

# 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: Alameda

1106 Madison Street

Oakland, CA 94612

**From:** (Public Agency): City of Alameda

2263 Santa Clara Avenue

Alameda, CA 94501

(Address)

Project Title: PLN24-0280 – 3100 Central Avenue – Use Permit

Project Applicant: Malyka Chop

Project Location - Specific:

**3100 Central Avenue, Alameda, CA 94501**

Project Location - City: Alameda

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

USE PERMIT PLN24-0280 TO ALLOW THE ESTABLISHMENT OF AN APPROXIMATELY 2,600-SQUARE-FOOT PRESCHOOL WITH AFTERSCHOOL PROGRAM FOR UP TO 50 STUDENTS AT ONCE AND AN OUTDOOR PLAY AREA SURROUNDED BY PERIMETER FENCING LOCATED AT 3100 CENTRAL AVENUE

Name of Public Agency Approving Project: City of Alameda

Name of Person or Agency Carrying Out Project: City of Alameda

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: 15303 Conversion of Small Structures, Accessory Structures; 15301 Existing Facilities
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303 – New Construction or Conversion of Small Structures - the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, and for the construction of accessory structures consisting of the proposed fence. The project qualifies for this Class 3 categorical exemption in that it consists of the conversion of an existing building previously used as a church and preschool into a preschool with afterschool program with no changes to the exterior of the building. The City is an urbanized area and the existing structure is less than 10,000 square feet. On a separate and independent basis, the project also qualifies as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 - Existing Facilities - operation, repair, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities involving negligible or no expansion of existing or former use. The project qualifies for this Class 1 categorical exemption in that it consists of the operation of a preschool with afterschool program in an existing church building that had previously been used for the same or similar purpose. The proposed preschool/afterschool use results in a negligible expansion of use in that the record showed, among other things, that the Church's maximum occupancy was for 125 people which could result in generation of its own associated traffic and noise factors; that the proposed preschool use is limited by State licensing requirements and project proposal to a maximum of 50 children and six staff on site at any one time; that the outside noise impacts of the proposed use would be similar to the noise impacts of the 14 former preschool students; and that the proposed use would result in an overall reduction of Vehicle Miles Traveled (VMT) and air quality impacts due to families in the neighborhood being able to drop off and pick up close to their homes. The Planning Board further finds that none of the exceptions to the categorical exemptions in CEQA Guidelines 15300.2 apply, i.e. the project is not in a particularly sensitive environment, there are no significant cumulative effects in that additional daycares could not be constructed on the same site due to the limited outdoor space and State licensing requirements, there are no unusual circumstances in that the neighborhood has other similar daycares and a public park nearby, and there are no scenic, hazardous, or historical resource impacts.

Lead Agency

Contact Person: Henry Dong

Area Code/Telephone/Extension: 510-747-6800

**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: Henry Dong Date: 9/26/24 Title: Planner III

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_