

## MEETING MINUTES

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To view recordings of past board meetings, click [HERE](https://www.youtube.com/c/santarosacityschoools).  
(<https://www.youtube.com/c/santarosacityschoools>).

**MISSION:** SRCS ensures equitable access to a transformative educational experience grounded in the assets of our students, staff, and community. We nurture the whole student in an engaging, challenging, and safe environment. We recognize and value each student's individuality and our community's cultural wealth.

**VISION:** SRCS will send students into the world empowered to find purpose, think critically, embrace diversity, work together, and adapt to our changing planet, and live healthy and fulfilling lives.

### Attendees

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#### Voting Members

Alegria De La Cruz, Director

Ever Flores, Director

Laurie Fong, Director

Stephanie Manieri, Clerk

Jill McCormick, Vice President

Omar Medina, Director

Ed Sheffield, President

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#### A. CALL TO ORDER (5:00 p.m.)

The meeting was called to order at 5:00 pm.

##### 1. Public Comment on Closed Session Agenda

#### B. RECESS TO CLOSED SESSION

1. **Public Employee Performance Evaluation (Title of employee being reviewed: Superintendent, Deputy Superintendent, Associate Superintendent, Assistant Superintendent, Principals, Vice Principals, Assistant Principals, Directors, Coordinators) [Gov. Code § 54957]**
2. **Public Employee Discipline/Dismissal/Release [Gov. Code § 54957]**
3. **Conference With Labor Negotiator (Name of designated rep attending: Mike Shepherd (SRCS); name of organization: SRTA/CSEA [Gov. Code § 54957.6])**
4. **Student Expulsions (Case Nos: 21/22-15) [Ed. Code § 48918]**

**C. RECONVENE TO OPEN SESSION (6:00 p.m.)**

The meeting reconvened at 6:01 pm. Director Georgia Beard was present.

**1. Territorial Land Acknowledgment**

Reynalda Cruz led the Territorial Land Acknowledgment.

**2. Pledge of Allegiance**

President Ed Sheffield led the Pledge of Allegiance.

**3. Report of Actions Taken in Closed Session**

During the closed session, the Board voted 7-0 to authorize the District Superintendent, or her designee, to adopt Resolution No. 2021/22-43 to notify one (1) administrator, 1.0 FTE, that they may be released and reassigned from their position for the 2022-2023 school year pursuant to Education Code section 44951

Student Expulsion Case No. 21/22-15 was approved 7-0 during the closed session.

**4. Items Considered In Closed Session for Action In Open Session**

There were no items considered in closed session for action in open session.

**5. Statements of Abstention**

There were no statements of abstention.

**6. Adjustments to Agenda**

Consent items F.7 & F.8 were pulled for public comment.

**7. Public Comment On Non Agenda Items**

The following individual addressed the Board during public comment:

- Jill Jackson - Esser monies
- Shelby Pryor - Board Members
- Andrew Quartarolo - mask decision
- Sheila Walker - mask decision
- Emma Dunsmore - TOSA position
- Holly Cumbie - TOSA position
- Kate Whelan - mask decision
- Natalie Goodrich - mask decision
- Deanna Olivarez - mask decision

**D. REPORTS**

**1. California School Employee Association (CSEA) Santa Rosa 75 Report**

California School Employee Association (CSEA) Santa Rosa Chapter 75 President Mary Lehman gave a report.

**2. Santa Rosa Teachers Association (SRTA) Report**

Santa Rosa Teachers Association (SRTA) President Kathryn Howell gave a report.

**3. Superintendent Report**

Superintendent Anna Trunnell gave a report.

**4. Board President Report**

No report was given.

**5. Board Member Reports**

Directors Fong, McCormick, Manieri, Flores and De La Cruz gave reports.

**6. CSBA Report**

Director Flores gave a report.

**7. Made in Santa Rosa Foundation Report**

Executive Director Lisa Alexander, Made in Santa Rosa Foundation, gave a report.

**E. DISCUSSION / ACTION ITEMS**

**1. (Action) Public Board Meetings Via Teleconference per AB 361**

Anna Trunnell, Superintendent, presented a request for approval of Public Board Meetings Via Teleconference per AB 361.

The duration of the Board's question portion lasted 1 minute.  
The duration of the Board's discussion portion lasted 9 minutes.

Motion Passed: approval of Public Board Meetings Via Teleconference per AB 361 with a hybrid model to begin on April 13, 2022 (Board and staff will be in person).

Director Georgia Beard preferential vote: Aye.

Motion made by: Jill McCormick

Motion seconded by: Ever Flores

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**2. (Action) Resolution Designating April 2022 as School Library Month**

Dr. Kimberlee Armstrong, Associate Superintendent, Educational Services, Kelley Dillon, Executive Director, Educational Services and Steve Irving, District Library Media Specialist, presented a request for approval

of Resolution Designating April 2022 as School Library Month.

The following individual addressed the Board during public comment: Shelby Pryor.

Motion Passed: approval of Resolution Designating April 2022 as School Library Month.

Director Georgia Beard preferential vote: Aye.

Motion made by: Jill McCormick

Motion seconded by: Laurie Fong

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**3. (Action) Approval of a Second Addendum Memorandum of Understanding (MOU) reached with Santa Rosa City Schools (SRCS) and Santa Rosa Teachers Association (SRTA) regarding Safe Return to School Guidelines**

Michael C. Shepherd, Assistant Superintendent, Human Resources, presented a request for approval of a Second Addendum Memorandum of Understanding (MOU) reached with Santa Rosa City Schools (SRCS) and Santa Rosa Teachers Association (SRTA) regarding Safe Return to School Guidelines.

The duration of the Board's question portion lasted 5 minutes.

The duration of the Board's discussion portion lasted 2 minutes.

The following individuals addressed the Board during public comment: Shelby Pryor & Sheila Walker.

Motion Passed: approval of a Second Addendum Memorandum of Understanding (MOU) reached with Santa Rosa City Schools (SRCS) and Santa Rosa Teachers Association (SRTA) regarding Safe Return to School Guidelines.

Director Georgia Beard preferential vote: aye.

Motion made by: Laurie Fong

Motion seconded by: Omar Medina

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**4. (Action) COVID Updates Prevention Program (CPP) & COVID-19 Handbook Revisions**

Anna Trunnell, Superintendent, Steve Mizera, Executive Director, Special Services and Jonathan Jones, COVID Coordinator, presented a request for approval of COVID Updates Prevention Program (CPP) & COVID-19 Handbook Revisions.

The duration of the Board's question portion lasted 19 minutes.

The duration of the Board's discussion portion lasted 3 minutes.

The following individuals addressed the Board during public comment: Sheila Walker, Shelby Pryor, Kathryn Howell and Deanna Olivarez.

Motion Passed: approval of COVID Updates Prevention Program (CPP) & COVID-19 Handbook Revisions.

Director Georgia Beard preferential vote: aye.

Motion made by: Omar Medina

Motion seconded by: Laurie Fong

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**5. (Action) Approval of Resolution No. 2021/22-44 for the Sale of Real Property (Fir Ridge: APN 173-620-030)**

Rick Edson, Deputy Superintendent and Jim Traber, F3, presented a request for approval of Resolution No. 2021/22-44 for the Sale of Real Property (Fir Ridge: APN 173-620-030).

Motion Passed: approval of Resolution No. 2021/22-44 for the Sale of Real Property (Fir Ridge: APN 173-620-030).

Director Georgia Beard preferential vote: aye.

Motion made by: Alegria De La Cruz

Motion seconded by: Stephanie Manieri

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes  
Omar Medina - Yes  
Ed Sheffield - Yes

**F. CONSENT ITEMS**

Motion Passed: Approval of Consent Items F.2-F.5., F.6, F.9.

Director Georgia Beard preferential vote: aye.

Motion made by: Jill McCormick

Motion seconded by: Ever Flores

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

1. **Approval of Absent Board Members**
2. **Approval of Personnel Transactions**
3. **Approval of Vendor Warrants**
4. **Approval of Donations and Gifts**
5. **Approval of Contracts**
6. **Approval of the Annual School Accountability Report Cards (SARCs)**
7. **Approval of Revised 2021-2022 Confidential, CSEA 75, Scheduled Management, Supervisory & Unrepresented, Unscheduled Management and Working Professional Salary Schedules for CalPERS Compliance Audit**

Motion Passed: approval of Revised 2021-2022 Confidential, CSEA 75, Scheduled Management, Supervisory & Unrepresented, Unscheduled Management and Working Professional Salary Schedules for CalPERS Compliance Audit.

Director Georgia Beard preferential vote: Aye.

Motion made by: Laurie Fong

Motion seconded by: Jill McCormick

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**8. Approval of Raizes Collective Contract for Hilliard Comstock Middle School**

Motion Passed: approval of Raizes Collective Contract for Hilliard Comstock Middle School.

Director Georgia Beard preferential vote: aye.

Motion made by: Stephanie Manieri

Motion seconded by: Omar Medina

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**9. Approval of Ross Recreation Proposal for the New Playground Structure for Santa Rosa Accelerated Charter School**

**G. APPROVAL OF MINUTES**

**1. Approval of Minutes of the Regular Board Meeting Held On March 9, 2022**

Motion Passed: Approval of Minutes of the Regular Board Meeting Held On March 9, 2022.

Director Georgia Beard preferential vote: aye.

Motion made by: Alegria De La Cruz

Motion seconded by: Laurie Fong

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes

Laurie Fong - Yes

Stephanie Manieri - Yes

Jill McCormick - Yes

Omar Medina - Yes

Ed Sheffield - Yes

**2. Approval of Minutes of the Special Board Meeting Held On March 11, 2022**

Motion Passed: approval of Minutes of the Special Board Meeting Held On March 11, 2022.

Director Georgia Beard preferential vote: aye.

Motion made by: Laurie Fong

Motion seconded by: Alegria De La Cruz

Voting:

Alegria De La Cruz - Yes

Ever Flores - Yes  
Laurie Fong - Yes  
Stephanie Manieri - Yes  
Jill McCormick - Yes  
Omar Medina - Abstain  
Ed Sheffield - Yes

**3. Approval of Minutes of the Special Board Meeting Held On March 16, 2022 (continuance of the March 9, 2022 Regular Board Meeting)**

Motion Passed: Approval of Minutes of the Special Board Meeting Held On March 16, 2022 (continuance of the March 9, 2022 Regular Board Meeting).

Director Georgia Beard preferential vote: aye.

Motion made by: Laurie Fong  
Motion seconded by: Omar Medina

Voting:  
Alegria De La Cruz - Yes  
Ever Flores - Yes  
Laurie Fong - Yes  
Stephanie Manieri - Yes  
Jill McCormick - Yes  
Omar Medina - Yes  
Ed Sheffield - Yes

**H. BOARD MEMBER REQUESTS FOR INFORMATION**

**I. INFORMATION ITEMS**

1. **Future Board Discussion Items**
2. **Board Conduct and Code of Ethics**
3. **Educational Acronyms and Abbreviations**

**J. ADJOURNMENT**

The meeting was adjourned at 8:45 pm.

