

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: Marin
3501 Civic Center Drive
San Rafael, CA 94903

From: (Public Agency): Miller Creek School District
380 Nova Albion Way
San Rafael, CA 94903
(Address)

Project Title: Vallecito Elementary School Roof Replacement Project

Project Applicant: Miller Creek School District

Project Location - Specific:
50 Nova Albion Way, San Rafael, CA 94903

Project Location - City: San Rafael Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:
Replacement of roof on Multi-Purpose Room at the school. See attached Project Description.

Name of Public Agency Approving Project: Miller Creek School District

Name of Person or Agency Carrying Out Project: Miller Creek School District

- 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));
[X] Categorical Exemption. State type and section number: Class 1; Section 15301
[X] Statutory Exemptions. State code number: Section 15061(b)(3) (General Rule Exemption)

Reasons why project is exempt:
Roof replacement would be repair and maintenance (within Class 1 limits). Project would have no potential for significant impacts (General Rule Exemption). See attached Discussion.

Lead Agency
Contact Person: Marie Henrio, CBO Area Code/Telephone/Extension: 415-492-3710

- 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? [X] Yes [] No

Signature: [Handwritten Signature] Date: 03/12/25 Title: Chief Business Officer

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**VALLECITO ELEMENTARY SCHOOL MULTI-PURPOSE ROOM ROOF
REPAIR PROJECT
NOTICE OF EXEMPTION DISCUSSION**

Project Description

Existing Facilities

The Vallecito Elementary School, located at 50 Nova Albion Way, San Rafael, CA, is owned and operated by the Miller Creek School District. The school is in the Terra Linda neighborhood of San Rafael, in an area including both residential and commercial uses. Single-family residences are located adjacent to the school campus on Arias Street and Tellis Drive, to the north and west of the school buildings, respectively. A private school, the Mark Day School, shares the sites, and is on the western side of the site, while Vallecito School is on the eastern side of the overall site. A Kaiser health care facility lies across Monticello Road from the overall campus, and multi-family residential uses lie across Nova Albion Way from the school. The school's recreational fields lie to the south of the school buildings.

Proposed Project

The project would consist of repairing/replacing roofing at the school's Multi-Purpose Room. The existing roofing and associated flashing would be removed and a new fluid-applied roof membrane and flashing/drains would be installed. Solar panels on the roof may be removed and replaced as needed to install the roof. The purpose of this project is essential repairs and maintenance of the building for use by students and staff.

The project would be constructed between June to August 2025, when school is not in session. No other changes to the building or new or expanded uses of the school facilities are proposed as part of this project.

Exemption Analysis

Categorical Exemption Analysis

Class 1 Exemption

The CEQA Class 1 Exemption for Existing Facilities (Guidelines, Section 15301) applies to 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 key consideration is whether the project involves negligible or no expansion of use.

The project would comprise re-roofing of an existing building at the school. It would not affect school capacity and would not add any classrooms.

Exceptions Discussion

Per CEQA Guidelines section 15300.2, exceptions to this categorical exemption can apply where the following occur:

- Cumulative impact of the same type in the same place, over time is significant.
- Significant effect due to unusual circumstances.
- Damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a state scenic highway.
- Hazardous Waste Sites included on any list compiled pursuant to Section 65962.5 of the Government Code.
- A substantial adverse change in the significance of a historical resource.

As summarized below, none of these exceptions appear to apply to this project and therefore this exemption would apply:

- The project area is a developed residential neighborhood, and no cumulative development is likely to occur nearby. No other projects are proposed at the school concurrent with the proposed project construction. There would be no potential for cumulatively considerable impacts.
- Construction would be re-roofing of an existing structure, which would not change the exterior appearances of the buildings. Therefore, this impact would be non-significant.
- The site is not on or near a listed hazardous waste site (database search performed February 26, 2025¹).
- The project would not change the building exteriors other than re-roofing. It would not demolish or substantially alter any historic structures. Therefore no historic resources would be affected.
- The project is at a fully developed school site and there are not any unusual circumstances that could result in significant environmental impacts at the site.

¹ https://www.envirostor.dtsc.ca.gov/public/map/?global_id=21880002

General Rule Exemption

Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to environmental review. In such cases, the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (See CEQA Guidelines Section 15061(b)(3)). As described above, the project does not have the potential to result in a significant impact to the physical environment. Therefore this exemption would apply.

Conclusions

As discussed above, the proposed project would fall within the CEQA Class 1 Exemption and none of the exceptions to the exemption would apply. In addition, the project would fall under the General Rule Exemption, as it can be seen with certainty no potentially significant impacts would occur.