



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-03/14/2025-0143

202585000191

**FILED**

March 14, 2025

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

LOARA ELEMENTARY SCHOOL MULTI-PURPOSE ROOM BUILDING  
PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)  
 Mitigated Negative Declaration (MND) or Negative Declaration (ND)  
 Notice of Exemption (NOE)  
 Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 03/14/2025  
Posted 03/14/2025 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**FILED**

**MAR 14 2025**

**HUGH NGUYEN, CLERK-RECORDER**

BY:         HVN         **DEPUTY**

CEQA: California Environmental Quality Act

## **NOTICE OF EXEMPTION**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Anaheim Elementary School District  
(Applicant and Lead Agency)

1001 S. East St.

Anaheim, CA 92805

County Clerk  
County of Orange

601 N. Ross Street

Santa Ana, CA 92701

Loara Elementary School Multi-Purpose Room Building Project

Project Title

1601 Broadway

Project Location – Specific

Anaheim

Project Location – City

Orange

Project Location – County

The proposed project will construct an approximately 12,600-square foot Multi-Purpose Room (MPR) building, a trash enclosure, a new concrete block wall (CMU and Breeze Block wall), paved walking paths, and access and parking lot improvements; installation of new fencing and gates, and landscaping improvements (proposed project) The proposed MRP building will include a music classroom with a storage room, flex room, a boys and girls restroom, a multi-purpose room with a platform area, chair storage room, and a lobby; a food services area with a serving room, three staff restrooms, a freezer, cooler and dry storage rooms. The music and flex room connect to an outdoor learning court to the north of the proposed MRP building. A sheltered lunch area will be connected to the proposed MRP building. The proposed MRP building will connect to the existing underground utilities on campus.

The proposed project will include various access and parking lot improvements will include the addition of a new driveway along Broadway, modifying the western parking lot circulation by extending the parking lot north along the western boundary of the campus, and an additional parking lot at the northern portion of the project site. The proposed drive aisle along the western boundary of the campus will include parking stalls and the new northern parking lot will provide 67 new parking stalls. The western parking lot will add one pick-up and drop-off area and continue to use the existing pick-up and drop-off area. The proposed project will provide 90-degree parking spaces instead of angled parking spaces. Therefore, both parking lots (which includes the eastern parking lot) will be restriped, as well as the parking lot crosswalk and pick-up and drop-off driveway and install new parking lot signage.

The proposed trash enclosure will be located along the proposed drive aisle west of the MRP building. A new six-foot concrete block wall will be constructed south of the proposed northern parking lot providing safety to the outdoor learning area and students on the multi-use play field. New fencing and gates, and ornamental landscaping will be installed throughout the project site.

The proposed project will require the removal of existing landscaping, hardscape/paved surfaces, and including eight of ten ornamental trees impacted by the project, which includes removal of two Canary Islands (Pinus camariensis), one Hong Kong Orchid Tree (Bauhinia x blakeana), two Eastern Redbud Trees (Cercis canadensis), and three Common Hackberry Trees (Celtis occidentalis).

The proposed project will increase student enrollment capacity by 50 students, from a student enrollment capacity of 575 students to 625 students. The proposed project will serve students within Loara ES's existing enrollment boundary. The proposed project will benefit the existing students and staff of the Loara ES by providing a new MPR and outdoor facilities.

Construction is expected to begin August 2025. Construction is expected to occur over 16 months, and to be completed in December 2026. Once construction begins, all construction equipment and workers will be located within the boundaries of the project site and contractors will adhere to construction noise regulations to avoid disruption to campus operations and surrounding residences.