# STUDENT & FAMILY HANDBOOK (updates in RED)

## 2021-22 COVID-19 SAFETY (updated 3-30-22)



**Anna Trunnell**

Santa Rosa City Schools Superintendent  
[srcschools.org/school2021](https://srcschools.org/school2021)



**Steven D. Herrington, Ph.D.**

Sonoma County Superintendent of Schools  
[scoe.org/covid](https://scoe.org/covid)

**More resources can be found at:**

[Sonoma County Emergency and Preparedness Information](#)  
[SCOE: Coronavirus Information for Schools and Families](#)

**For questions about COVID-19, please call the Sonoma County Health and Human Services phone call center at (707) 565-4400.**

# Overview

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*The goal of Santa Rosa City Schools is to ensure a safer return to school for all students and staff. This handbook was developed in partnership with the Sonoma County Office of Education (SCOE) and reviewed by the Sonoma County Department of Health Services (SCDHS) to support a healthier school environment during the COVID-19 pandemic. We are implementing enhanced health and safety practices and protocols, which includes intensifying cleaning and disinfecting of common spaces, restrooms, and frequently touched surfaces throughout our schools, maintaining physical distancing and stable classroom cohorts, and increasing personal protective behaviors (e.g., handwashing and face covering) based on guidance from the Sonoma County Office of Education (SCOE), Sonoma County Department of Health Services (SCDHS), California Department of Education (CDE), the California Department of Public Health (CDPH), and the Centers for Disease Control (CDC).*

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## Please follow these guidelines to help us maintain a safe and healthy learning environment:

- ❑ Instruct your child / children in proper hand washing and mask wearing.
- ❑ Limit travel and social activity to reduce possible exposure to COVID-19.
- ❑ Limit participation in group activities and gatherings with mixed households.
- ❑ Participation in multiple stable groups should be minimized. A stable group is a group of children who stay together to minimize COVID-19 exposure by limiting cross-over. Examples include elementary school classes, aftercare, youth sports club, recreational class. Your household and transportation group (e.g., bus) are not considered stable groups.
- ❑ Maintain physical distance and wear face coverings.
  - ❑ Face coverings are **strongly recommended** for all students, staff, and the public while in Santa Rosa City Schools offices and school campuses.
  - ❑ Instruct your child in safely wearing and taking off masks. **Encourage your child to arrive** at school with a face-covering daily (pack a back-up face covering in their backpack).
- ❑ Check your household and child/children each morning for signs of illness.
  - ❑ Do daily health self checks to ensure no COVID-19 symptoms are present.
  - ❑ Do not pre-medicate your child with symptomatic relief medications (e.g., ibuprofen [Motrin], acetaminophen [Tylenol], pseudoephedrine / Sudafed, diphenhydramine [Benadryl]) *unless for known, chronic conditions; such as seasonal allergies, sinusitis.*
  - ❑ Do NOT send your child/children to school if they *or anyone in the household* (e.g., caregivers, siblings) exhibit any symptoms of COVID-19. Per CDC, people with COVID-19 have had a wide range of symptoms reported – ranging from mild symptoms to severe illness. Symptoms may appear 2-14 days after exposure to the virus.
- ❑ **Notify the school** immediately:
  - ❑ If your child has symptoms of COVID-19.
  - ❑ If your child has had close contact with someone who has tested positive for COVID-19.
  - ❑ If a household member has symptoms of COVID-19 or has a known exposure to COVID-19.

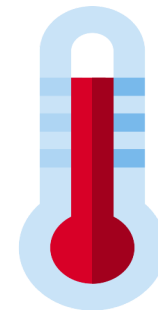
# Promoting Behaviors to Reduce the Spread of COVID-19 at School

*These are our expectations for overall safety for students, staff, parents, and the community. Together, we can lower the risk of the spread of COVID-19 and promote a positive and nurturing learning environment for our students.*

## When to Stay Home from School

1. **If your child has a fever of 100.4°F or higher or any symptoms of illness.** parents/guardians should check their child/children for symptoms of illness **every morning** before bringing them to school. If your child has any of the following symptoms of COVID-19, they must NOT come to school and you should consult your healthcare provider about testing.

- Fever (100.4 or greater)
- Dry cough
- Sore throat
- Shortness of breath
- Possible loss of taste or smell
- Headache
- Nausea, vomiting or diarrhea
- New onset of runny nose
- Muscle or body aches
- Fatigue or lethargy



## Isolation and Quarantine Guidance

As of **March 14, 2022**, there are changes for the K-12 guidance for Isolation and ~~but not for Quarantine~~. Below are the active recommendations:

### For Students: (as of **March 14, 2022**)

**Isolation:** When someone needs to separate from others because they have been tested confirmed “positive” for COVID-19

Persons Who Test Positive for COVID-19 (Positive Cases)	Recommended Action
Everyone, regardless of vaccination status, previous infection or lack of symptoms.	<ul style="list-style-type: none"><li>● <b>Stay home</b> (PDF) for at least 5 days.</li><li>● Isolation can end after day 5 if symptoms are not present or are resolving <b>and</b> a diagnostic specimen* collected on day 5 or later tests negative.</li><li>● If unable to test or choosing not to test, and symptoms are not present or are resolving, isolation can end after day 10.</li><li>● If fever is present, isolation should be continued until the fever resolves.</li><li>● If symptoms, other than fever, are not resolving, continue to isolate until symptoms are resolving or until after day 10.</li><li>● Per CDPH masking guidance, it is <b>strongly recommended</b> that persons wear a well-fitting mask around others for a total of 10 days, especially in indoor settings. (see Section below on masking for additional information)</li></ul> <p>*Antigen test preferred.</p>

**Quarantine:** When someone has been exposed as close contact to a confirmed positive case

### New K-12 “Group Tracing”

K-12 Students Who are Exposed in K-12 setting	Recommended Action (option for Group-tracing approach) <a href="https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Group-Tracing-Approach-to-Students-Exposed-to-COVID-19.aspx">https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Group-Tracing-Approach-to-Students-Exposed-to-COVID-19.aspx</a>
<p>Any <b>K-12 student</b> (regardless of vaccination status, masking, prior infection, etc.) who</p> <ul style="list-style-type: none"> <li>● <b>Shared indoor air space for at least 15 minutes</b> (within 24hrs) with a positive COVID-19 Case in <b>K-12 setting</b></li> </ul>	<ul style="list-style-type: none"> <li>● Stay in school for in-person instruction.</li> <li>● May continue with extracurricular activities and don’t need to quarantine outside of school.</li> <li>● Should get tested for COVID-19 with at least one diagnostic test obtained within 3-5 days after last exposure (<b>unless the student tested positive for COVID-19 within the last 90 days</b>).</li> <li>● <b>Strongly recommended to wear a well-fitting face covering when around others.</b></li> <li>● <b>If symptoms develop, should stay home and test as soon as possible.</b> In the event of wide-scale and/or repeated exposures, broader (e.g., grade-wide or campus-wide) once weekly testing for COVID-19 may be considered until such time that exposure events become less frequent.</li> </ul>

### Traditional Student Quarantine

Persons Who are Exposed to Someone with COVID-19 (Un-protected Contacts) Non-school Setting	Recommended Action (Standard at-home Quarantine)
<ul style="list-style-type: none"> <li>● Unvaccinated staff, pre-K, college; OR</li> <li>● Unvaccinated K-12 student exposed <b>at home</b></li> <li>● Unvaccinated K-12 student exposed <b>unmasked</b> at school (<b>if taking Standard CT approach</b>)</li> <li>● Vaccinated and booster-eligible but have <b>not</b> yet received their booster dose (age 18 or older).*</li> </ul>	<ul style="list-style-type: none"> <li>● <b>Stay home</b> (PDF) for at least 5 days <b>after your last exposure to COVID-19</b>.</li> <li>● Test on day 5.</li> <li>● Quarantine can end after day 5 if symptoms are not present <b>and</b> a diagnostic specimen collected on day 5 or later tests negative.</li> <li>● If unable to test or choosing not to test, and symptoms are not present, quarantine can end after day 10.</li> <li>● <b>Strongly recommended to wear a well-fitting face covering when around others for a total of 10 days, especially in indoor settings (see Section below on masking for additional information).</b></li> <li>● Strongly encouraged to get vaccinated (<b>and booster if eligible</b>).</li> <li>● If testing positive, follow isolation recommendations above.</li> <li>● If symptoms develop, test and isolate while awaiting results.</li> </ul>

## FOR STAFF ONLY

BELOW ARE THE MOST RECENT GUIDELINES FROM THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH AND CONFIRMED BY SONOMA COUNTY DEPARTMENT OF HEALTH SERVICES ([March 14, 2022](#))

CDPH Isolation and Quarantine Updates. Effective 3-3-22

### Isolation recommendations for the SRCS Staff

Persons Who Test Positive for COVID-19 (Isolation)	Recommended Action
Everyone, regardless of vaccination status, previous infection or lack of symptoms.	<ul style="list-style-type: none"><li>● <b>Stay home</b> (PDF) for at least 5 days.</li><li>● Isolation can end after day 5 if symptoms are not present or are resolving <b>and</b> a diagnostic specimen* collected on day 5 or later tests negative.</li><li>● If unable to test or choosing not to test, and symptoms are not present or are resolving, isolation can end after day 10.</li><li>● If fever is present, isolation should be continued until fever resolves.</li><li>● If symptoms, other than fever, are not resolving, continue to isolate until symptoms are resolving or until after day 10.</li><li>● <b>Strongly recommended to wear</b> a well-fitting <b>face covering when</b> around others for a total of 10 days, especially in indoor settings (see Section below on masking for additional information)</li></ul> <p>*Antigen test preferred.</p>

### Quarantine recommendations for the SRCS Staff

Staff Who are Exposed to Someone with COVID-19 (No Quarantine)	Recommended Action
<ul style="list-style-type: none"><li>● Boosted; OR</li><li>● Vaccinated, but not yet booster-eligible.</li></ul> <p>(See Appendix for definition of booster-eligible)</p>	<ul style="list-style-type: none"><li>● Test on day 5.</li><li>● <b>Strongly recommended to wear</b> a well-fitting <b>face covering when</b> around others for 10 days, especially in indoor settings (see Section below on masking for additional information)</li><li>● If testing positive, follow isolation recommendations above.</li><li>● If symptoms develop, test and stay home.</li></ul>

[Booster Eligibility Table Link](#)

Staff Who are Exposed to Someone with COVID-19 (Quarantine)	Recommended Action
<ul style="list-style-type: none"> <li>Unvaccinated**; OR</li> <li>Vaccinated and booster-eligible** but have <b>not</b> yet received their booster dose.</li> </ul> <p>**Includes persons previously infected with SARS-CoV-2, including within the last 90 days.</p> <p>(See Appendix for definition of booster-eligible)</p>	<ul style="list-style-type: none"> <li><b>Stay home</b> (PDF) for at least 5 days, after your last contact with a person who has COVID-19.</li> <li>Test on day 5.</li> <li>Quarantine can end after day 5 if symptoms are not present <b>and</b> a diagnostic specimen collected on day 5 or later tests negative.</li> <li>If unable to test or choosing not to test, and symptoms are not present, quarantine can end after day 10.</li> <li><b>Strongly recommended to wear</b> a well-fitting <b>face covering when</b> around others for a total of 10 days, especially in indoor settings (see Section below on masking for additional information)</li> <li>If testing positive, follow isolation recommendations above.</li> <li>If symptoms develop, test and stay home.</li> </ul>

**Parents/guardians must notify the school immediately if their child or household member tests positive for COVID-19 or if a household member may have been exposed to COVID-19.** This information will be kept confidential. School phone numbers are available on our website at [srcschools.org/ourschools](https://srcschools.org/ourschools).

### To report an illness or absence, please contact your school office

- Parents/guardians should keep their child home and inform the school immediately if their child *or a household member* (including a babysitter or caregiver):
  - is being evaluated for COVID-19; or,
  - has tested positive for COVID-19; or,
  - may have been exposed to COVID-19.
- This information will be kept confidential.
- Student absences related to illness or quarantine are considered excused absences (Ed Code 48205).
- School phone numbers are available at [srcschools.org/ourschools](https://srcschools.org/ourschools).



### Hand Hygiene

Frequent hand hygiene is one of the most important preventative practices to help slow the spread of COVID-19 and will be encouraged at school. Hand hygiene stations will be accessible on campus.

Students and staff will be required to wash or sanitize their hands upon arrival to school each day before entering the classroom. Time for hand hygiene will be scheduled throughout the day including before eating and before returning to the classroom after recess.



#### Five steps to proper handwashing

- Wet your hands with clean, running water (warm-cold), turn off the tap, and apply soap.
- Lather your hands by rubbing them together with the soap. Lather the backs of your hands, between your fingers, and under your nails.
- Scrub your hands for at least 20 seconds. Need a timer? Hum the “Happy Birthday” song from beginning to end twice.
- Rinse your hands well under clean, running water.
- Dry your hands using a clean towel or air dry them.

