

# YUBA COLLEGE FIRE ALARM SYSTEM UPGRADE

## **Supporting Documentation for Categorical Exemption**

*Prepared For:*

### **Yuba Community College District**

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## 1 PROJECT INFORMATION

**Project title:**

Yuba College Fire Alarm System Upgrade

**Project Location:**

2088 N. Beale Road  
Marysville, CA 95901

**Lead agency name and address:**

Yuba Community College District  
425 Plumas Boulevard, Suite 200  
Yuba City, California 95991

**Contact person:**

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**Project sponsor's name and address:**

Yuba Community College District  
425 Plumas Boulevard, Suite 200  
Yuba City, CA 95991

**Location of administrative record:**

Yuba Community College District  
425 Plumas Boulevard, Suite 200  
Yuba City, CA 95991

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## **2 INTRODUCTION**

### **2.1 Overview**

This document provides information on the Yuba College Fire Alarm System Upgrade project (proposed project) and the project circumstances to support a determination by the lead agency that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 categorical exemption (Section 15301 of the CEQA Guidelines). Furthermore, the application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.

### **2.2 California Environmental Quality Act Compliance**

CEQA applies to all discretionary projects proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies, unless an exemption applies. The proposed project would be carried out by the Yuba Community College District, a California public agency as the CEQA lead agency. The activity qualifies as a “project” under CEQA.

As discussed in Section 4, below, the project is consistent with a Class 1 Categorical Exemption (CEQA Guidelines Section 15301). The project is not subject to any of the exceptions that would prohibit the application of the exemption (CEQA Guidelines Section 15300.2).

### **2.3 Public Notification**

When a lead agency has determined that a project is exempt under CEQA, it may file a Notice of Exemption (NOE), per Guidelines Section 15062. Yuba Community College District will file the NOE with the County Clerk of Yuba County and the State Clearinghouse, Office of Planning and Research.

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## **3. PROJECT DESCRIPTION**

### **3.1 Project Location**

The project site is the Yuba College campus at 2088 N. Beale Road, Yuba County. The campus is located within the unincorporated community of Linda, southwest of the City of Marysville. The Yuba County assessor's parcel number (APN) is 019-230-116-000. The campus is approximately 149 acres. The project site is surrounded by hilly terrain and low density residential development and agricultural lands to the south and west, undeveloped land to the northeast, and low density residential development to the east.

### **3.2 Existing Land Use**

The project site is the main campus of the Yuba Community College District, and is largely built-out with academic land uses. The project site is zoned "Public Facilities" by the Yuba County Zoning Ordinance, and is classified as a Public/Quasi-Public land use by the County General Plan.

The project site is largely surrounded by residential uses, with vacant land to the east that is zoned for neighborhood residential and mixed uses.

### **3.3 Proposed Project**

The proposed project consists of upgrades to the fire and life safety alarm system at Yuba College. New or modified alarm systems would be installed in 21 of the campus buildings. New electrical conduit would be run to connect new alarms to the system. Some conduit will be located in existing service tunnels, while some conduit will consist of 2" PVC-coated steel pipe at a minimum of 24 inches below grade.

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## 4 DETERMINATION OF EXEMPTION

### 4.1 Exemption Classifications

The project qualifies under the Class 1 Categorical Exemption, per CEQA Guidelines Section 15301. Section 15301 reads as follows:

Class 1 consists of the 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 types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes);
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
  - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
  - (2) 10,000 square feet if:

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(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

(f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;

(g) New copy on existing on and off-premise signs;

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);

(i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;

(j) Fish stocking by the California Department of Fish and Game;

(k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;

(l) Demolition and removal of individual small structures listed in this subdivision:

(1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

(2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

(3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.

(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

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(m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.

(n) Conversion of a single family residence to office use.

(o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

The proposed project would not change or increase the use of the existing buildings. The proposed project would improve the fire and life safety alarm system to increase the protection of life and district facilities. Example (a), interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, encompasses the scope of the proposed project.