Description of Nature, Purpose, and Beneficiaries of Project

Anaheim Elementary School District  
Name of Public Agency Approving Project

FILED

Anaheim Elementary School District  
Name of Person or Agency Carrying Out Project

MAR 14 2025

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BY: HN DEPUTY

Exempt Status: (check one below)

- 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: §15301. Class 1, Existing Facilities ;§15302. Class 2, Replacement or Reconstruction; §15303. Class 3, New Construction or Conversion of Small Structures; §15311. Class 11, Accessory Structures; §15314. Class 14, Minor Additions to Schools.
- Statutory Exemptions. State code number:

The proposed project will require removal of landscaping, fencing and gates, paved walking paths, and other hardscape/paved surfaces; and includes installation of a new parking lot striping, fencing, gates, landscape and infrastructure improvements which are exempt from CEQA under Class 1, Existing Facilities (Section 15301). The removal and reconstruction of fencing and gates, landscaping, paving, and restriping of the parking lot are minor alterations of existing school facilities on campus that improve the safety and access to the campus. Since the campus improvements are located in the same site and do not involve the expansion of use, the project is exempt from CEQA under Section 15301.

The proposed project will replace a portion of the multi-use play field, will restripe existing parking lots, reconstruct paved walking paths, and replace fencing, gates, and landscaping on the project site which are exempt from CEQA under Class 2, Replacement or Reconstruction (Section 15302). The improvements to the multiuse playfield, parking lots, walking paths, fencing and gates will occur on same site and continue to serve the same purpose, the project is exempt from CEQA under Section 15302.

The proposed construction of the trash enclosure, parking lot signage, fencing and gates are exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303). Since the proposed trash enclosure, parking lot signage, fencing and gates are small new structures that will be located within the school campus boundaries, the project is exempt from CEQA under Section 15303.

The proposed project will include the construction of a parking lot, parking signage, trash enclosure, fencing, gates, and landscaping are exempt from CEQA under Class 11, Accessory Structures (Section 15311). The proposed project will expand the eastern parking lot and construct a northern parking, and parking signage which

are exempt under 15311(a), and (b). The proposed trash enclosure, fencing, and gates will be considered small accessory structures to the existing education facilities on-site. The project is exempt from CEQA under Section 15311.

The proposed construction of an MPR building is exempt from CEQA under Class 14, Minor Additions to Schools (Section 15314). The new MPR building will be located within the school campus and will increase the total number of classrooms by two, a music classroom and a flex classroom. The new classrooms will result in an increase in capacity of 50 students, which represents an approximately nine percent increase in enrollment capacity, from 575 to 625 students. Consequently, the proposed project will not increase student capacity by more than 25 percent. Since the new buildings will be located within the same campus and will not increase the school classrooms by ten nor increase student capacity by 25 percent, the proposed project is exempt from CEQA under Section 15314.

See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the Anaheim Elementary School District, 1001 S. East St., Anaheim, CA 92805.

Reasons why project is exempt

Jerome Cygan, Supervisor of Construction Projects  
Contact Person:

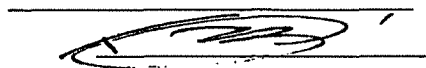
(714) 517-7549, extension 4311  
Area Code/Telephone/Extension:

If filed by applicant:

- 1. Attach certified document of exemption findings
- 2. Has a Notice of Exemption been filed by the public agency approving the project  Yes  No

Date  
Received for  
Filing:

Signature:



Title:

Director 03/14/2025

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MAR 14 2025

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BY:  DEPUTY

## Attachment to Notice of Exemption

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### Loara Elementary School Multi-Purpose Room Building Project Anaheim Elementary School District

MAR 14 2025

#### SUPPLEMENTAL INFORMATION

HUGH NGUYEN, CLERK-RECORDER

BY:                     KD                     DEPUTY

Loara Elementary School (ES) is one of 24 elementary schools in the Anaheim Elementary School District (AESD or District), that serves the City of Anaheim. Loara ES serves grades Transitional Kindergarten (TK) through 6<sup>th</sup> grade. This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, Section 15301, Section 15302, Section 15303, Section 15311 and Section 15314.