## How to use hand sanitizer

1. Apply the hand sanitizer to the palm of one hand (read the label to learn the correct amount).
2. Rub the sanitizer over all the surfaces of your hands and fingers until your hands are dry. This should take around 20 seconds.

## **Cough Etiquette and Other Important Health and Hygiene Practices**

**Please help us teach your child these important preventative measures to reduce the spread of COVID-19 and other illnesses.**

- Even while wearing a mask, cough and sneeze away from other people.
- Wash or sanitize your hands frequently.
- Avoid touching the eyes, nose, and mouth with unwashed hands.
- Avoid close contact with anyone who is sick.
- Maintain as much physical distance from others outside your home.
- Avoid touching drinking fountains with your lips or mouth
- Please discuss the importance of physical distancing measures while not at school, including discouraging students from gathering elsewhere.



*Encourage your child to ask questions and express their feelings with you and their teachers. Remember that your child may have different reactions to stress; be patient and understanding.*

## **Arrival at School and Departure from School**

Distance Limiting is a requirement of our Guidelines. Parents and families are asked to keep off campus as much as possible to ensure a lower capacity of individuals as possible. When on campus for school business, all parents and guardians are asked to:

- Mask (**strongly recommended**)
- Remain as distanced as possible from others ~~and~~,
- Check into the office

### **For Students**

- There will be designated areas for entry to and exit from the school. Your school will provide information on their specific protocols for the drop-off and pick-up process.
- Parents should stay in the car when they drop off their child/children. If parents walk their child to school, they should drop them off at the entrance to the school and not enter the school campus.
- Students will need to go directly to their designated classroom or meeting location.
- Physical distancing protocols will be followed to minimize contact between students, families and staff.

## **Student Vaccinations**

As of this guidance, COVID-19 vaccinations are NOT a requirement of enrollment. That may change in the future.

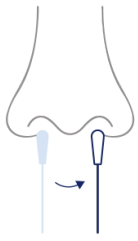
Students are strongly encouraged to be vaccinated as they become eligible. There is no requirement for vaccinations for students as a condition for in-person learning. Students that are vaccinated, if exposed, have far less severe symptoms. Also, vaccinated students are not required to leave school if they are exposed to "close contact" as long as they do not have any symptoms. Full vaccinations and now a "Booster" are considered the highest level of care. When available, Boosters are a recommended step for full student and staff safety from COVID-19. See [Booster Eligibility](#)



## **Student Testing**

Asymptomatic Testing (no symptoms)

Santa Rosa City Schools provides free PCR testing to students and family members, Weekly asymptomatic (no symptoms) testing is an additional safety measure to prevent the possible spread of COVID-19. Without symptoms, many people with COVID-19 infections aren't even aware they are carriers of the virus. As a result, they may not be taking the necessary precautions to isolate themselves and protect others.



- No out of pocket cost for anyone taking the test
- Pre-Registration is required (see links / QR codes below)
- Self-administered shallow nasal swab
- Results within 3 -4 days

**NOTE:** This is NOT for anyone with symptoms, please see these locations for anyone testing WITH symptoms below.

When: Every Monday - Thursday 2:30 pm - 5:00 pm

Where: Lewis Early Learning Academy  
2230 Lomitas Ave  
Santa Rosa, 95401



**To Pre-Register for testing, use the link below:**

<https://home.color.com/covid/sign-up?partner=4970920students>

<https://home.color.com/covid/sign-up?partner=4970920staff>

#### Rapid County Symptomatic and Asymptomatic Testing (sick with symptoms)

Students who are feeling sick or are sent home from the isolation tent can now receive a free no-appointment needed COVID-19 test through the County of Sonoma on Monday or Friday mornings 8:30 AM - 3:30 PM.

#### Testing for people with or without symptoms

When: Every Monday and Friday 8:30 AM - 3:30 PM

Where: Lewis Early Learning Academy  
2230 Lomitas Avenue  
Santa Rosa, 95401

For other testing sites in Sonoma County, please visit - [Sonoma County Testing Locations](#)

## **Student On-Site Pool Voluntary Screen Testing**

The framework for student testing should match the conditions in the community and if possible the conditions in the school. Rates of transmission and positivity rates are factors. As determined by the District in consultation with the Sonoma Department of Health Services (SDHS) student testing should occur in any of the following methods:

Based on the “Tier” of transmission of COVID-19 in our community, there will be increasing levels of interventions that are designed to keep students safe. They are outlined in Appendix A.

Voluntary Screen testing of students and staff will be provided at each school during this phase of COVID. This program is administered by the State of California under the “pooled” process of testing. Enrollment in this system is voluntary and **parents must actively give consent to be enrolled in the program.** To learn more about this “pool” testing program or to review the parental consent form, please visit the [Pool Testing Parent Consent](#) post in ParentSquare at: <https://www.parentsquare.com/feeds/10663342>

Students and staff found to be infectious with COVID-19 during these tests will be required to isolate and quarantine in accordance with the guidance above.

## Staff Vaccinations & Testing

Under County Order C19-33, All staff are ~~recommended~~ **required** to be **fully vaccinated (completed the primary series of COVID-19 vaccinations) as of April 1, 2022, and recommended to receive a booster, if eligible.** Staff that **have not completed the primary series of vaccinations (1 dose Johnson & Johnson [Janssen] or 2 doses Pfizer or Moderna)** are required to participate in **once-weekly** surveillance testing. ~~As of March 1, 2022, they must be tested twice per week.~~ Employees that miss the District provided testing at their work site are responsible for making up this test on their own. They are welcome to use the testing at **the Lewis Early Learning Academy, 2230 Lomitas Avenue** during their posted hours.



In addition, voluntary “pooled” surveillance testing described above for students will be made available to all staff at all **District sites.** **However “Pooled” testing is NOT available for employees that are required to test.**

## Masking

Effective March 28, 2022 masks are “strongly recommended” in all indoor SRCS settings.

~~Under current levels, masking for students and staff is required in all indoor public settings. Staff that is in a room or work space by themselves are not required to wear a mask but are to mask when they move to any public areas.~~

Masking **either indoors or** outdoors is not currently required but it is “strongly recommended”. However, as part of a tiered safety strategy, in **the instance of** higher level of community transmission, it may become a requirement, as noted in Appendix A.

Under recent guideline updates, the minimally acceptable type of mask that is recommended is a surgical or fabric mask with three or more layers. See chart below. These masks are made available and provided at each school location for students, staff, and visitors.

## Types of Face Coverings

Face coverings are **strongly recommended** to be worn by everyone on campus unless exempt for medical reasons. If a student does not have a face covering or has lost theirs, **one will be provided upon request.** ~~Students who refuse to wear their face covering will be sent home.~~ See the [CDPH Guidance for the Use of Face Coverings](#) for more information.

Face coverings should not be placed on:

- Children younger than 2 years old
- Anyone who has trouble breathing or is unconscious

- Anyone who is incapacitated or otherwise unable to remove the face-covering without assistance

A face covering should:

- be well-fitting (covers only the nose and mouth and surrounding areas of the lower face)
- have no valves
- if cloth, have at least two layers of fabric
- be appropriate and meet district dress code requirements (e.g. no inappropriate fabric patterns, no Halloween masks, no hate symbols, etc.)



When putting on or removing your mask, make sure your hands are clean and try not to touch the mask itself, but rather the earloops. For a demonstration, watch CDC How to Safely Wear and Take Off a Cloth Face Covering ([English](#)) ([Spanish](#)).

## Choosing your Mask

### Cloth Masks

Cloth masks can only work well if they are tight fitting and made of materials that filter out small particles. Good cloth masks have:

- Two layers of **tightly woven** cotton with a third layer of non-woven fabric. The third layer could be a mask filter insert, or a synthetic fabric such as polypropylene.
- Nose wires to reduce gaps from the nose.
- Adjustable ear loops or straps that go around the head to reduce gaps from the face.

Face coverings without these properties should not be used in higher risk situations if other options are available. Examples of less effective face coverings are two-layer cotton masks, bandanas, and gaiters.

The CDC provides a list of commercially available face coverings that meet minimum filtration and breathability requirements (ASTM F3502-21). If purchasing a mask that conforms with American Society for Testing and Materials standards, choose a mask rated as "Level 2" which will provide better filtration than a Level 1 mask. A Level 1 mask has a filtration efficiency of at least 20% while a Level 2 mask has a filtration efficiency of at least 50%. The optional leakage ratio test provides additional information on the likelihood the mask will fit to provide an adequate seal to the wearer's face. Higher leakage ratios indicate a better fit.

### Medical Masks (also called Surgical Masks or Disposable Face Masks)

Medical masks include various types of loose-fitting disposable masks. The fit of a medical mask can be improved with a simple [modification](#) or by using a [mask brace](#) (fitted). Look for the following when buying medical masks:

- Masks with three layers of non-woven material.
- An adjustable nose bridge.
- Surgical masks with ties may provide a closer fit than ear loops.
- Passed ASTM F2100; ASTM F2100 level 2 for higher filtration efficiency (American Society for Testing and Materials).

## Adult Vaccinations

All Staff of SRCS shall be fully vaccinated and as of March 1, 2022, fully Boosted.

- All volunteers including classrooms, chaperones, snack bar workers shall follow the current vaccination guidelines for staff.
- All vendors respective and prospective must follow the same vaccination guidelines for staff.

## Activities, Visitors, and Field Trips

**Parent volunteers are allowed on campus to supervise indoor and outdoor activities and are subject to the same safety guidelines (vaccine, masking, etc) as staff.** Parents that are coming for a “single” conference such as an SST, or an IEP may come on campus and follow all masking and sanitization protocols. However “volunteers and other parents that “work” (even without compensation) are required to follow the guidelines outlined by the Board and they are:

- They have been Fingerprint Cleared
- They have provided their TB clearance
- They are fully vaccinated and boosted as of April 1, 2022
- They maintain all other requirements of the SRCS COVID Safety Plan



Student activities such as dances and school events will be allowed under these guidelines:

- There is a fixed, reduced capacity (Effective April 1, 2022, under 1000 attendees indoors, under 10,000 attendees outdoors, per CDPH). As an example priority will be given to Seniors in order to promote their “senior experience” when possible.
- Events will be held outdoors when possible.
- All participants are strongly encouraged to wear masks at all times, even outdoors.
- Food, if provided, is to be served outdoors if possible, and in a manner that safely maintains social distancing. through a “grab and go” method that does not require masks to be taken off.
- All events must have the pre-approval of Education Services.

Field Trips will be allowed if all components of the CSP can be followed.

- For any Field Trip, masking at ALL times will be strongly recommended.
- Transportation for any event must ensure social distance at the maximum extent possible.
- ~~masks are worn at all times and~~
- Windows are to be open when possible.

**Students** participating in an overnight school field trip are recommended to be fully vaccinated and boosted if eligible. If not, then it is recommended that students need to be either fully vaccinated or submit a negative antigen COVID test taken within 24 hours prior to the trip.

**Staff that are chaperones** are recommended to be fully vaccinated and boosted if eligible. If not, then it is recommended that staff need to be either fully vaccinated or submit a negative antigen COVID test taken within 24 hours prior to the trip.

Volunteers are recommended to be fully vaccinated and boosted if eligible. If not, then it is recommended that volunteers submit a negative antigen COVID test taken within 24 hours prior to the day/week of volunteering.

Additional guidelines and best practices for field trips, overnight trips, activities, and social events will be reviewed on a case-by-case basis by District administration. Under higher levels of community transmission such activities and events ~~overnight field trips and athletic events~~ may be canceled as noted in Appendix A. ~~included in next~~

week's COVID Update to reflect current state recommendations. The state is currently reviewing its guidance related to graduation and grad night events.

## Student Athletics

### [Links to Athletic Guidance](#)

All students participating in wrestling or high school basketball regardless of vaccination status will be required to participate in weekly PCR based testing. Athletes not tested will be excluded from practice and games until proof of test.

