

Cloverdale Unified School District

Notice of Exemption

Submitted to:

Clerk of the Board
County of Sonoma
585 Fiscal Dr. # 103F
Santa Rosa, CA 95403

Office of Planning and Research
Submitted electronically via CEQASubmit

From: Cloverdale Unified School District
97 School Street
Cloverdale, CA 95425

PROJECT TITLE

Jefferson Elementary School New Classrooms

Project Address:

315 North Street; Cloverdale CA 95425

Project Location:

City of Cloverdale

Assessor's Parcel Number:

001-011-015 and 001-011-021

County of:

Sonoma County

Project Description:

Cloverdale Unified School District will create a new transitional kindergarten (TK) and kindergarten (K) area at the Jefferson Elementary campus. This project will replace 11 existing portable buildings in the northern portion of the campus, south of Venezia Way, with two new modular buildings. Eight of the existing portables will be removed at the beginning of the project and the other three will remain in use through construction and be removed once the new classrooms can be occupied. Fencing will be installed around the new classrooms to define an exclusive TK/K outdoor play area to create a dedicated TK/K mini-campus within the larger elementary school campus. A dedicated drop off will also be provided. Emergency access to the TK/K mini-campus will be provided from Venezia Way.

In the 2023/2024 academic year, enrollment at Jefferson Elementary school is 500 students in grades TK through 4, 131 of which are TK and K students. The project will result in a net increase of one classroom and the new TK/K classrooms will be able to accommodate a total of 192 students based on the currently allowed 24 students per classroom. The State plans to reduce the room capacity to 20 students per classroom in 2023-2024 school year which would bring the total additional student capacity to 160. The project includes the following elements:

- Install two new 5,760 square foot modular buildings, each with
 - Four approximately 1,210 square foot classrooms,
 - One approximately 72-square-foot restroom for each classroom, and
 - One approximately 380 square foot workroom shared between every two classrooms.
- Remove 11 existing portable buildings, containing 7 classrooms, and other smaller storage structures.
- Install approximately 900 linear feet of fencing around the new classroom area to create a secure yard with two dedicated play areas and two outdoor learning spaces.
- Reorient the existing 240 square foot restroom building ramp to serve the TK and K area.
- Reconfigure and expand the existing parking lot, with a net increase of approximately 25 to 30 parking spaces. Egress will be from Venezia Way and traffic will exit on to North Street. A new drop-off/pick-up zone for the TK/K area will be provided in the northern end of the parking lot, while drop-off/pick-up for grades 1 through 4 will be located in the southern end.
- Emergency access into the TK-K mini-campus will be provided from Venezia Way.

Exempt Status:

- Ministerial Project (Section 21080(b)(1); 15268)

- Categorically Exempt **Classes:** Sections 15302, 15303, and 15314

- Declared Emergency (Section 21080(b)(3); 15269(a))

- Emergency Project (Section 21080(b)(4); 15269(b)(c))

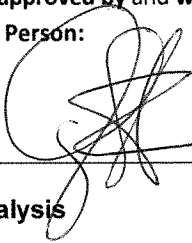
- Statutory Exemption (Code/Section _____)

- The project clearly will not have a significant effect on the environment (15061(b)(3))

This project has been **approved by** and **will be carried out by** the Cloverdale Unified School District.

Lead Agency Contact Person: Glen Senestraro, Superintendent
Phone: 707-894-1993

Signature: _____



Date: _____

2/7/24

Environmental Analysis

Reasons why project is exempt: CEQA provides several “categorical exemptions” which are applicable to categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The project consists of new construction within an existing school campus within the developed urban area of the City of Cloverdale. The project is exempt under CEQA Guidelines Section 15302 – Replacement or Reconstruction, Section 15303 – New Construction or Conversion of Small Structures, and Section 15314 - Minor Additions to Schools. The project meets the conditions for these exemptions as explained below.

Replacement or Reconstruction (Class 2)

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The project will remove 11 existing portable buildings that contain 7 classrooms and other storage areas. The project will replace these structures on the same site with 2 modular buildings that have substantially the same purpose and capacity. There will be a net increase of one classroom. The project will add restrooms and work rooms, add outdoor learning spaces and play areas, add approximately 900 linear feet of fencing, and reorient the ramp to the existing restroom in the norther portion of the campus.

New Construction or Conversion of Small Structures (Class 3)

Class 3 consists of construction and location of limited numbers of new small facilities or structures, installation of small new equipment and facilities in small structures, and conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The project will install two new 5,760 square foot modular buildings, construct two outdoor learning spaces, install approximately 900 linear feet of fencing, and expand the existing parking lot with a new TK/K drop off area and approximately new 25 to 30 parking spaces. Emergency access to the TK/K mini-campus will be provided from Venezia Way.

Minor Additions to Schools (Class 14)

Class 14 consists of 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.

The project will install two new classroom buildings, each containing 4 classrooms, a restroom for each classroom, and a shared workroom for every two classrooms; hardscape improvements to provide two new play areas and two outdoor learning spaces, and 25 to 30 additional parking spaces; and approximately 900 linear feet of fencing. At the current state-defined maximum classroom capacity of 24 students, the project will allow for an increase student capacity of 24 students. Based on the current enrollment of 500 students, this project would result in a 5% increase in student capacity.

Exceptions to Use of a Categorical Exemption: The project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines Section 15300.2 that would prohibit the use of a categorical exemption.