## 1. EXISTING CONDITIONS

### PROJECT LOCATION

The Loara ES campus (campus) is located at 1601 West Broadway in the City of Anaheim, in Orange County. The campus is located on Assessor Parcel Number (APN) 250-101-13 and 250-101-14 (Anaheim 2025a). The campus has a General Plan Land Use designation of School (School) and is zoned Transition (T). The City of Anaheim is surrounded by the cities of Yorba Linda, Placentia, and Fullerton to the north, the cities of Buena Park and Cypress to the west, unincorporated Orange County to the east, and the cities of Stanton, Garden Grove, Orange, and unincorporated Orange County to the south. The campus is approximately 0.35 miles south of Interstate 5 (I-5) (see Figure 1, *Regional Location*). Loara ES is bound by West Pampas Lane with residential uses across the street to the north, residential and religious uses to the west, industrial uses to the east, and Broadway with residential, and educational uses across the street to the south (see Figure 2, *Local Vicinity*, Figure 3, *Aerial Photograph with Photograph Locations*).

The project site includes approximately 2.3 acres, which include the majority of the western side of the Loara ES campus, and the eastern parking lot (see Figure 3).

### SURROUNDING LAND USES

The properties surrounding the campus have a General Plan land use designation of Residential Medium (RM), Mixed Use High (MU-H) and General Commercial (C-GC) to the north, Residential Medium (RM), Residential-Mid Density (R-Mid), Neighborhood Center (C-NC) and Office Low (O-L) to the west, Industrial (I) to the east, and RM, Residential-Low Medium (R-LM) to the south across Broadway, (Anaheim 2024b). Additionally, the associated zoning designations include General Commercial (C-G), Multiple-Family Residential (RM-4 (Up to 36 units/acre), and Multiple-Family Residential (RM-3.5 (Up to 27 units/acre) to the north, C-G, and RM-4 to the west, Industrial (I) to the east, and C-G, RM-4, and Transition (T) to the south (Anaheim 2024a).

### EXISTING CONDITIONS

Loara ES is a TK through 6<sup>th</sup>-grade elementary school with a 2024 enrollment of 498 students (CDE 2025). Loara ES consists of seven classrooms buildings (including administrative office), eight modular classrooms, two parking lots; a kindergarten playground with play structures; a multipurpose playfield; various play structures and a school blacktop with painted athletic courts (i.e., foursquare, and basketball courts); and various ornamental trees and landscaping throughout campus (see Figure 3, *Aerial Photograph with Photo Locations*). Vehicular access to the campus is provided by Broadway via one ingress and egress only driveway at the eastern portion of campus, and an ingress-egress driveway along the southern boundary of the project site. The western parking lot contains a pick-up and drop-off area. The campus has an emergency access point at the rear of campus via one full access driveway on West Pampas Lane (see Figure 4, *Site Photographs*, and Figure 5, *Surrounding Photographs*).

The project site is developed on the existing student multi-use play field, with eight trees to be removed, a paved pedestrian walking path, and the western parking lot. The proposed project will require the removal of two Canary Islands (*Pinus camariensis*), one Hong Kong Orchid Tree (*Bauhinia x blakeana*), two Eastern Redbud Trees (*Cercis canadensis*), and three Common Hackberry Trees (*Celtis occidentalis*) (trees 2-4 and 6-10 of Appendix A, Tree Identification). As a conservative approach trees one and five two Canary Islands (*Pinus camariensis*) were included in the analysis; However, they will not be impacted by the project as they will remain on campus (see Appendix A).

## 2. PROJECT DESCRIPTION

The proposed project will construct an approximately 12,600-square foot Multi-Purpose Room (MPR) building, a trash enclosure, a new concrete block wall (CMU and Breeze Block wall), paved walking paths, and access and parking lot improvements; installation of new fencing and gates, and landscaping improvements (proposed project) (see Figure 6, *Site Plan*). The proposed MRP building will include a music classroom with a storage room, flex room, a boys and girls restroom, a multi-purpose room with a platform area, chair storage room, and a lobby; a food services area with a serving room, three staff restrooms, a freezer, cooler and dry storage rooms. The music and flex room connect to an outdoor learning court to the north of the proposed MRP building. A sheltered lunch area will be connected to the proposed MRP building. The proposed MRP building will connect to the existing underground utilities on campus.