### Indoor Sports

- Masks are **strongly recommended** for **all participants, coaches, personnel**, and **spectators** pursuant to existing state and local health orders.
- When actively practicing, conditioning, or competing in indoor sports, masks are required by participants even during heavy exertion, as practicable. If masks are not worn due to heavy exertion, individuals undergo screening testing at least once weekly.
- Capacity will be capped at, as of guidance effective 2-16, 1,000 attendees for an indoor event.
- Staff supervision at the entrance and bleachers monitoring the mask mandate.

If individual tests positive, they are to immediately quarantine whether they are vaccinated or not.

- Unvaccinated must be quarantined for a full 14 days and can test on day 5 or later and return on Day 7, if they have no symptoms.
- Vaccinated, must quarantine and test on day 5 or later and return on Day 7, if they have no symptoms.

Close Contacts:

- If you experience any symptoms, vaccinated or not, you must be quarantined for 14 days and can test on day 5 or later and return on Day 7 if you have no symptoms.
- Unvaccinated with NO symptoms, you must be quarantined for 14 days and can test on day 5 or later and return on Day 7, if you continue to have no symptoms.
- Vaccinated with NO symptoms, you can return to play but you must monitor yourself for any symptoms for 14 days.

### Outdoor Sports

- Strongly recommend that masks be worn outdoors by spectators while at a large event. Encourage social distancing of spectators as much as possible.
- ~~Students participating in PE classes outdoors may choose not to wear a mask, especially when engaging in rigorous outdoor activities.~~

### Locker Room

- Players should arrive dressed to play as much as possible.
- Avoid having different teams use a locker room at the same time.
- **Strongly recommend** mask use in locker rooms.
- Consider closing showers

## Transportation Recommendations

### Team Buses and Vans

- It is strongly recommended that all occupants keep masks on while traveling on school- events.
- Keep windows open. Turn the fan on high and set it to outdoor air.
- If more than one vehicle is used, have the same people ride together to and from the activity.

### Carpooling

- Encourage participants and staff who carpool to ride with the same people each time travel occurs
- Everyone in the vehicle is Strongly encouraged to wear a face mask.
- Keep windows open. Turn the fan on high and set it to outdoor air.

## Overnight Considerations

### The following Best Practices were released by Sonoma County Department of Health Services :

#### Registration:

- Strongly encourage up-to-date vaccination for all attendees
- Verify vaccination status for all students, staff, volunteers, and chaperones attending the trip
- If not fully-vaccinated, require negative diagnostic COVID-19 test (PCR collected within 3 days or antigen collected within 24 hours of trip)
- Preassign groups, roommates, and carpooling cohorts

#### Pre-screening:

- Assess students visually symptom check at time of arrival and departure for all students, staff, and volunteers
- Take known recent exposures into consideration for exclusion
- Maintain a log of all attendees

#### Masking:

- All attendees should follow current local and state guidelines for masking
- Masks are Strongly Recommended

#### Environment:

- Consider holding activities outside; if indoors, open doors and windows to increase ventilation and distance at least feet apart
- Increase airflow from central HVAC
- Have hand sanitizer readily available after activities and as needed

#### Miscellaneous:

- Consider shortening the length of the planned event (to limit the length of potential exposure)
- The school should be prepared to implement strategies for when someone gets sick, including an area to isolate symptomatic attendees and a plan to transport symptomatic individuals home
- Masks should be made available upon request

## **Guidelines from Sonoma Department of Public Health have not been revised as of 2-18. These guidelines below remain in effect for overnight considerations.**

Overnight Travel is not recommended by the Sonoma County Department of Health Services. SRCS has developed protocols that balance the risk and reward of allowing families to choose the activity in the best interests of their son or daughter.

### **Adult Volunteers**

Any adult that travels with any non-family student must be fully vaccinated and Boostered beginning February 1, 2022.

As a general setup, the coach or group leader should create the trip and event in as much of a "Family-pod" type structure that is they need to try to:

- Travel together
- Sleep amongst each other
- Eat with each other

The overall objective is to keep a possible spread of COVID to one "pod" and not the entire team or club.

### **Vaccinations**

- Currently, vaccination for students 12 and older is highly recommended by not required
- Unvaccinated students attending an overnight trip must test and be COVID-negative testing 72 hours prior to trip departure.
- Any group leaving the State must be tested and quarantined until receiving a negative result, regardless of vaccination status.
- Any student or staff traveling with an unvaccinated person must be informed and consent to be part of a "pod" with an unvaccinated person.

### **Team Buses and Vans**

- Masks are required pursuant to existing state and local orders.
- Keep windows open. Turn the fan on high and set it to outdoor air.
- If more than one vehicle is used, have the same people ride together to and from the activity.

### **Carpooling**

- Encourage participants and staff who carpool to ride with the same people each time travel occurs
- Everyone in the vehicle should wear a face mask.
- Keep windows open. Turn the fan on high and set it to outdoor air.

### **Locker Room**

- Limit congregating in locker rooms
- Players should arrive dressed to play as much as possible
- Avoid having different teams use a locker room at the same time.
- Ensure mask use in locker rooms.
- Consider closing showers

### **Hotels**

- Design the accommodations to be in the same travel pod. The same
- Pods can be in each other's rooms as appropriate, but not with another pod.
- Rooms don't have to be separated by floors, but mixing in the rooms should not happen
- All activities outside the room are required to be masked

## Eating

- ~~Travel and Sleeping pods need to be maintained while eating.~~
- ~~Site down restaurants are permitted as grouped by pods~~
- ~~NOTE: Some out of areas restaurants require full vaccination cards to eat indoors~~

## Activity

- ~~Whether indoor or outdoor, SRCS students must wear masks at all times~~
- ~~American Academy of Pediatrics — Orientación interina: Regreso al deportes y la actividad física~~

## Music and VAPA

Specific to wind and brass instruments if unable to wear a mask:

- Conduct activities outdoors, or...
- Use modified face coverings and bell coverings when playing, and maintain 36 feet of physical distancing, or...
- Perform at least weekly screening testing w/ either PCR testing or antigen testing of all individuals, including those fully vaccinated

### For choral:

- Students **are recommended to remain** masked while speaking, chanting, and/or singing. In cases **for which** the majority of the music activity will be continuous group singing, double masking or use of choral masks is strongly recommended
- It is recommended that students sing at least 3 feet apart when indoors, and 6 feet is strongly recommended
- It is recommended that students who are able to stand while singing do so to allow greater physical distancing
- Take breaks between singing to limit continuous periods of singing
- Consider singing outdoors

### Other music classrooms:

- Adhere to other masking requirements **or recommendations**.
- Wash/sanitize hands
- Spread out as much as possible

For more detailed information, visit out SRCS Music Safety Guidelines linked [HERE](#).

## Shared Objects

The following guidelines will be followed regarding shared objects:

- Discourage students from sharing items that are difficult to clean, sanitize disinfect.
- Keep each child's belongings separated from others' and in individually labeled containers, cubbies or other areas.
- Limit sharing of supplies between students and disinfect between uses if sharing is unavoidable.



- Ensure adequate supplies to minimize sharing of high-touch materials to the extent possible (e.g., assigning each student their own art supplies, equipment) or limit the use of supplies and equipment by one group of children at a time and clean and disinfect between uses.

## Food Guidelines and Food Services

Santa Rosa City Schools plans to adhere to the following guidelines:



- Meals are served for breakfast and lunch and served in a grab and go manner to be taken outside when possible to eat.
- Breakfast bags will be served on campus to be eaten in a socially distanced manner.
- Students may bring snacks, but should not share them with other students.
- Students will be required to wash hands or use hand sanitizer before and after eating.
- Students are encouraged to wear a mask while eating, pull the mask down while taking a bite, and replace the mask after the bite.

## Water Access

When possible, students should bring **a personal labeled water bottle of their own from home that they do not share**. Refilling stations will be available. There will be bottled water for students who do not have a bottle. Drinking fountains may be disabled in order to reduce virus transmission.

## Passing Periods

Follow the directions for passing period safety that has been established at your school. Some schools might dismiss classrooms in a staggered manner to minimize contact. Hallways indoors might be one-way and students will always stay to the right side of outdoor breezeways and walking areas throughout school campuses. Maintain physical distance from others as you travel between classrooms.

## Student Parking Lots

Your school will provide information on specific protocols for student parking. In general, students ~~should~~ **are encouraged to** wear a mask, minimize their time in the parking lot, and maintain social distance from others.

# Health and Hygiene Practices

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*Everyone at school will be expected to follow good health and hygiene practices so that we can keep our campus safe. In addition to daily health screening, we can also promote safe and healthy schools by wearing a mask, keeping physical distance, practicing excellent hand hygiene and participating in asymptomatic testing.*

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## Physical Distancing

Sonoma County Public Health recommends physical distancing be maintained between adults and students. Santa Rosa City Schools have the following measures in place to ensure students will remain apart to the maximum extent possible while in lines, hallways, and at all other times since there are no minimum spacing guidelines.

## Immunizations

Immunization requirements for admission to school remain unchanged for the 2020-2021 school year.

According to the California Department of Public Health's Shots for School website:  
<https://www.shotsforschool.org>.

# Isolation Area

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*If a child develops symptoms at school, parents/guardians will be contacted to pick up their child within 30 minutes. If the school is unable to reach the child's parents within 5 minutes, the emergency contact will be called to pick up the child. **The student cannot wait in an isolation area for the rest of the school day.***

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If a student becomes ill or develops symptoms of COVID-19 while on campus, they will be required to wait in an isolation area until they can be transported home or to a healthcare facility, depending on the severity of symptoms.

The isolation area is separate from the regular health office on campus. Students with non COVID-19 health needs may continue to use the health office when necessary.

## Isolation Protocol: If a Student Develops Symptoms at School

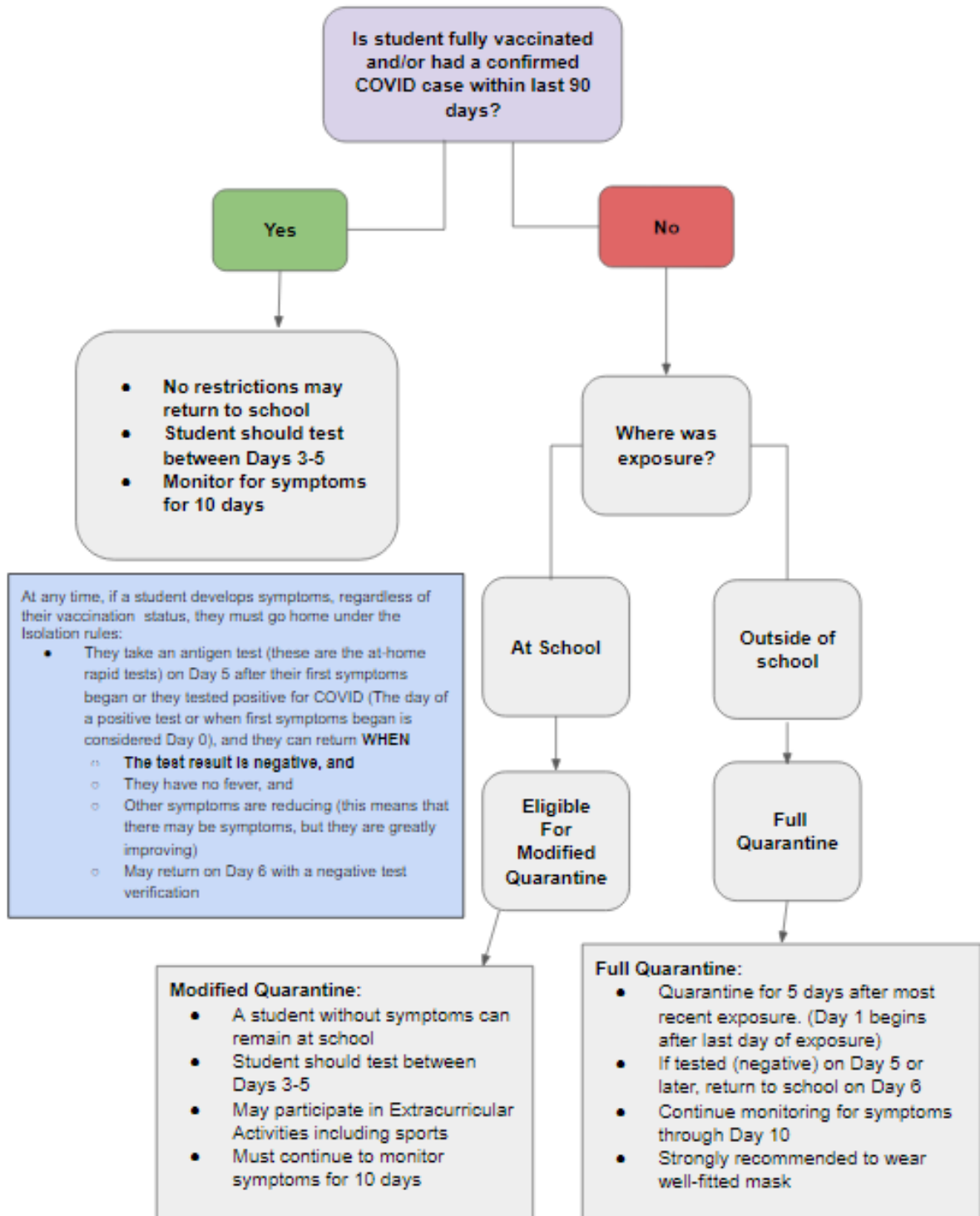
If a student develops a fever of 100.4°F or higher and/or symptoms consistent with COVID-19, the student will be placed in an isolation area and observed until they are picked up. **Students must be picked up within 30 minutes by a parent/guardian or an emergency contact.**