### 4.2 Exceptions

A categorical exemption may not be used where the record shows that one of the exceptions listed in Guidelines Section 15300.2 applies to the project.

Exceptions: Would the project:	Yes	No
a) Be located in a sensitive environment that has been designated and mapped by a federal, state or local agency? (Applies only to Classes 3, 4, 5, 6, and 11.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulative impact from successive projects of the same type in the same location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Damage 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause a substantial adverse change in the significance of a historical resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) ***Would the project be located in a sensitive environment that has been designated and mapped by a federal, state or local agency?***

This exception applies to exempt activities covered under Classes 3, 4, 5, 6, and 11. The project qualifies as a Class 1 Categorical Exemption, therefore this exception would not apply.

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- b) ***Would the project result in a cumulative impact from successive projects of the same type in the same location?***

The proposed project would upgrade 21 college buildings. All activities are on or adjacent to existing buildings. No other similar or overlapping alterations are proposed. This exception would not apply.

- c) ***Would the project have a significant effect on the environment due to unusual circumstances?***

This exception is a two-part question. The first question is, are there are unusual circumstances that apply to the project? The second question is, if there are unusual circumstances, would they result in a significant environmental effect? Both of these questions must be answered in the affirmative for the exception to apply.

The project site is a developed community college, largely surrounded by established residential uses. The project site is flat, without any unusual environmental features.

No unusual circumstances have been identified related to the project site. Therefore, the second question (whether or not unusual circumstances would result in a significant impact) does not need to be addressed, and this exception would not apply.

- d) ***Would the project damage 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?***

The project is not visible from a state scenic highway. The nearest eligible scenic highway in Yuba County is State Route 49, which is located in the northeastern end of the County (the project site is on the west side of the County). Therefore, this exception would not apply.

- 3) ***Would the project be located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?***

Dudek reviewed the online databases that comprise the lists previously published under Section 65962.5 of the Government Code (known as the Cortese list). The search found a record of a leaking underground storage tank (LUST) case file associated with Yuba College, LUST case #580063 (see attached memo, Dudek 2020). In general, the LUST case is associated with the contaminated soil identified south of Building 1700 and south of the former pools (now the football field). However, the LUST case files contain information on all reported USTs previously located on the Yuba College campus. As of

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2012, all documented underground storage tanks were reported removed, and all locations received No Further Action (NFA) designations. One NFA was issued in 2006, the others in 2012. Therefore, the project would not have the potential to result in an impact related to a hazardous site. All tanks have been removed, and the sites remediated.

*f) Would the project cause a substantial adverse change in the significance of a historical resource?*

While the campus was established in 1962, none of the campus buildings are on the List of California Historical Landmarks or the national Register of Historic Places. No buildings have been determined to be eligible for state or federal listing. Furthermore, the alterations included in the proposed project are electrical in nature, and would not significantly alter the buildings or their appearance. Thus, if a previously unidentified historical resource were present, the proposed project would not substantially affect it. Therefore, this exception does not apply.

### 4.3 Conclusion

The project is consistent with the activities contemplated under the Class 1 Categorical Exemption. The proposed project consists of improvements to the fire and life safety alarm system in 21 campus buildings.

None of the exceptions that would prevent the use of a categorical exemption, per CEQA Guidelines Section 15300.2, apply to the project.

There is substantial evidence supporting the lead agency's finding that the project is exempt from further review under CEQA.

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## 5 REFERENCES

### 5.1 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

Caltrans (California Department of Transportation). 2019. “List of eligible and officially designated State Scenic Highways.” [https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019\\_all1y.xlsx](https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_all1y.xlsx) Updated August 2019.

Dudek. 2020. *Summary of Cortese Site, LUST Cleanup Site #580063, Yuba Community College, 2088 N. Beale Road, Marysville, Yuba County, CA.* October 2020.

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