The proposed project will include various access and parking lot improvements will include the addition of a new driveway along Broadway, modifying the western parking lot circulation by extending the parking lot north along the western boundary of the campus, and an additional parking lot at the northern portion of the project site. The proposed drive aisle along the western boundary of the campus will include parking stalls and the new northern parking lot will provide 67 new parking stalls. The western parking lot will add one pick-up and drop-off area and continue to use the existing pick-up and drop-off area. The proposed project will provide 90-degree parking spaces instead of angled parking spaces. Therefore, both parking lots (which includes the eastern parking lot) will be restriped, as well as the parking lot crosswalk and pick-up and drop-off driveway and install new parking lot signage.

The proposed trash enclosure will be located along the proposed drive aisle west of the MRP building. A new six-foot concrete block wall will be constructed south of the proposed northern parking lot providing safety to the outdoor learning area and students on the multi-use play field. New fencing and gates, and ornamental landscaping will be installed throughout the project site.

The proposed project will require the removal of existing landscaping, hardscape/paved surfaces, and including eight of ten ornamental trees impacted by the project, which includes removal of two Canary Islands (*Pinus camariensis*), one Hong Kong Orchid Tree (*Bauhinia x blakeana*), two Eastern Redbud Trees (*Cercis canadensis*), and three Common Hackberry Trees (*Celtis occidentalis*) (Appendix A, *Tree Identification*, see trees 2-4, and 6 -10).

The proposed project will increase student enrollment capacity by 50 students, from a student enrollment capacity of 575 students to 625 students. The proposed project will serve students within Loara ES's existing enrollment boundary. The proposed project will benefit the existing students and staff of the Loara ES by providing a new MPR and outdoor facilities.

### CONSTRUCTION

Construction is expected to begin August 2025. Construction is expected to occur over 16 months, and to be completed in December 2026. Once construction begins, all construction equipment and workers will be located within the boundaries of the project site and contractors will adhere to construction noise regulations to avoid disruption to campus operations and surrounding residences.

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HUGH NGUYEN, CLERK-RECORDER

February 2025

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BY:

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### 3. REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) because it is consistent with Class 1, Class 2, Class 3, Class 11, and Class 14.

- » **Class 1, Existing Facilities (CEQA Guidelines § 15301)** 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 proposed project will require removal of landscaping, fencing and gates, paved walking paths, and other hardscape/paved surfaces; and includes installation of a new parking lot striping, fencing, gates, landscape and infrastructure improvements which are exempt from CEQA under Class 1, *Existing Facilities* (Section 15301). The removal and reconstruction of fencing and gates, landscaping, paving, and restriping of the parking lot are minor alterations of existing school facilities on campus that improve the safety and access to the campus. Since the campus improvements are located in the same site and do not involve the expansion of use, the project is exempt from CEQA under Section 15301.

- » **Class 2, Replacement or Reconstruction (CEQA Guidelines § 15302)** 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 proposed project will replace a portion of the multi-use play field, will restripe existing parking lots, reconstruct paved walking paths, and replace fencing, gates, and landscaping on the project site which are exempt from CEQA under Class 2, *Replacement or Reconstruction* (Section 15302). The improvements to the multiuse playfield, parking lots, walking paths, fencing and gates will occur on same site and continue to serve the same purpose, the project is exempt from CEQA under Section 15302.

- » **Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines § 15303)** consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed construction of the trash enclosure, parking lot signage, fencing and gates are exempt from CEQA under Class 3, *New Construction or Conversion of Small Structures* (Section 15303). Since the proposed trash enclosure, parking lot signage, fencing and gates are small new structures that will be located within the school campus boundaries, the project is exempt from CEQA under Section 15303.

