

# 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: Sonoma  
585 Fiscal Drive, #103F

Santa Rosa, CA 95403

**From:** (Public Agency): Santa Rosa City Schools

211 Ridgeway Ave.

Santa Rosa, CA 95401

(Address)

Project Title: James Monroe Elementary School Classrooms Project


Project Applicant: Santa Rosa City Schools

Project Location - Specific:

2567 Marlow Road, Santa Rosa, CA 95403

Project Location - City: Santa Rosa Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:

The project would consist of installation of three new classroom buildings (6 classrooms – 8550 sq. ft. total) on a ball field just east of the existing school campus. Each building would be 2850 sq. ft. sq. ft. and house 2 classrooms. One existing portable building with a single classroom (960 sq. ft.) would be 

Name of Public Agency Approving Project: Santa Rosa City Schools

Name of Person or Agency Carrying Out Project: Santa Rosa City Schools

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 3, Section 15303, and Class 14, Sec
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:



The proposed project would qualify for the Class 14 Categorical Exemption as the project would not exceed 25% additional classrooms. It would qualify for Class 3 exemption because the floor area to be added is under 10,000 sq. ft. None of the exceptions to the exemption would apply (See attached Discussion).

Lead Agency

Contact Person: Mr. Erik Oden Area Code/Telephone/Extension: (707) 967-2701

**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: Erik Oden  Date: 8/15/25 Title: Director, Maintenance and 

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: \_\_\_\_\_

**JAMES MONROE ELEMENTARY SCHOOL CLASSROOMS PROJECT  
CEQA NOTICE OF EXEMPTION DISCUSSION**

**Project Description**

Existing Facilities

James Monroe Elementary School, located at 2567 Marlow Road, Santa Rosa, is owned and operated by Santa Rosa City Schools. The school has a current enrollment of approximately 365 students.

The school is in the northeastern area of Santa Rosa, and is bordered on the south, east, and west by single- and multiple-family residential development, and, to the north, by the Santa Rosa Creek greenway. The primary access to the school is off of Marlowe Road.

Proposed Project

The project would consist of installation of three new classroom buildings (6 classrooms – 8550 sq. ft. total) on a ball field just east of the existing school campus. Each building would be 2850 sq. ft. sq. ft. and house 2 classrooms. One existing portable building with a single classroom (960 sq. ft.) would be removed. The project would include a 42- by 93- foot solar canopy over the parking lot. The parking lot would have about 44 spaces, and include landscaping. New playground facilities and an outdoor education area also would be constructed. No trees are proposed for removal as part of this project.

The project would be constructed over a 25-week period from December 11, 2025 to June 5, 2026.

**Categorical Exemption Analysis**

Class 3 Exemption

The CEQA Class 3 Exemption applies to 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. In urban areas, structures of up to 10,000 sq. ft and carports/garages/canopies would be subject to this exemption (per CEQA Guidelines Sections 15303(c) and (e)). The project's proposed net increase of 7590 sq. ft. of classrooms, and the associated site improvements, would conform to this exemption.

Class 14 Exemption

The CEQA Class 14 Exemption (Minor additions to schools (CEQA Guidelines, Section 15314)) applies to minor additions to existing schools within existing school grounds

where the addition does not increase original student capacity by more than twenty-five (25) percent or ten (10) classrooms, whichever is less.

The project would add a net of 5 classrooms to the overall 28-classroom school for a total of 33 classrooms. The increase in capacity would be about 18%, below than the exemption's 25% increase limit.

### Exceptions to the Exemptions

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

- The location is environmentally sensitive (Class 3 only)
- Cumulative impact of the same type in the same place, over time is significant.
- 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.
- Significant effect due to unusual circumstances.

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

- The project is proposed on an existing school playfield and parking lot, which are not environmentally sensitive locations.
- The project area is a small project in a developed school campus, and no cumulative development is likely to occur nearby.
- Construction would be visible from about 6 houses on Crosspoint Drive. Views of the structure from nearby houses would be somewhat buffered by the proposed landscaping. Buildings would be similar in scale and design to existing school buildings, and would not be considered to have a significant adverse effect on visual quality. Therefore, no potentially significant impact to visual resources is expected.
- The site is not on or near a listed hazardous waste site (database search performed August 5, 2025) <sup>1</sup>

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<sup>1</sup> <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=James+Monroe+elementary+school+santa+rosa>

- The proposed project would not demolish or substantially alter any historic structures. The project would require construction on a portion of a previously graded open area. Therefore, no historic resources would be affected.
- There do not appear to be any unusual circumstances that could result in significant environmental impacts at the site.

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*Common Sense 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 proposed 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 project is within the parameters of the Class 3 and 14 Categorical Exemptions. Further, as detailed above, none of the exceptions to the exemptions would apply. As described above, the project also would be consistent with the CEQA Common Sense Exemption.