- Parents/guardians must always have a plan for picking up their children. **IMPORTANT: Siblings and/or other household members attending school must also be picked up at that time.**
- When the parent arrives to pick up their child(ren), stay in the car, call the office, and wait for the child to be escorted outside. Parents and other visitors are not allowed on campus during this time.
- Please contact your child's healthcare provider to schedule an appointment and/or schedule COVID-19 testing.
- **Your child, their siblings, and other household members attending school will not be allowed to return to school until the symptomatic child:**
  - has tested negative for COVID-19 and their symptoms are improving\* *and* they are fever-free for 24 hours without the use of fever-reducing medications.
  - has received an alternate diagnosis (migraine, strep throat, etc.) from a healthcare provider *and* their symptoms are improving\* *and* they are fever-free for 24 hours without the use of fever-reducing medications.
  - has tested positive for COVID-19 and has completed the 10 day isolation period *and* their symptoms are improving\* *and* they are fever-free for 24 hours without the use of fever-reducing medications.
- Per Public Health guidance, students who decline testing must complete a 10 day quarantine period, with day 1 starting the day after the symptoms first started, *and* be fever-free for 24 hours without the use of fever-reducing medications before returning to school.
- Please call your school as soon as possible if your child is diagnosed with COVID-19.

*\*Loss of taste and smell may persist for weeks or months after recovery and need not delay the end of isolation*

***IMPORTANT: Children who are isolated or quarantined at home cannot participate either in in-person instruction or in any extra-curricular activities (including child care, athletics, clubs, etc.).***

## Student exposed to positive COVID case



March 30, 2022

## ISOLATION and COVID-19 Case Definitions (all settings)

<b>COVID-19 "Case"</b>	<p>A <b>Case</b> is defined as a person who has tested positive for COVID-19, regardless of vaccination status, previous infection, or symptom status. <b>All Cases</b> should complete Isolation 1 (below).</p> <p><b>To Note:</b> If a person develops COVID-like symptoms but declines to get tested, current guidance recommends they also follow protocol for Isolation.</p>
<b>COVID-19 Infectious Period</b>	<p>The <b>Infectious period</b> for a COVID-19 Case begins <b>2 days prior to symptom onset</b> (or appx 2 days prior to the testing date, if no symptoms).</p> <p>COVID-19 Cases will continue to be infectious for an <i>additional</i> 5-10 days after symptom onset (or test date, if no symptoms), and they should complete Isolation during this period (see below).</p> <p>A Case's <b>last infectious day</b> is the day before they are released from Isolation.</p>
<b>Isolation (Cases)</b>	<p><b>Isolation</b> separates those infected with a contagious disease from people who are not infected.</p> <p><b>Day 0 of Isolation</b> is the day their first symptoms began (or the day their positive test was collected, if they develop no symptoms). The full isolation period lasts for <b>5-10 days</b>.</p> <p>Cases can be released from Isolation when they meet the <b>Isolation Release Criteria</b>.</p>
<b>Isolation Release Criteria</b>	<p>A Case can be released any time <b>after 5 days</b> of Isolation if:</p> <ul style="list-style-type: none"> <li>→ Fever has resolved, AND</li> <li>→ Other symptoms are resolving (or have resolved), AND</li> <li>→ They are tested (antigen preferred) <b>on Day 5</b> or later, and receive a negative result, AND</li> <li>→ They are <b>strongly recommended to wear a well-fitted mask</b> around others for remainder of 10 days (especially indoors). <del>If returning to extracurriculars, they must mask, otherwise they must be excluded for the remainder of the 10 days.</del></li> </ul> <p><b>OR:</b> Can be released <b>after 10 days</b> of Isolation, without a test if:</p> <ul style="list-style-type: none"> <li>→ Fever has resolved, AND</li> <li>→ Other symptoms are resolving (or have resolved)</li> </ul> <p>Once an individual is released from Isolation, they are considered "recovered."</p>

1 Positive COVID-19 Cases involved in any school, childcare, community, or youth settings should follow these Isolation guidelines. However, Quarantine guidelines may vary by setting and nature of exposure. Please refer to specific corresponding pages for Quarantine guidance.

2 People who are confirmed positive for COVID-19 (by diagnostic testing) are exempt from future quarantine if they are exposed to COVID-19 again in the 90 days following their infection. Without the positive diagnostic test, they are not considered confirmed, and are not exempted from future quarantine or testing (should either be required). Should recently confirmed cases be required to test during that 90-day window, they should test by antigen, as a PCR test may pick up a positive result, even after the individual is no longer infectious (due to dead viral genetic material still being present in the body).

3 In certain circumstances, it is strongly advised that Contacts to do an initial test immediately after learning of their exposure. If negative, testing should be repeated later in the quarantine period, based on current quarantine guidelines and recommendations. A negative result on an early test does not guarantee that they will not develop COVID-19 later in their quarantine period, and a test done too soon will not clear them from Quarantine any sooner.

## QUARANTINE & COVID-19 Contact Definitions (all settings)

<p><b>COVID-19 “Contact”</b></p>	<p>Someone is a <b>COVID-19 Contact</b> if they had close contact with an infectious COVID-19 Case.</p> <p><b>Close contact</b> is defined as being <b>within 6 feet</b> of an individual for a total of <b>15 minutes</b> (or more) over the course of a day – <b>OR</b> if they <i>briefly</i>:</p> <ul style="list-style-type: none"> <li>o Had direct physical contact with a COVID-19 Case (hugged, kissed, etc.)</li> <li>o Provided direct care for someone sick with COVID-19</li> <li>o Were sneezed/coughed on by a COVID-19 Case</li> <li>o Shared eating/drinking utensils with a COVID-19 Case</li> </ul>
<p><b>Quarantine (for Contacts)</b></p>	<p><b>Quarantine</b> restricts the movement of persons who were <u>exposed</u> to a contagious disease, in case they become infectious. When exposed people are in Quarantine, it breaks the chain of transmission.</p> <p><b>Day 0 of Quarantine</b> is the Contact’s date of <b>most recent exposure</b> to an infectious Case.</p> <p>The type and length of someone’s Quarantine may vary. Please see the following pages for <b>setting-based Quarantine guidance</b>, to determine the applicable guidelines for close contacts exposed in your setting (or elsewhere).</p> <p>If a close contact tests positive (or becomes symptomatic and does not test or get an alternate diagnosis), they should begin <b>isolation</b>.</p>
<p><b>“Unvaccinated”</b></p>	<p>People are considered <b>unvaccinated</b> until they meet the criteria of “fully-vaccinated.” This category includes <b>partially-vaccinated</b> individuals, and those who have <b>not yet</b> completed their primary series of vaccinations within the last 2 weeks.</p>
<p><b>“Fully- Vaccinated”</b></p>	<p>Someone is considered <b>fully-vaccinated</b> when it has been <b>at least 2 weeks since receiving the final dose</b> of their primary COVID-19 vaccine series (Pfizer or Moderna: 2 doses, J&amp;J: 1 dose). <del>This term may be phased out, as it is ambiguous as to whether or not they are due for a booster.</del></p>
<p><b>“Booster- Eligible”</b></p>	<p>Someone is considered <b>booster-eligible</b> when they are <b>due</b> for a booster after already receiving their primary series. Booster eligibility can be checked here: <a href="#">CDC Booster Eligibility timelines</a></p>
<p><b>“Up-to-Date”</b></p>	<p>Someone is considered <b>up-to-date</b> immediately after receiving their booster. People who are <b>not yet due</b> for a booster may be also considered “up-to-date” if fully-vaccinated.</p>
<p><b>Quarantine Exemptions</b></p>	<p>The following Close Contacts are <b>not</b> required to quarantine after an exposure:</p> <ul style="list-style-type: none"> <li>• <b>Fully-Vaccinated</b> (but not yet booster-eligible)</li> <li>• <b>Booster-eligible</b>, AND is under the age of 18 or a K-12 student of any age</li> <li>• <b>Up-to date</b> (“boosted,” or fully-vaccinated but not booster-eligible)</li> <li>• Recently diagnosed with COVID-19 within 90 days prior to exposure (&amp; already recovered)</li> </ul> <p><b>After being exposed, these individuals should:</b></p> <ul style="list-style-type: none"> <li>→ Test 5 days after exposure (or right away if symptoms develop)</li> <li>→ <b>Strongly recommended to wear a <a href="#">well-fitting mask</a></b> around others for 10 days, especially indoors</li> </ul>