- » **Class 11, Accessory Structures (CEQA Guidelines § 15311)** consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs; (b) Small parking lots; (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use. (CEQA Guidelines § 15311).

The proposed project will include the construction of a parking lot, parking signage, trash enclosure, fencing, gates, and landscaping are exempt from CEQA under Class 11, *Accessory Structures* (Section 15311). The proposed project will expand the eastern parking lot and construct a northern parking, and parking signage which are exempt under 15311(a), and (b). The proposed trash enclosure, fencing, and gates will be considered small

accessory structures to the existing education facilities on-site. The project is exempt from CEQA under Section 15311.

- » **Class 14, Minor Additions to Schools (CEQA Guidelines § 15314)** 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 addition of portable classrooms is included in this exemption.

The proposed construction of an MPR building is exempt from CEQA under Class 14, Minor Additions to Schools (Section 15314). The new MPR building will be located within the school campus and will increase the total number of classrooms by two, a music classroom and a flex classroom. The new classrooms will result in an increase in capacity of 50 students, which represents an approximately nine percent increase in enrollment capacity,<sup>1</sup> from 575 to 625 students. Consequently, the proposed project will not increase student capacity by more than 25 percent. Since the new buildings will be located within the same campus and will not increase the school classrooms by ten nor increase student capacity by 25 percent, the proposed project is exempt from CEQA under Section 15314.

#### 4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines § 15300.2 - Exceptions, for any characteristics or circumstances that might invalidate findings that the proposed project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the proposed project.

- (a) **Location.** Classes 1,2,3 and 14 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may have an 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.

The project site is completely within the Loara ES campus, which is surrounded by residential, industrial, and religious uses. The campus has classroom buildings, a school blacktop with painted athletic courts, two parking lots, paved walkways, and a multi-use playfield with playground structures. Similarly, the project site is developed and includes the western and eastern parking lots, paved walkways, ornamental trees, and a multi-use play field. There are no critical habitats identified on campus or in the immediate vicinity of campus (FWS, 2024a). Additionally, due to the campus and project site's being fully developed and operational, the campus and project site do not contain any sensitive biological species or habitat; the nearest critical habitat is approximately 4.80 miles northeast. No mapped wetlands exist on site (FWS 2024b). Additionally, as further discussed under the "Hazardous Waste Sites" exception below, the project site is not included on a hazardous waste list. Therefore, this exception does not apply to the proposed project.

- (b) **Cumulative Impacts.** 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.

The proposed project is the only known and planned improvements to the campus. The project site is generally flat as it has been previously developed, and the proposed project does not include subterranean levels nor extensive earthwork. Other projects within the District include a MPR building project at Benjamin Franklin Elementary School and Clara Barton Elementary School. The closest project to the proposed project is the MPR building project at Clara Barton ES approximately 0.90 miles southwest.

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<sup>1</sup>  $(625 \text{ students} - 575 \text{ students}) / 575 * 100 = 8.69\%$  increase in enrollment capacity



The project sites for the proposed project and the MPR building project at Clara Barton ES are generally flat, as they have been previously developed and projects do not include subterranean levels nor extensive earthwork. The project at Clara Barton ES is expected to begin in August 2025 and is anticipated to last 16 months, similar to the construction of the proposed project. While construction timeline for the proposed project and the MPR building project at Clara Barton ES will overlap, each project will be in different stages of construction and construction of each project will be executed individually. Additionally, construction of the proposed project and the MPR building project at Clara Barton ES will be limited to their respective project sites. Construction work will be scheduled to have minimal impacts on students and surrounding community to the extent possible. The projects within the District will not combine to create a cumulative impact during construction. Therefore, this exception does not apply to the proposed project.

- (c) **Significant Effects.** 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 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 determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from the unusual circumstances. The lead agency considers the second prong of this test only if it finds that some circumstance of the project is unusual. *Berkeley Hillside Preservation v City of Berkeley (2015) 60 Cal4th 1086, 1104.*

There is no reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances. The project site currently operates as a TK through 6th-grade elementary school and will continue to operate as an elementary school. The construction manager will execute construction activities per current local, state, and federal laws, regulations, and construction Best Management Practices (BMPs), District standards, and guidelines. Also, the proposed project will support the existing campus and operation of the proposed project will not substantially differ from existing uses of at the Loara ES campus.

