

RESOLUTION NO. 19.JUNE.2022-2023
OF
WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT
DETERMINING THAT THE ANALY HIGH SCHOOL CAREER TECHNICAL
EDUCATION CLASSROOM BUILDING AND PARTIAL RENOVATION PROJECT IS
CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT AND DECIDING TO CARRY OUT THE PROJECT

WHEREAS, the West Sonoma County Union High School District (“District”) has developed the Analy High School Career Technical Education Classroom Building and Partial Renovation Project (“Project”); and,

WHEREAS, the Project is located within Analy High School’s existing campus (“Campus”), located at 6950 Analy Avenue, Sebastopol, CA 95472; and,

WHEREAS, the Project consists of demolishing two buildings (Ag Portable 3, and Maker Classroom Building) and relocating the Ag Green House in the northwest corner of the campus; constructing a new single-story, Career Technical Education classroom building of approximately 12,500 square feet and approximately 13 classrooms and ancillary spaces for storage; placing four (4) temporary classroom portables and a shade structure on the Student Services Center basketball courts during Project construction; replacing roofs and windows and installing rooftop Heating Ventilation and Air Conditioning (“HVAC”) systems, flooring, and interior painting at seven (7) buildings (Small Gym [Buildings C, J, and Z], Café, Industrial Arts Building, Main Gym, and East Wing); upgrading HVAC system at, abandoning boiler from, and replacing skylights in the Main Building along with interior painting and flooring replacement; replacing the rooftop solar panel system at the Industrial Arts Building; and adding a ramp from the back of the home bleachers to the press box; and,

WHEREAS, before the district may consider approving the Project, it must complete environmental review under the California Environmental Quality Act (“CEQA”), which exempts certain projects from completing a negative declaration or environmental impact report; District staff has determined that the Project meets the definitions of Class 1, Class 2, and Class 11 Categorical Exemptions, as set forth in CEQA Guidelines sections 15301, 15302, and 15311, respectively; and

WHEREAS, the District must comply with CEQA prior to deciding to carry out the Project; and

WHEREAS, categorical exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations (“CEQA Guidelines”); and

WHEREAS, the Class 1 Categorical Exemption exempts a project that consists of minor alterations to existing public facilities, involving negligible or no expansion of use; and

WHEREAS, replacing roofs and windows and installing rooftop HVAC systems, flooring, and interior painting at seven (7) buildings (Small Gym [Buildings C, J, and Z], Café, Industrial Arts Building, Main Gym, and East Wing); upgrading HVAC system at, abandoning boiler from, and replacing skylights in the Main Building along with interior painting and flooring replacement; replacing the rooftop solar panel system at the Industrial Arts Building; adding a ramp from the back of the home bleachers to the press box; and adding a shade structure at the Student Services Center basketball courts would all be minor repairs and alterations of an existing public-school campus involving negligible expansion of use; and

WHEREAS, the Class 2 Categorical Exemption exempts a project that consists of the replacement or reconstruction of existing school structures and facilities where the new structures or facilities will be located on the same site as those to be replaced and will have substantially the same purpose and capacity would not be increased by more than 50 percent; one of the specific examples provided in the definition of Class 2 is in subdivision (a), which includes "Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent[.]" and

WHEREAS, the Campus has 72 classrooms, and the Project will demolish two buildings containing two classrooms total and construct a new 13-classroom Career Technical Education building, for a net total add of 11 classrooms; the addition of 11 new classrooms would be less than 50 percent of the existing classrooms ($11 / 72 \times 100 = 15.3\%$); even including the four temporary portable classrooms would only amount to a 20.8% increase in capacity; and

WHEREAS, the Class 11 Categorical Exemption exempts a project that consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; and

WHEREAS, replacing roofs and windows and installing rooftop HVAC systems, flooring, and interior painting at seven (7) buildings (Small Gym [Buildings C, J, and Z], Café, Industrial Arts Building, Main Gym, and East Wing); upgrading HVAC system at, abandoning the boiler from, and replacing skylights in the Main Building along with interior painting and flooring replacement; replacing the rooftop solar panel system at the Industrial Art Building; adding a ramp from the back of the home bleachers to the press box; and adding a shade structure at the Student Services Center basketball courts would be minor structures accessory to the school's (i.e., institutional) existing facilities; and