## General Scenario-based Guidance (all settings)

Scenario	Actions	Considerations
<p><b>Scenario 1:</b></p> <p>Someone has symptoms of COVID-19</p>	<p>Should be tested ASAP and isolated while waiting for results, and until a determination can be made as to how to proceed.</p> <p>Tests can be <b>PCR</b> or <b>antigen</b>. Over-the-counter (OTC) tests are acceptable if they are <b>FDA approved</b> and if results are <b>verified</b>.</p> <p><b>Close contacts are <u>not</u> required to quarantine until a Case is confirmed positive by diagnostic testing.</b></p>	<p>Reinforce importance of <b>testing</b> to confirm COVID status <b>2</b></p> <p>FDA-approved <a href="#">PCR</a> &amp; <a href="#">Antigen</a> tests</p> <p><b>Result verification methods</b> are outlined in <a href="#">OTC Testing Guidance</a>.</p>
<p><b>Scenario 2:</b></p> <p>Someone tests negative after symptom onset</p>	<p>They may return when they meet the criteria of your site's <b>non-COVID illness policy</b>.</p> <p>Individual policies will vary by site/district, but <i>might include</i>:</p> <ul style="list-style-type: none"> <li>→ No fever for a certain number of hours</li> <li>→ No vomiting or diarrhea for a certain number of hours</li> </ul> <p><i>If new or differing symptoms develop after testing, test again.</i></p>	<p>If they have symptoms specific to COVID (ie: <b>loss of taste or smell</b>) and receive a negative antigen result, <b>consider testing by PCR</b> and/or again by antigen.</p>
<p><b>Scenario 3:</b></p> <p>Someone declines to get tested after symptom onset</p>	<p><b>Before returning, they must either:</b></p> <p>Provide proof of <b>alternate diagnosis</b> (from a HCP) and meet your site's non-COVID illness policy criteria (see above)</p> <p><b>OR:</b> May alternatively complete <a href="#">Isolation</a> and meet the <a href="#">Isolation Release Criteria</a> prior to returning.</p> <p>The COVID-19 Case <b>should be sent home</b> with instructions to complete <a href="#">Isolation</a>. The Case must meet the <a href="#">Isolation Release Criteria</a> prior to returning.</p> <p><b>If the Case was on-site during their infectious period</b>, use one of the following approaches for Contact Tracing (CT):</p> <ol style="list-style-type: none"> <li><b>1. Individual Contact Tracing approach</b> (all settings): Identify and notify those who were <b>Close Contacts</b> to the infectious Case while on-site, including students, staff, or visitors. <ul style="list-style-type: none"> <li>· See following pages to determine the applicable guidelines for close contacts in your specific setting.</li> </ul> </li> <li><b>2. Group-Tracing approach</b> (for K-12 students only): When individual CT cannot be completed, due to high volume of cases on campus - Identify and notify <b>exposed group</b> of students who shared indoor space an infectious Case on-site. <ul style="list-style-type: none"> <li>· See page on Group-Tracing for details.</li> </ul> </li> </ol> <p><b>If the Case is involved with an on-site exposure</b>, report the Case to Public Health by sending the completed <a href="#">Case Reporting form</a> to <a href="mailto:SoCo.schools@sonoma-county.org">SoCo.schools@sonoma-county.org</a>. Please complete all required fields, and as many of the optional ones as you can. This reporting may be done in batches, or one case at a time.</p> <p>Being "<b>involved with an on-site exposure</b>" includes:</p> <ul style="list-style-type: none"> <li>· The Case themselves caused an on-site exposure, OR</li> <li>· The Case may have resulted from an on-site exposure (they were initially a Contact exposed to COVID on-site, and then ended up becoming a Case within the following 14 days)</li> </ul>	<p><b>Encourage testing to confirm COVID-19 status</b>, so that they may be exempt from future quarantine if exposed again in the following 90 days.<b>2</b></p> <p>If an infectious Case was on-site within the last 24 hours, <b>clean and disinfect</b> spaces occupied by that person (desk, etc.)</p> <p>Provide all Cases with the <a href="#">Resource packet for Cases</a></p> <p>Provide Contacts with the <a href="#">Resource packet for Contacts</a></p> <p><b>Notifying Contacts:</b> In their notification, be sure to include their last date of exposure, as well as recommended testing timeline.</p> <p>If using the <b>Individual Tracing approach</b>, refer to the <a href="#">Exposure Advisory Templates</a></p> <p>For the <b>Group-Tracing approach</b> (K-12 students only), refer to the <a href="#">Group-Tracing Advisory templates</a></p>
<p><b>Scenario 4:</b></p> <p><b>(+) Positive COVID-19 CASE</b></p> <p>Someone has been confirmed positive for COVID-19</p>	<p><b>Before returning, they must either:</b></p> <p>Provide proof of <b>alternate diagnosis</b> (from a HCP) and meet your site's non-COVID illness policy criteria (see above)</p> <p><b>OR:</b> May alternatively complete <a href="#">Isolation</a> and meet the <a href="#">Isolation Release Criteria</a> prior to returning.</p> <p>The COVID-19 Case <b>should be sent home</b> with instructions to complete <a href="#">Isolation</a>. The Case must meet the <a href="#">Isolation Release Criteria</a> prior to returning.</p> <p><b>If the Case was on-site during their infectious period</b>, use one of the following approaches for Contact Tracing (CT):</p> <ol style="list-style-type: none"> <li><b>1. Individual Contact Tracing approach</b> (all settings): Identify and notify those who were <b>Close Contacts</b> to the infectious Case while on-site, including students, staff, or visitors. <ul style="list-style-type: none"> <li>· See following pages to determine the applicable guidelines for close contacts in your specific setting.</li> </ul> </li> <li><b>2. Group-Tracing approach</b> (for K-12 students only): When individual CT cannot be completed, due to high volume of cases on campus - Identify and notify <b>exposed group</b> of students who shared indoor space an infectious Case on-site. <ul style="list-style-type: none"> <li>· See page on Group-Tracing for details.</li> </ul> </li> </ol> <p><b>If the Case is involved with an on-site exposure</b>, report the Case to Public Health by sending the completed <a href="#">Case Reporting form</a> to <a href="mailto:SoCo.schools@sonoma-county.org">SoCo.schools@sonoma-county.org</a>. Please complete all required fields, and as many of the optional ones as you can. This reporting may be done in batches, or one case at a time.</p> <p>Being "<b>involved with an on-site exposure</b>" includes:</p> <ul style="list-style-type: none"> <li>· The Case themselves caused an on-site exposure, OR</li> <li>· The Case may have resulted from an on-site exposure (they were initially a Contact exposed to COVID on-site, and then ended up becoming a Case within the following 14 days)</li> </ul>	<p><b>Encourage testing to confirm COVID-19 status</b>, so that they may be exempt from future quarantine if exposed again in the following 90 days.<b>2</b></p> <p>If an infectious Case was on-site within the last 24 hours, <b>clean and disinfect</b> spaces occupied by that person (desk, etc.)</p> <p>Provide all Cases with the <a href="#">Resource packet for Cases</a></p> <p>Provide Contacts with the <a href="#">Resource packet for Contacts</a></p> <p><b>Notifying Contacts:</b> In their notification, be sure to include their last date of exposure, as well as recommended testing timeline.</p> <p>If using the <b>Individual Tracing approach</b>, refer to the <a href="#">Exposure Advisory Templates</a></p> <p>For the <b>Group-Tracing approach</b> (K-12 students only), refer to the <a href="#">Group-Tracing Advisory templates</a></p>

## Quarantine Guidance for Close Contacts who were

Exposed **outside of K-12 setting** (at home, preschool, college/IHE, or any other community setting)

Close Contacts Exempt from Quarantine	Guidelines
<ul style="list-style-type: none"> <li>· Up-to-date (boosted, or fully-vaccinated and not booster-eligible)</li> <li>· Booster-eligible K-12 students (any age, exposed anywhere)</li> <li>· Previously confirmed positive in the 90 days prior to exposure</li> </ul>	<p>Please refer to guidelines outlined in the <a href="#">Quarantine Exemptions</a> section on page 3. <i>If being exposed at home, refer to FAQ Scenario F.</i></p>

Booster-Eligible Contacts	Guidelines
Staff member was exposed to COVID-19.	Staff Contact may opt for <b>Work Quarantine</b> . <i>If being exposed at home, refer to FAQ Scenario F.</i>
Student (non K-12) or other individual was exposed to COVID-19 in any setting, other than a K-12 site.	They must complete <b>Standard Quarantine</b> . <i>If being exposed at home, refer to FAQ Scenario F.</i>

Unvaccinated Contacts	Guidelines
Child, Student, Staff, or other individual was exposed to COVID-19 in any setting, other than a K-12 site.	<p>They must complete <b>Standard Quarantine</b>.</p> <p><b>NO Work quarantine option</b> for those who are considered unvaccinated.</p> <p><i>If contact is being exposed at home, refer to FAQ Scenario F for strategies to stop continual exposure and to reduce quarantine length.</i></p>

Type of Quarantine	Protocol
Standard (at-home) Quarantine	<p><b>Quarantine at home</b> for 5-10 days, Day zero being the date of <b>most recent exposure</b>.</p> <p><b>If they remain asymptomatic:</b></p> <ul style="list-style-type: none"> <li>· May discontinue quarantine after Day 5, <b>if tested negative on/after Day 5</b>. Strongly recommended to <b>wear a well-fitting mask</b> around others through Day 10, especially indoors. <del>If returning to extracurriculars, they must mask, otherwise they must be excluded for the remainder of the 10 days.</del></li> <li>· May discontinue quarantine after Day 10, if declined testing on/after Day 5</li> </ul> <p>➤ <b>If symptoms develop</b>, they should get tested and isolate in the meantime</p>
Work Quarantine	<p><b>Must quarantine at home for 5-10 days</b> (following protocol above).</p> <p><b>The worker may continue working on-site (in-person) during quarantine if they:</b></p> <ul style="list-style-type: none"> <li>➔ ü Remain asymptomatic</li> <li>➔ ü Get tested (PCR or antigen) within 3-5 days after last exposure to an infectious Case</li> <li>➔ ü <b>Strongly recommended to</b> continue to <b>wear a well-fitting mask</b> around others through Day 10, especially indoors.</li> </ul>

## Quarantine Guidance for Close Contacts who were

### Exposed in a K-12 Setting - Individual Contact Tracing Approach (standard)

*Includes child-care sites operating under K-12 guidance. If someone was exposed outside of the K-12 setting, refer to previous page.*

Close Contacts Exempt from Quarantine	Guidelines
<ul style="list-style-type: none"> <li>· <b>Up-to-date</b> (boosted, or fully-vaccinated and not booster-eligible)</li> <li>· <b>Booster-eligible</b> K-12 students (any age)</li> <li>· <b>Previously confirmed positive</b> in the 90 days prior to exposure</li> </ul>	<p>Please refer to guidelines outlined in the <b>Quarantine Exemptions</b> section on page 3.</p>

Booster-Eligible Staff Contacts	Guidelines for Contact
Staff was in close contact to a COVID-19 Case.	Staff Contact may opt for <b>Work Quarantine</b> (see previous page) OR may complete <b>Standard Quarantine</b>

Unvaccinated Contacts	Guidelines for Contact
Staff was in close contact to a COVID-19 Case	Staff Contact must complete <b>Standard Quarantine</b> . <b>NO Work quarantine option</b> for those who are considered unvaccinated.
Student was in close contact to a COVID-19 Case.	<b>Unmasked exposure:</b> student must complete <b>Standard Quarantine</b> .** <b>Mask-on-Mask exposure:</b> students may opt for <b>Modified Quarantine</b> .**

Type of Quarantine	Protocol
Standard (at-home) Quarantine	<p><b>Quarantine at home</b> for 5-10 days, Day zero being the date of <b>most recent exposure</b>.</p> <p><b>If they remain asymptomatic:</b></p> <ul style="list-style-type: none"> <li>· May discontinue quarantine after Day 5, <b>if tested negative on/after Day 5</b>. <b>Strongly recommended to wear a <u>well-fitting mask</u></b> around others through Day 10, especially indoors.</li> <li>· May discontinue quarantine after Day 10, if declined testing on/after Day 5</li> </ul> <p>➤ <b>If symptoms develop</b>, they should get tested and isolate in the meantime</p>
Modified Quarantine (K-12 students only)	<p><b>Must quarantine at home for 5-10 days</b> (following standard protocol above).</p> <p><b>The student may continue to attend in-person activities during quarantine if they:</b></p> <ul style="list-style-type: none"> <li>➔ Remain asymptomatic</li> <li>➔ Are excluded from all community and extracurricular activities until cleared</li> <li>➔ Get tested 2x (PCR or antigen), or once if on Day 5 or later to clear early on Day 6</li> <li>➔ <b>Strongly recommended to continue to wear a <u>well-fitting mask</u></b> around others through Day 10, especially indoors.</li> <li>➔ <del>Continue to appropriately mask, as required. If returning to extracurriculars before Day 11, they must mask, otherwise they must be excluded for the remainder of the 10 days.</del></li> </ul>

\*\* Schools who cannot realistically conduct individual contact tracing (due to high volume of cases on campus) should opt for the [Group-Tracing approach](#) for exposed students. See next page for details.