The proposed project will require the removal of two Canary Islands (*Pinus camariensis*), one Hong Kong Orchid Tree (*Bauhinia x blakeana*), two Eastern Redbud Trees (*Cercis canadensis*), and three Common Hackberry Trees (*Celtis occidentalis*) (trees 2-4 and 6-10 of Appendix A, Tree Identification). As a conservative approach trees one and five two Canary Islands (*Pinus camariensis*) were included in the analysis; However, they will not be impacted by the project as they will remain on campus (see Appendix A). None of the ten trees, including the eight trees that will be removed, are not special-status species within the State and Federally Listed Endangered, Threatened, and Rare Plants of California list, or the Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2024a; 2024b). Therefore, the proposed project will not result in impacts to special-status species.

Nesting birds are protected by the Migratory Bird Treaty Act (MBTA), which governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests (US Code, Title 16, Sections 703–712). The MBTA prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. Construction of the proposed project will be required to comply with applicable local, state, and federal regulations, such as the MBTA. As part of the construction process, and as standard practice, the District will implement a preconstruction nesting bird survey if ground disturbance and tree removal activities occur during the nesting season.

#### **Circulation Review**

The proposed project includes parking lot improvements, including the extension of the existing western parking lot to the north with a new drive aisle that will connect to a new northern parking lot, and the addition of a new pick-up/drop-off area that will change the existing circulation of the parking lot. A Circulation Technical Memorandum was prepared to review the new circulation at Loara ES (see Appendix B, Circulation Assessment).

A new parking lot will be provided north of the MPR building and it will be accessed via a combination fire lane/circulation road that will run along the west side of the MPR building. Parking spaces will be provided along the west side of this north-south circulation road. Bus loading/unloading activities will continue to occur on the west side of Loara Street north of Broadway adjacent to the school. The configuration of the two existing parking lots will be modified to provide 90-degree parking spaces instead of angled parking spaces. Access to the small parking lot at the southeast corner of the school site will continue to be provided by the two existing driveways. Access to the main parking lot and the new parking lot at the northwest corner of the school site will be provided by the existing driveway on Broadway as well as a new driveway on Broadway at the southwest corner of the school site. A new driveway will also be provided on West Pampas Lane at the northwest corner of the school site and the new parking lot; however, it will only be used by maintenance and emergency vehicles. A new fire lane will extend through the parking areas from the existing driveway on Broadway to the new driveway on West Pampas Lane. A student drop-off/pick-up zone will be provided along the east side of the main parking lot adjacent to the existing classroom buildings and on the north end of the main parking lot adjacent to the MPR building.

The Circulation Technical Memorandum identified that the new circulation will substantially increase the number of on-site parking spaces at the school for use by staff, parents, and visitors. The project will provide an on-site student drop-off/pick-up zone at the school, which will reduce the number of drop-offs and pick-ups on the nearby streets and reduce the number of vehicular/pedestrian conflicts during the peak arrival and departure times at the school. The project will provide an additional driveway on Broadway, which will thereby spread out the traffic flow patterns, reduce the concentration of traffic at a single driveway on Broadway, and improve the congested traffic conditions. The proposed circulation improvements will substantially improve the vehicle queuing and delay situation on Broadway at the main parking lot entry/exit driveway. Additionally, it will reduce traffic volumes and congestion on the nearby residential streets such as Loara Street south of Broadway and Mable Street east of Loara Street. However, students who are walking to and from the school from the west on the Broadway sidewalk will walk across an additional busy entry/exit driveway that is not in place under existing conditions. This situation is not critical, because the overall number of pedestrian crossings and vehicular/pedestrian conflicts will be greatly reduced as a result of the new on-site drop-off/pick-up zone and the expanded parking lot capacity.

