

## NOTICE OF EXEMPTION

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

From: San Marcos Unified School District

255 Pico Avenue Suite 250

San Marcos, CA 92069

County Clerk  
County of San Diego

1600 Pacific Highway, Room 260

San Diego, CA 92101

Knob Hill Elementary School Modernization Project

Project Title

1825 Knob Hill Road

Project Location - Specific

San Marcos

Project Location – City

San Diego

Project Location – County

The District proposes to construct two new two-story classroom buildings (Classroom Buildings C and D), a one-story classroom building (Classroom Building E), student quad, and transitional kindergarten (TK) play area. The proposed project would relocate the playfield and hardcourts, and would modernize Buildings A, B, and F. The proposed project would replace the existing classroom buildings and portable classrooms on-site; overall, the proposed project results in a decrease in classrooms from 33 classrooms to 30 classrooms (a net decrease of three classrooms). The overall student capacity at the site would decrease from 780 seats to 718 seats (net decrease of 62 seats). The District would also make parking lot and circulation improvements which would include: constructing one new parking lot, creating a new vehicle access route with a bus-drop off area and food service delivery area, modifying the front entrance pick-up/drop-off area, and repaving the pedestrian walking paths and emergency access route. The proposed project would also install accessory structures such as a flagpole, play structures, bicycle racks, an electric marquee, and ornamental landscaping and paved walking paths throughout the project site.

Overall, the proposed project would benefit the Knob Hill Elementary School students, staff, and the general community by providing enhanced educational facilities and improved circulation improvements.

Description of Nature, Purpose, and Beneficiaries of Project

San Marcos Unified School District

Name of Public Agency Approving Project

San Marcos Unified School District

Name of Person or Agency Carrying Out Project

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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 (Existing Facilities); 15302 (Replacement or Reconstruction); 15303 (New Construction or Conversion of Small Structures); 15304 (Minor Alterations to Land); 15311 (Accessory Structures); 15314 (Minor Additions to Schools)
- Statutory Exemptions. State code number: \_\_\_\_\_

The proposed project would include the modernization, expansion, removal, and construction of buildings; circulation improvements; and installation of fencing and gates, landscaping, hardscaping, and other infrastructure which would be exempt under Class 1, Existing Facilities (Section 15301 of the CEQA Guidelines). The proposed project would demolish and reconstruct the playfield, hardcourts, play structures, TK play area, and accessory structures which would be exempt under Class 2, Replacement or Reconstruction (Section 15302 of the CEQA Guidelines). The proposed project would construct new buildings, a quad, TK and kindergarten play areas, and accessory structures which would be exempt under Class 3, New Construction or Conversion of Small Structures (Section 15303 of the CEQA Guidelines). The proposed circulation improvements, new landscaping, and trenching for the portable classrooms would be exempt under Class 4, Minor Alterations to Land (Section 15304 of the CEQA Guidelines). The proposed accessory structures (flag pole, play structures, bike racks, signage, fencing, etc.) would be exempt under Class 11, Accessory Structures (Section 15311 of the CEQA Guidelines). The proposed project would remove the existing portable classrooms, demolish one classroom building, and construct three new classroom buildings (proposed Classroom Buildings C, D, and E) which would be exempt under Class 14, Minor Additions to Schools (Section 15314 of the CEQA Guidelines).

The proposed project was also reviewed for possible exceptions under Section 15300.2 and it was determined that the exceptions do not apply. See Attachment to Notice of Exemption for further explanation of the evaluation, documentation supporting this conclusion is available at the District office.

Reasons why project is exempt

Tova Corman – Executive Director, Facilities  
Planning and Development

(760) 290-2650

Contact Person:

Area Code/Telephone/Extension:

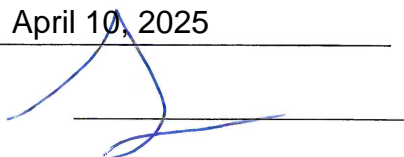
If filed by applicant:

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:

April 10, 2025

Signature:



Title: Executive Director, Facilities Planning and  
Development