### Quarantine Guidance for **K-12 STUDENTS** who were **Exposed in a K-12 Setting - Group Tracing Approach**

*This approach may **not** be used for exposed staff, or for students exposed outside of the K-12 setting.*

*This approach is intended for when prompt and accurate Individual CT for students exposed in K-12 settings (as outlined on the previous page) is not feasible. It can be utilized in place of, or alongside Individual CT of students. It is not intended to retroactively “release” individuals from quarantine if the school was able to complete Individual CT.*

Exposed Group of Students	Guidelines
<p>Exposed group of K-12 students who shared indoor space with an infectious Case in a K-12 setting, for 15 minutes (or more) over the course of 24 hours.</p> <p>All of the exposed students are included in this group, regardless of:</p> <ul style="list-style-type: none"> <li>· their vaccination status</li> <li>· recent infection, or</li> <li>· mask status during exposure</li> </ul> <p>The intent of this approach is to minimize the time it takes to identify and notify the exposed individuals (considering the context of Omicron, which has a much shorter incubation period)</p>	<ul style="list-style-type: none"> <li>· Should be notified of the exposure (<a href="#">Group-Tracing Advisory templates</a>)</li> <li>· Do <b>not</b> need to quarantine</li> <li>· May stay in school for in-person instruction after exposure</li> <li>· <b>Strongly recommended to wear a well-fitting mask around others.</b></li> <li>· <del>Should wear a face covering as directed</del></li> <li>· May continue with extracurricular activities</li> <li>· Should get tested for COVID-19 within 3-5 days after last exposure (unless recently positive). Testing more often is always an option.</li> <li>· Should stay home and test ASAP if symptoms develop</li> </ul> <p><b>In the event of wide-scale and/or repeated exposures (ie: in one classroom, grade-wide or campus-wide), weekly testing may be considered until such time that exposure events on-site become less frequent.</b></p> <p>For more details on this approach, please refer to: <a href="#">CDPH K-12 Q&amp;A / FAQ</a> and <a href="#">CDPH Group-Tracing Approach for K-12 Students</a></p>

### **STAFF QUARANTINE GUIDELINES:** *(do not differ from Individual CT approach)*

Staff Contacts Exempt from Quarantine	Guidelines
<p><b>Staff Close Contacts who are: Up-to-date</b> (boosted, or fully-vaccinated and not yet booster-eligible), <b>Booster-eligible</b> AND under the age of 18, or recently confirmed positive in the 90 days prior to exposure (&amp; recovered).</p>	<p>Please refer to guidelines outlined in the <a href="#">Quarantine Exemptions</a> section (page 3).</p>

Booster-Eligible Staff Contacts	Guideline
<p>Staff was in close contact to a COVID-19 Case</p>	<p>Staff Contact may opt for <a href="#">Work Quarantine</a></p> <p>OR may complete <a href="#">Standard Quarantine</a></p>

Unvaccinated Staff Contacts	Guidelines

Staff was in close contact to a COVID-19 Case

Staff Contact must complete **Standard Quarantine**. **NO Work quarantine option** for those who are considered unvaccinated.

### Scenario-based FAQ (all settings)

FAQ - Scenario	Recommendation
<p><b>Scenario A:</b> Household Contact of Contact</p> <p>A student at our school has a sibling who has been exposed to COVID-19 and is in quarantine.</p> <p>Can our student continue coming to school?</p>	<p>It is best for the exposed sibling (Sibling A) to <b>separate</b> from others in the home, in case they become infectious during their quarantine. Regardless of whether or not they are able to separate, the student who is <b>not</b> quarantining (Sibling B) may continue coming to school.</p> <p><b>If Sibling A begins developing symptoms</b>, they should be tested <b>as soon as possible</b>. <del>ASAP</del>. If Sibling A tests positive and has been in close contact with Sibling B (starting 2 days prior to their symptom onset, or starting 2 days prior to their positive test date if they had no symptoms), Sibling B must stay home and not return to school until after completing their <b>at-home quarantine</b> (if not exempt).</p>
<p><b>Scenario B:</b> A student at our school tested positive for COVID-19, and they were in multiple classes during their infectious period.</p> <p>Do all of the students in those classes need to quarantine?</p>	<p>Only the individuals who were in <b>close contact</b> to the COVID-19 case will be required to quarantine (if not exempt). This may not be the entire classroom if strict classroom seating charts have been maintained (including at lunch tables, when 6-foot spacing cannot be maintained).</p> <p>The COVID Coordinator should work with the school to determine if they can <b>confidently confirm</b> who may have been a close contact. If this level of individual contact tracing cannot be completed, the school should opt for the Group-Tracing approach.</p>
<p><b>Scenario C:</b> A student received their 2nd vaccine dose one week ago but was just exposed to a positive case. Do they need to quarantine?</p>	<p>People are considered fully-vaccinated when it has been two full weeks since they received their final dose of their COVID-19 vaccine series (1st dose for J&amp;J, 2nd dose for Pfizer or Moderna).</p> <p>If they are exposed before they reach the two-week mark, they are still considered <b>unvaccinated</b> and they must quarantine as directed.</p>
<p><b>Scenario D:</b> Sports Exposure</p> <p>An athlete at our school tested positive for COVID-19, and was at sports practice all week.</p> <p>Does their entire team need to quarantine?</p>	<p><b>Not necessarily.</b> Schools should consider the full definition of a "close contact" when determining who needs to quarantine. Exposure can occur very quickly during direct physical contact. Therefore, some activities don't require the 15 minutes to be considered close contact.</p> <p>Different sports carry different levels of risk depending on if they are played indoors or outdoors, and whether they are low-contact or moderate/high- contact activities.</p> <p>In moderate or high-contact activities, such as football or basketball, the entire team may have had direct physical contact during play, and therefore are considered exposed. When investigating exposure, schools should consider if players congregated on sidelines, in locker rooms, or before/after practice.</p> <p>Any player(s) who meet the criteria to be considered a close contact should quarantine (at home if unmasked) unless exempt and asymptomatic.</p>

K-12 schools *may* opt for the **Group-Tracing approach** in this scenario.

## Scenario-based FAQ (2) (all settings)

FAQ - Scenario	Recommendation
<p>Scenario E: Preschool exposure</p> <p>A COVID-19 positive child at our preschool was present while infectious. Do all of the kids in their cohort need to quarantine?</p>	<p>In the preschool setting, safe mitigation measures (vaccination, masking, distancing, etc.) and strict classroom seating charts are not always possible.</p> <p>Because of the nature of the setting, it is not common for daycare/preschool sites to be able to confidently confirm who was and was not in close contact with the infectious case, unless the case is an infant or someone who was known to have minimal contact with others during the day. As a precaution, it may be best to consider the entire stable group as potentially exposed, especially indoors.</p>
<p>Scenario F: Household Exposure</p> <p>Someone from our school/program has a household member who is positive for COVID-19.</p> <p>When can they come back?</p>	<p>Even if someone is <b>exempt</b> from quarantine, they should make best efforts to completely separate from the infectious household member, to reduce risk of becoming sick. Complete separation is not required, but is still highly recommended. See “complete separation” criteria below.</p> <p>If someone is <b>not</b> exempt from quarantine, and have had <b>close contact</b> at home, they must do <b>standard (at home) quarantine</b>. If they can <b>completely separate</b> from the infectious person, then their quarantine clock begins right away. Day 0 of their Quarantine would be the day they made <b>complete separation</b>.</p> <p><b>Complete separation in the home includes ALL of the following:</b></p> <ul style="list-style-type: none"><li>→ <b>Separate bedroom</b> – OR: heads of beds at opposite ends, 6+ feet apart</li><li>→ <b>Separate bathroom</b> – OR: showering at separate times of day, wiping down high-touch surfaces, keeping toothbrushes separated, etc.</li><li>→ Keeping at least <b>6 feet of distance</b> from the positive Case at all times</li><li>→ <b>AND</b> wearing <b>masks is strongly recommended</b> when sharing common spaces (both the positive Case and the other household members)</li></ul> <p>If they <b>cannot</b> completely separate (they are being <b>continually exposed</b>), their quarantine “clock” may not begin until after their <b>final exposure</b> to an infectious Case. Final exposure (Day 0 of Quarantine) may end up being the Case's last day of their <b>Isolation / infectious</b> period.</p>

### Scenario G: Allergy Symptoms

A student at our site has sniffles  
(mild allergy-like symptoms).

Do they need to be tested?

When can they come back?

An informed decision about what warrants testing should be made on a **case-by-case basis**. This decision can be made by the school nurse, or by COVID liaison in conjunction with Public Health as needed. Schools should consider if the child in question has a **documented health history of allergies (alternate diagnosis)**, and be sure their current symptoms match their typical baseline symptoms for the diagnosis. If there is a change from their baseline symptoms, this would require follow-up (and possibly testing).

However, if the person has any other COVID-19 symptoms, recent exposure to COVID-19, or if the nasal discharge is not clear - then it would be indicated that they **test right away**, and be isolated while waiting for results.

**Those who test negative** after symptom onset can return to the site when they meet the criteria of your site's non-COVID illness policy.

**Please note** that other certain infectious diseases (like **Norovirus**) still need to be reported to the Sonoma County Department of Public Health.

**Please report all non-COVID infectious diseases to:**  
[PHNurse@sonoma-county.org](mailto:PHNurse@sonoma-county.org)

## Communication Plans

*Communication will play a vital role as we return to in-person learning. The primary communication platform will continue to be ParentSquare. All staff and families are encouraged to activate their account to receive timely and important information. The district and school sites will communicate with students, staff, and parents about cases and exposures at the school, consistent with privacy requirements such as FERPA and HIPAA.*

### ParentSquare

Santa Rosa City Schools uses ParentSquare for school communication, primarily with email, text and app notifications. ParentSquare automatically generates an account for each parent, using their preferred email address and phone number originating in the student information system. For email or cell phone number changes, please contact your student's school. ParentSquare can only recognize you as a parent/guardian if your school has the same email and/or textable cell phone information for you in our system.



We encourage parents to access their accounts so they can download the mobile app and update their preferences on when and how they are notified. Log into [ParentSquare](#) today. To learn more, visit our [ParentSquare webpage](#).

### School Actions and Communications in Case of Possible Exposure at School

The district and school sites will continue to communicate with students, staff, and parents about cases and exposures at the school, consistent with privacy requirements such as FERPA and HIPAA. Families will be notified of school or cohort closures and any restrictions in place to prevent COVID-19 exposure (*for example*: limited hours of operation) as soon as possible, via ParentSquare.

In the event that an individual at school has a confirmed case of COVID-19, SRCS will:

- Contact Sonoma County Public Health Department.
- In consultation with the Sonoma County Health Department, school officials will decide if closure of a stable group/classroom or the entire school is required.

- in consultation with Public Health, we will consider closing a class/stable group if one or more students or staff members are confirmed to have COVID-19
- in consultation with Public Health, we will close our entire school if multiple cohorts or classes/stable groups have confirmed cases of COVID-19 OR 5% of all students/staff have confirmed cases
- We will reopen in consultation with Public Health, typically after 10 days have passed and:
  - we have cleaned and disinfected all classrooms
  - we have consulted with Sonoma County Health Department
- We will communicate in writing with parents/guardians and staff to notify of any exposure or confirmed case(s) of COVID-19, maintaining the privacy of the individual(s). You can read our [sample letters](#) for communicating with parents/guardians of a class or school closure as well as notification when a student or staff member has been exposed to COVID-19.

## Resources for Families

### Tool Kits for Families

Get the Most out of Masking →

Appendix A: Tiered Interventions

#### Responses for COVID **Transmission Rate Changes** increases

For a comprehensive review of CDC guidelines for tiered interventions in response to COVID-19 transmission rates categorized as **Low, Medium, or High**.

Please see the **"COVID-19 Community Level and COVID-19 Prevention"** chart (revised 3-17-2022) at: [https://www.cdc.gov/coronavirus/2019-ncov/science/community-levels.html#anchor\\_47145](https://www.cdc.gov/coronavirus/2019-ncov/science/community-levels.html#anchor_47145)

As a Tiered response to lower ~~transitions~~ **transmission** rates in the community the following recommendations are being "rolled-back".