Additionally, the new driveway and parking lot will not significantly increase noise levels because they align with existing circulation patterns and parking operations. The design, including restricted use of the Pampas Lane driveway for maintenance and emergency vehicles, ensures minimal additional traffic. Strategic placement of drop-off/pick-up zones and the absence of new high-intensity uses indicate that noise will remain consistent with current conditions.

- (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.

There are no designated State scenic highways near the project site. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the nearest officially designated state scenic highway is State Route 91 (SR-91) approximately 7 miles to the east of the project site (Caltrans 2024). Additionally, the nearest highway that is eligible for a state scenic highway designation is a segment of State Route 57 (SR-57), approximately 6.45 miles northeast of the project site. Due to the distance between the project site and these highways, the proposed project will not affect scenic resources along any scenic highways. Therefore, this exception does not apply to the proposed project.

(e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Six environmental databases were searched for hazardous materials listings on the project site and within a quarter mile radius:

- » **EnviroStor.** Department of Toxic Substances Control (DTSC 2024a)
- » **GeoTracker.** State Water Resources Control Board (SWRCB 2024)
- » **EJScreen.** US Environmental Protection Agency (USEPA 2024a)
- » **EnviroMapper.** US Environmental Protection Agency (USEPA 2024b)
- » **Solid Waste Information System.** California Department of Resources Recycling and Recovery (CalRecycle 2024)
- » **Cortese List.** Department of Toxic Substances Control (DTSC 2024b)

**Table 1 Hazardous Waste Sites within 0.25 miles**

Site Address	Database	Identifier	Cleanup Status	Proximity to Site
260 S Euclid Street Anaheim, CA 92802	GeoTracker	LUST Cleanup Site	Completed – Case Closed (1/14/1998)	0.07 miles west
235 S Euclid Street Anaheim, CA 92804	GeoTracker	Cleanup Program Site	Completed – Case Closed (3/7/1996)	0.07 miles west
101 S Euclid Street Suite B Anaheim, CA 92802 (CVS)	EnviroMapper	Waste Medicine (chromium, selenium), and Waste Medicine (Warfarin)	Active as of 3/18/2016	0.07 miles west
101 S Euclid Street Anaheim, CA 92802 (CVS)	EnviroMapper	Waste Corrosive liquids, Aerosols, Waste Toxic – liquids (chromium, selenium), Waste Flammable liquids (Alcohol, Acetone), Waste Lighters	Active as of 6/27/2011	0.07 miles west
305 S Euclid Street Anaheim, CA 92802 (A&C Auto Repair)	EnviroMapper	Non-RCA hazardous waste solid (absorbent/paper filter media)	Active as of 12/6/2013	0.07 miles west
1555 W Broadway Anaheim, CA 92802	EnviroMapper	N/A	Inactive (expired: 6/30/1998)	0.09 miles east
S216 S Euclid Street Anaheim, CA 92802	GeoTracker	LUST Cleanup Site	Completed – Case Closed (2/3/2000)	0.10 miles west



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
30-03/14/2025-0143

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY ANAHEIM ELEMENTARY SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 03/14/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000191	

PROJECT TITLE  
  
LOARA ELEMENTARY SCHOOL MULTI-PURPOSE ROOM BUILDING PROJECT

PROJECT APPLICANT NAME ANAHEIM ELEMENTARY SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 517-7549
PROJECT APPLICANT ADDRESS 1001 S. EAST ST	CITY ANAHEIM	STATE CA
		ZIP CODE 92805

**PROJECT APPLICANT (Check appropriate box)**

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

**CHECK APPLICABLE FEES:**


- Environmental Impact Report (EIR)    \$ 4,123.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)    \$ 2,968.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW    \$ 1,401.75 \$ \_\_\_\_\_

- 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 \$ \_\_\_\_\_ 0.00**

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE  Kalci Do    Deputy Clerk
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