WHEREAS, CEQA Guidelines section 15300.2 provides six exceptions that would disqualify a project from being categorically exempt. They are: (1) for the Class 11 Categorical Exemption, a project located within a particularly sensitive environmental location; (2) where the cumulative impact of successive projects of the same type, in the same place would be significant over time; (3) a significant environmental impact would occur due to unusual circumstances; (4) a project that would cause damage to scenic elements with a designated state scenic highway; (5) a project that is on a site designated as a Hazardous Waste Site; or (6) a project that causes a substantial adverse change to a historical resource; and

WHEREAS, the Project is not within a sensitive environmental location; it is within an already established school campus; and

WHEREAS, the Project is the only project of the same type at the same place. No other similar, successive projects are proposed near the Campus; and

WHEREAS, there are no known unusual circumstances that would be caused by the Project, at an established school campus in typical urban environment; and

WHEREAS, The Proposed Project's new career technical education classroom building would be approximately 1,000 feet from Route 116, which is a designated state scenic highway. (<https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa>) However, the views from Route 116 would not be impacted by the new single-story career technical education classroom building on the northwest corner of the Campus and the remainder of the Proposed Project's components would be masked by intervening urban development and landscaping; and

WHEREAS, the Campus is not on a site designated as a Hazardous Waste Site; and

WHEREAS, as there are no designated historical resources on the Campus; however, the Main Building's exterior has been identified in the Office of Historic Preservation's inventory, as being potentially eligible for listing eligibility to the National Register of Historic Places and the California Historical Landmarks programs; the Proposed Project would only add HVAC lines to the side of the exterior to bring in HVAC to the Main Building through the roof top; this minor alteration to the exterior would be minimal and not visible from the building's front-facing side. As such, the Project would not cause a substantial adverse change to a historical resource; and

WHEREAS, none of the exceptions apply here; and

WHEREAS, this analysis was prepared per and in accordance with CEQA and the CEQA Guidelines.

NOW, THEREFORE, for good and sufficient cause, based on the entire record of proceedings, the Governing Board of the West Sonoma County Union High School District hereby finds, determines, declares, orders, and resolves as follows:

Section 1. That the above recitals are true and correct.

Section 2. The Project meets the definition of the Class 1 Categorical Exemption (CEQA Guidelines, § 15301), because the upgrades and renovations are minor repairs and alterations of an existing public-school campus involving no expansion of use.

Section 3. The Project meets the definition of the Class 2 Categorical Exemption (CEQA Guidelines, § 15302), because the Project will replace existing classrooms and only expand the school's classroom capacity to a maximum of 22.22%, all on the same site with the same purpose.

Section 4. The Project meets the definition of the Class 11 Categorical Exemption (CEQA Guidelines, § 15311), because replacing roofs and windows and installing rooftop HVAC systems, flooring, and interior painting at seven (7) buildings (Small Gym [Buildings C, J, and Z], Café, Industrial Arts Building, Main Gym, and East Wing); upgrading HVAC system at, abandoning the boiler from, and replacing skylights in the Main Building along with interior painting and flooring replacement; replacing rooftop solar panel system at the Industrial Arts Building; adding a ramp from the back of the home bleachers to the press box; and adding a shade structure at the Student Services Center basketball courts will be minor structures accessory to the school's (i.e., institutional) existing facilities.

Section 5. There are no exceptions that would disqualify the Project from being categorically exempt.

Section 6. The applicable requirements of CEQA have been fulfilled by the District for the Project.

Section 7. That the Board hereby decides to carry out (i.e., approve of) the Project.

Section 8. That the District's Superintendent, or her designee, is authorized and directed to file the attached Notice of Exemption for the Project with the Sonoma County Clerk and the State Clearinghouse.

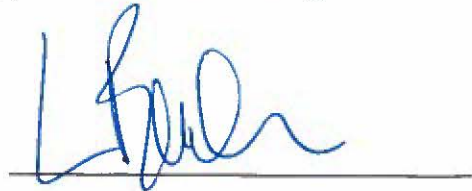
This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 7th day of June 2023, by the Governing Board of the West Sonoma County Union High School District of Sonoma County, California, by the following vote:

AYES: 5
NOES: 0
ABSENT: 0
ABSTAIN: 0

CERTIFICATION

I, Lewis Buchner, Clerk of the Board of Trustees of the West Sonoma County Union High School District, Sonoma County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 7th day of June 2023, with a copy of the Resolution being on file in the Administrative Office of the District.



A handwritten signature in blue ink, appearing to read 'L Buchner', is written over a horizontal line.

Clerk, Board of Trustees of the West
Sonoma County Union High School
District