

<p style="text-align: center;">Dixie School District Board of Education Agenda Item Summary</p>

Meeting Date: July 23, 2019

Item: Action Item: Approve staff to file Notice of Exemption for the Miller Creek Middle School Modernization Project.

Description: The project involves the replacement of 16 portable buildings. This work will require the filing environmental documentation in accordance with the California Environmental Quality Act (CEQA) Guidelines. At the recommendation of the CEQA Consultant a categorical exemption is the appropriate level of documentation required for this project as a categorical exemption applies when it can be determined that a project or action is a minor addition that would increase student capacity by no more than 25% as defined in Section 15314 of the CEQA guidelines.

Funding Source/Cost: A County recording fee will be paid by the District's Measure C General Obligation Bond. This fee is anticipated to be approximately \$50.00. There is no impact to the overall project budget. The cost for the CEQA filing is incorporated into the project budget.

Recommendation: It is recommended that the Board of Trustees approve the staff to file and record a Notice of Exemption for the Miller Creek Middle School Modernization Project.

Staff: Becky Rosales
Interim Superintendent

MILLER CREEK MIDDLE SCHOOL MODIFIED MODERNIZATION PROJECT

NOTICE OF EXEMPTION DISCUSSION

Background

A notice exemption for a previous design for this project was completed and filed with the Marin County Clerk's office in December 2019. Subsequently, geotechnical investigations found an area of liquefiable substrate underlying a portion of the proposed buildings location. The site plan has since been modified to avoid placing buildings on the liquefiable area, resulting in a northward shift of the proposed new classroom buildings. The modified site plan is the subject of this proposed CEQA exemption.

Project Description

Existing Facilities

The Miller Creek Middle School, located at 2255 Las Gallinas Avenue in San Rafael, CA is owned and operated by the Dixie School District. The school consists of 19 portable classroom buildings with 16 classrooms, six permanent classroom buildings (with 21 classrooms), two multipurpose buildings, a lunch pavilion, and a library building. Of the 40 classrooms, 35 are used as such, with the other five being used for counseling, faculty/staff meeting space, storage, etc. The school has a current enrollment of approximately 656 students.

The school is adjacent to Marinwood Park on the south and west, a wooded area and then single-family houses to the north, and single-family houses across Las Gallinas Avenue to the east.

Proposed Project

The project would consist of replacement of 16 portable buildings totaling 15,360 sq. ft. with three modular buildings that include 16 classrooms (five of which are science labs) totaling 18,560 sq. ft. The total number of classrooms on campus would remain unchanged, and the total classroom space would increase by 3200 sq. ft. The new modular classroom buildings would be 7680, 3840, and 7040 sq. ft. The largest building would also include two bathrooms. The buildings would be single-story with gently sloping standing-seam metal roofs with skylights. The new buildings would be constructed in the same general areas of the school currently occupied by the portable buildings and a grassy area adjacent to the school's track. One 30-inch diameter bay tree would be required to be removed as part of the modified project.

The project would be constructed over a 2-month period, from June 14, 2019 to August 21, 2019. No increase in enrollment is proposed as part of this project.

Categorical Exemption Analysis

Class 14 Exemption

The Class 14 Exemption (CEQA Guidelines Section 15314) applies to minor additions to schools that increase student capacity by no more than 25% or an increase of 10 classrooms, whichever is less. The proposed project would increase overall classroom space by 3200 sq. ft. compared to the existing classroom space of 40,320 sq. ft., an increase of about 8%. There would be no increase in the number of classrooms or student capacity. Therefore this exemption would apply.

Analysis of Possible Exceptions to Class 14 Exemption

The Class 14 Exemption is subject to the following exceptions:

- **Cumulative Impact.** This exception would apply if the project were to contribute to significant impacts to a resource in combination with other proposed new development nearby. No other such development is proposed, so this exception would not apply.
- **Scenic Highways.** This exception would apply if the project were to result in damage to scenic resources within a scenic highway corridor. The project site is not within or visible from any designated scenic highways, so this exception would not apply.
- **Hazardous Waste Sites.** This exception would apply if the project were to be located on a hazardous waste site listed pursuant to California Government Code section 65962.5. A search of the State Envirostor database conducted on December 17, 2018, found no listed hazardous wastes sites on or within two miles of the school site. (http://www.envirostor.dtsc.ca.gov/public/map/?global_id=21880002)
- **Historical Resources.** This exception would apply if the project were to potentially significantly adversely affect an historical resource. The proposed project would be limited to replacement of portable buildings with permanent structures. It would not affect any permanent buildings at the school, which was originally constructed in 1964. In addition, a cultural resources survey was conducted for the Marinwood park immediately to the north and west of the school, and no such resources were encountered¹. Therefore it would not have the potential to adversely affect any historical resources.
- **Significant Effect.** The exception would apply if the project would have the potential for a significant effect to the environment due to unusual circumstances. Unusual circumstances may include historic structures, hazardous materials

¹ Archaeological Resource Service, A Cultural Resources Evaluation of the Proposed Maintenance Facility Replacement within Marinwood Park, 775 Miller Creek Road, Marin County, California May, 2018

contamination, protected species or habitats, and other similar conditions. A large California Bay tree would be removed from the site for project construction. The loss of this tree would not be significant because the school is adjacent to a large open space area with numerous other similar trees. There are no other unusual circumstances on the site and there is no potential for significant effect, therefore this exception would not apply.

Conclusions

As discussed above, the project is within the parameters of the Class 14 Exemption. Further, none of the exceptions to the exemption would apply. Therefore, this exemption would apply to the proposed project.

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): Dixie School District

380 Nova Albion Way

San Rafael, CA 94903

(Address)

Project Title: Miller Creek Middle School Modernization Project

Project Applicant: Dixie School District

Project Location - Specific:

2255 Las Gallinas Avenue, San Rafael, CA. 94903

Project Location - City: San Rafael

Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The project would consist of replacement of 16 portable buildings totaling 15,360 sq. ft. with three modular buildings that include 16 classrooms totaling 18,560 sq. ft. It would not add to the school's total number of classrooms or student capacity.

Name of Public Agency Approving Project: Dixie School District

Name of Person or Agency Carrying Out Project: Becky Rosales, Interim Superintendent

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: Class 14; Section 15314 (schools)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Class 14 Exemption applies to minor additions to schools that increase student capacity by no more than 25% or an increase of 10 classrooms, whichever is less. The proposed project would increase overall classroom space by 3200 sq. ft. compared to the existing classroom space of 40,320 sq. ft., an increase of about 8%. There would be no increase in the number of classrooms or student capacity. Therefore this exemption would apply. See attached Discussion.

Lead Agency

Contact Person: Dr. Jason Yamashiro

Area Code/Telephone/Extension: 415-492-3700

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: _____ Date: _____ Title: Superintendent

☒ 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: _____