-designated hazardous waste site. Additionally, previously identified areas of soil contamination 600 feet to the southeast

of the project site were remediated in compliance with the Health and Safety Code, and the site is not an active case on a list compiled pursuant to Section 65962.5 of the Government Code.

- (f) *Where the project may cause a substantial adverse change in the significance of a historical resource.* The project does not involve the five buildings on the SRJC campus (Analy Hall, Garcia Hall, Burbank Auditorium, Tauzer Gym, and Baker Hall) nor the potential historic district encompassing seven resources (Analy Hall, Garcia Hall, Burbank Auditorium, Tauzer Gym, Legion Gate, the Pump House, and the park-like grounds) that possess sufficient historical significance and integrity for potential listing on the California Register of historic resources. A previous records and literature search completed found no previously recorded archaeological resources on the college campus. Similarly, a records search of the Native American Heritage Commission Sacred Lands File did not identify the presence of Native American cultural resources in the area.

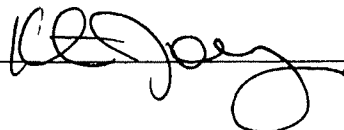
Class 1 – “Existing Facilities” and Class 3 – “Small Structures”

Class 1 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed administrative building at 707 Elliott Avenue meets the criteria language identified in CEQA Guidelines Sections 15301(e), (l) and (n), which apply to additions to existing structures that do not result in an increase of more than 2,500 square feet, demolition of one single-family residence, and conversion of a single-family residence to office use.

Class 3 consists of construction and location of limited number of new, small facilities or structures. The proposed administrative building at 707 Elliott Avenue meets the criteria language identified in CEQA Guidelines Section 15303(c), which applies to office or similar structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four buildings not exceeding 10,000 square feet in floor area.

Lead Agency
Contact Person: Kate Jolley

Area Code/Telephone/Extension: (707) 527-4413
E-mail: kjolley@santarosa.edu

Signature:  Date: 8/12/20 Title: Vice President, Finance/admin

Governor's Office of Planning & Research

Sep 09 2020

STATE CLEARINGHOUSE