- a. Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that ordinarily would have insignificant environmental impacts may result in significant impacts if it is located in a particularly sensitive environment. Therefore, these classes are considered to apply in 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.

As discussed below, the project site is not known to contain any sensitive environmental resources. Therefore, this exception does not apply to the project.

The project will occur within an existing elementary school property. The entire project site has been previously disturbed with construction of Venezia Way, the school buildings, playgrounds, and parking lot. All project construction activities will occur on areas that are already paved or disturbed and are subject to routine property maintenance by the school district. The site contains no sensitive natural communities or special-status plant species. Six existing trees will be removed. Although these are typical landscape trees for the project area, they could support nesting birds. Cloverdale Unified School District and its contractors will ensure that construction complies with the Migratory Bird Treaty Act by removing the trees outside of the bird nesting season (February 1 to September 30) or by retaining a qualified biologist to conduct a pre-construction nesting survey no sooner than 14 days prior to construction and postponing tree removal and construction activities within 50 feet of the active nest until young have fledged. Because the project site does not support any unique biological resources and all state and federal regulatory requirements will be met, the project will have no adverse effect on biological resources.

Dudek completed a record search and field survey to evaluate the potential for the site to support significant archeological resources (Dudek 2019). The evaluation determined that the site does not support any known archaeological resources. The current project consists of replacing portable structures with modular structures, which involves a minimal amount of ground disturbance. However, as with all land use development projects in California, there is a potential for earthwork activities conducted as part of the project to uncover archaeological resources (sites, features, artifacts, or fossilized material). Should this occur, Cloverdale Unified School District and its contractors will comply with state law by halting all construction work within 100 feet until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, evaluates the significance of the find and determines whether additional study is warranted. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains.

- 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.

There are no known recent past projects or future projects proposed on the school site or in the project vicinity that, when combined with the proposed project, would result in a cumulatively considerable effect on the environment. All properties surrounding the project site are developed and no redevelopment projects have been proposed in the vicinity (City of Cloverdale 2024).

Thus, there are no anticipated cumulative impacts in the project area to which this project could contribute, and this exception does not apply to the project.

- 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.

A Geotechnical and Geologic Hazards Investigation was prepared for the campus (Geocon 2019). The report found that there is no unusual seismic risk or unstable soil conditions at the site and compliance with the California building code and design recommendations within the Geotechnical and Geologic Hazards Investigation would be sufficient to ensure safety. Further, the potential for naturally-occurring asbestos to be present is low.

The proposed project site and surrounding neighborhood are located within an urbanized area, and no work is proposed offsite that could result in impacts to sensitive vegetation or other environmentally sensitive areas as a result of the proposed project. As such, there is nothing unusual about the project site or surrounding area. Furthermore, there is nothing unusual about the design of the proposed new classrooms parking area, play areas and other site improvements that could result in a significant effect on the environment due to unusual circumstances. The project site is not known to contain sensitive biological or archeological resources. Therefore, there is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances, and this exception does not apply to the project.

- 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.

The project site is not visible from any officially designated scenic highway (Caltrans 2024). Therefore, this exception does not apply to the project.

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

According to the California State Water Resources Control Board Geotracker database and the California Department of Toxic Substances Control Envirostor database, there are no active hazardous materials sites within the project site or in the project vicinity. Thus, the proposed project is not located on a site where hazardous materials or hazardous waste have been identified, nor is it located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code (SWRCB 2024, DTSC 2024). There was a leaking underground storage tank at Cloverdale High School, approximately 825 feet south of Jefferson Elementary, but that condition has been remediated and the case was closed in July 2011. Thus, no hazardous conditions are known to exist on the site or in the immediate vicinity and this exception does not apply to the project.

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

CEQA requires evaluation of structures and other human-built features for potential historic significance when such features are at least 50 years old. The proposed project does not include any modifications to or demolition of existing buildings or structures thus it would not have a direct effect on any historic resources and this exception does not apply to the project.

References

California Department of Transportation (Caltrans). 2024. California State Scenic Highways System Map. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed January 25, 2024.

- California Department of Toxic Substances Control (DTSC). 2024. Envirostor.
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=315+North+Street%3B+Cloverdale+CA+95425>. Accessed January 25, 2024.
- City of Cloverdale. 2024. Cloverdale GIS and Parcel Information.
<https://maps.srcity.org/Html5Viewer/Index.html?viewer=Cloverdale>. Accessed January 24, 2024.
- Dudek. 2019. Cultural Resources Inventory Report for the Cloverdale Unified School District Project, Sonoma County, California. November 2019.
- Geocon Consultants, Inc (Geocon). Geotechnical and Geologic Hazards Investigation Jefferson Elementary School Classroom Building. September 2019.
- State Water Resources Control Board (SWRCB). 2024. GeoTracker.
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=315+North+St%2C+Cloverdale%2C+CA+95425>. Accessed January 25, 2024.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 49-02232024-040

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY THE CLOVERDALE UNIFIED SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 02/23/2024
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0223-02	

PROJECT TITLE
 JEFFERSON ELEMENTARY SCHOOL NEW CLASSROOMS

PROJECT APPLICANT NAME THE CLOVERDALE UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 894-1993
PROJECT APPLICANT ADDRESS 97 SCHOOL STREET	CITY CLOVERDALE	STATE CA
		ZIP CODE 95425

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

- 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 	AGENCY OF FILING PRINTED NAME AND TITLE Julio Montes Lopez, Deputy County Clerk-Recorder
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