Effective 3/28

- Universal mask requirement changed to "strongly recommended" regardless of vaccination status
- Voluntary student "pool" testing schedule reduced to twice-monthly
- Mandated testing of "unvaccinated" staff reduced to once-weekly by April 1, 2022
- Booster requirement removed as qualifying exemption for staff enrollment for mandated weekly testing

Effective 2/24

- Remove Daily health screener through Parent Square for students and employees
- Remove Temperature taking for Indoor sports events
- Allow In-person meetings that maintain other precautions e.g. Masking, Ventilation, Spacing when possible

~~In conjunction with lower COVID-19 Community Rates effective March 28th to begin to twice-monthly voluntary student "pool" testing.~~

~~Phase 1 For "Moderate Transmission"~~

~~1. Begin Weekly Voluntary pooled Testing for Students and Staff.~~

- a. ~~Principals and Departments modified previous Documents for pooled distribution~~
- b. ~~By 1/11 Begin to send out Consent to pool test forms to families~~
- c. ~~Effective 1/24 begin first pooled testing~~
- 2. ~~1-17-22 begin Daily health screener through Parent Square for students and employees~~
- 3. ~~Middle School sports except wrestling must wear masks at all times.~~
- 4. ~~Limit Capacity for indoor events to 500~~
- 5. ~~Begin Temperature checking for indoor sports events~~
- 6. ~~No eating or drinking (mask off) in the gym~~
- 7. ~~Move all January meetings to Virtual including 1-27 Professional Development~~
- 8. ~~Reduced Rainy Day Elementary Lunch schedules~~
- 9. ~~Provide Rapid tests to all families when received by the County~~
- 10. ~~Begin enforcement with employee consequences for non-weekly testing~~

Phase 2 ~~“Substantial Transmission rates”~~ In addition to the above add:

- 1. ~~Student and employee daily temperature checks.~~
- 2. ~~Reduce / Restrict student recess/playground based on “color” codes.~~
- 3. ~~Students will be required to wear a mask while eating, pull the mask down while taking a bite and replace the mask after the bite.~~
- 4. ~~Reduce indoor sports activity capacity to athletes and family only.~~
- 5. ~~Require outdoor mask wearing for students and staff.~~
- 6. ~~Move IEPs and 504/SST to mandatory virtual.~~
- 7. ~~Consider canceling all overnight activities, sports, and extracurricular.~~



### Resolution Designating April 2022 as School Library Month

**WHEREAS**, libraries of all types are at the heart of their cities, towns, schools, and campuses, serving their communities; and

**WHEREAS**, school libraries provide materials for teachers and students that encourage growth and knowledge, and contribute to an interest in life-long learning and enhance students’ quality of life; and

**WHEREAS**, school libraries provide books that encourage children to read for pleasure; and provide materials to meet the individual needs, varied interests, abilities, socioeconomic backgrounds, and maturity levels of the students served; and

**WHEREAS**, school libraries provide materials which reflect the ideas and beliefs of religious, social, political, historical and ethnic groups and their contributions to the American and world heritage and culture; and

**WHEREAS**, especially during this time of pandemic, libraries and library workers play an invaluable role in supporting their communities both in person and virtually by offering services that extend far beyond the four walls of a building; and

**WHEREAS**, school libraries provide materials to meet individual needs, varied interests, abilities, socioeconomic backgrounds and maturity levels of the students served, and school libraries are a fun place for students to go and all students deserve a well-managed library to provide for free expression and access to ideas; and

**WHEREAS**, libraries and library workers are joining library supporters and advocates across the nation to celebrate School Library Month.

**BE IT RESOLVED** that the Santa Rosa City Schools Board of Education designates April 2022 as School Library Month.

**BE IT RESOLVED** that the Santa Rosa City Schools Board of Education recognizes the District Library Media Specialist, the district Library Technicians, and the district Instructional Materials Technicians for their efforts and contributions to quality education.

**BE IT RESOLVED**, that the Santa Rosa City Schools Board of Education does hereby proclaim April 2022 as School Library Month, in all of the schools of SRCS and calls upon school administrators, teachers, students and community members of SRCS to recognize and support this action and to participate throughout the month of April in the celebration of School Library Month.

The foregoing resolution was moved by Trustee McCormick, who moved its adoption, seconded by Trustee Fong, and adopted on a roll call vote by the following vote:

<u>Aye</u>	<u>Aye</u>
<u>Aye</u>	<u>Aye</u>
<u>Aye</u>	<u>Aye</u>
<u>Aye</u>	<u>Aye</u>

**PASSED AND ADOPTED** this 30<sup>th</sup> day of March, 2022.

Ayes: 7

Noes: 0

Absent/Not Voting: 0

SM  
Stephanie Manieri, Clerk of the Board

**BEFORE THE BOARD OF EDUCATION OF SANTA ROSA CITY SCHOOLS**

**Resolution No. 2021/22-44 Approving the Sale of Real Property  
(Fir Ridge)**

**WHEREAS**, Santa Rosa City Schools (the “District”) currently owns property located at 3700 Fir Ridge Drive, Santa Rosa, California, APN 173-620-030 (the “Property”). The District’s Board of Education (the “Board”) has previously declared the property to be surplus land, as the Property is surplus to the District’s needs. Thus, the District wishes to arrange for the sale of the Property;

**WHEREAS**, the District previously received authorization from the State Board of Education to issue a request for proposals (“RFP”) for the sale of the Property. As a result of the RFP process, the District received a proposal from Christopherson Builders, LLC (“Christopherson” or “Buyer”), which the Board reviewed and selected;

**WHEREAS**, the District desires to sell the Property to Buyer, and Buyer desires to purchase the Property from District pursuant to the terms of the Purchase and Sale Agreement (“PSA”), attached hereto as **Exhibit A**, presented at this meeting and considered by the Board; and

**WHEREAS**, it is in the best interests of the District to sell the Property

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The foregoing recitals are hereby adopted as true and correct.
2. The District superintendent, or designee thereof, is authorized and directed to execute the PSA in a form substantially similar to that attached hereto as **Exhibit A** and any amendments and accompanying documents and to take all further action necessary to effectuate the intent of this Resolution.
3. The District superintendent, staff, and consultants are directed and authorized to take all necessary steps to effectuate the sale and transfer of the Property in accordance with the terms and conditions of the PSA.

**PASSED AND ADOPTED** by the Board of Education of Santa Rosa City Schools, on this 30<sup>th</sup> day of March, 2022, by the following vote:

AYES: 7 NOES: 0 ABSENT: 0 ABSTAIN: 0



Stephanie Manieri, Clerk of the Board

3.30.2022

Date

**EXHIBIT A**

**Purchase and Sale Agreement**

**PURCHASE AND SALE AGREEMENT**

by and between

**Santa Rosa City Schools, a California public school district**

**(Seller)**

and

**Christopherson Builders, LLC, a California limited liability company**

**(Buyer)**

**PURCHASE AND SALE AGREEMENT**  
**AND ESCROW INSTRUCTIONS**

THIS PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (“**Agreement**”), dated for references purposes as of \_\_\_\_\_ (“**Agreement Date**”), is entered into by and among the **SANTA ROSA CITY SCHOOLS**, a public school district organized and existing under the laws of the State of California (“**Seller**” or “**District**”) and **CHRISTOPHERSON BUILDERS, LLC**, a California limited liability company (“**Buyer**”). This Agreement constitutes (1) an agreement of purchase and sale between the parties and (2) joint escrow instructions to the escrow holder identified in this Agreement. Seller and Buyer may be referred to in this Agreement individually as a “**Party**” or collectively as the “**Parties.**”

**RECITALS**

A. Seller is the fee owner of that certain real property commonly known as the Fir Ridge property and located at Fir Ridge Drive, Santa Rosa, CA, containing approximately 6.03 acres, and bearing APN 173-620-030 (“**Real Property**”), as legally described on the attached Exhibit A.

B. The District’s Board of Education received a proposal from the Buyer to purchase the **Real Property**. The Real Property, together with all rights appurtenant to the Real Property is referred to herein as the “**Property.**”

C. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, in each case under the terms and conditions of this Agreement.

D. This Agreement shall become effective upon the date of full execution by both Parties (“**Effective Date**”).

**NOW THEREFORE**, in consideration of the mutual covenants and conditions set forth in this Agreement and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Seller and Buyer agree as follows.

**ARTICLE 1**

**PURCHASE AND SALE**

1.1 **Purchase and Sale.** Seller shall sell to Buyer and Buyer shall purchase from Seller, the Property, under the terms and conditions of this Agreement.

## ARTICLE 2

### PURCHASE PRICE

2.1 **Purchase Price.** The purchase price for the Property shall be Three Million Dollars and 00/100 (\$3,000,000.00) (“**Purchase Price**”). The Purchase Price shall be payable through Escrow as described in Article 3 of this Agreement.

2.2 **Deposit.**

2.2.1 **Initial Deposit.** Concurrently with the Opening of Escrow, Buyer shall deposit the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00) (“**Initial Deposit**”) into an escrow (“**Escrow**”) to be opened at Old Republic Title Company (“**Escrow Holder**”) located at 630 Third Street Suite 201 Santa Rosa, CA 95404. Upon completion of the Due Diligence Period (as that term is defined herein), the Initial Deposit shall become non-refundable to Buyer, unless Seller is in default, in which case the Initial Deposit shall be returned to Buyer and thereafter neither Party shall have any further rights or obligations except as otherwise stated in this Agreement.

2.2.2 **Additional Deposit.** Upon the completion of the Due Diligence Period, Buyer shall deposit the sum of Two Hundred Thousand Dollars and 00/100 (\$200,000.00) (“**Additional Deposit**” and together with the Initial Deposit “**Deposit**”) into Escrow. The Additional Deposit shall be non-refundable to Buyer except in the event of Seller default.

The Deposit shall be immediately released to Seller upon Close of Escrow (as that term is defined herein), unless Seller is in default, in which case the Deposit shall be returned to Buyer and thereafter neither Party shall have any further rights or obligations except as otherwise stated in this Agreement.

The Deposit shall be paid to Seller as liquidated damages pursuant to Section 2.4 if Escrow fails to close as a result of a Buyer Failure (defined herein). If Escrow Closes, then the Deposit shall be applied against the Purchase Price at Close of Escrow.

2.3 **Balance of Purchase Price.** Buyer shall deliver the balance of the Purchase Price to Escrow Holder in cash by wire transfer of immediately available funds, in sufficient time prior to the Close of Escrow to permit disbursement of such funds on the Closing Date under applicable law and Escrow Holder’s standard practice.

**2.4 LIQUIDATED DAMAGES. THE PARTIES ACKNOWLEDGE AND AGREE THAT SELLER WILL SUFFER SUBSTANTIAL DAMAGES IF BUYER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THE PROVISIONS HEREIN (“BUYER FAILURE”). GIVEN FLUCTUATIONS IN LAND VALUES, THE UNPREDICTABLE STATE OF THE ECONOMY AND OF GOVERNMENTAL REGULATIONS, THE FLUCTUATING MONEY MARKET FOR REAL ESTATE LOANS AND OTHER FACTORS WHICH DIRECTLY AFFECT THE VALUE AND MARKETABILITY OF THE PROPERTY, THE PARTIES REALIZE**

THAT IT WILL BE EXTREMELY DIFFICULT AND IMPRACTICAL, IF NOT IMPOSSIBLE, TO ASCERTAIN WITH ANY DEGREE OF CERTAINTY THE ACTUAL AMOUNT OF SELLER'S DAMAGES IN THE EVENT OF SUCH BUYER FAILURE. THEREFORE, THE PARTIES HEREBY AGREE THAT THE DEPOSIT REPRESENTS A REASONABLE ESTIMATE OF SUCH DAMAGES, CONSIDERING ALL THE CIRCUMSTANCES EXISTING ON THE DATE OF EXECUTION OF THIS AGREEMENT, AND THAT SELLER SHALL HAVE THE RIGHT TO RECEIVE AND RETAIN THE FULL AMOUNT OF THE DEPOSIT AS LIQUIDATED DAMAGES PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1671, AS SELLER'S SOLE RIGHT TO DAMAGES AS A RESULT OF THE BUYER FAILURE AND AS ITS SOLE REMEDY FOR SUCH BUYER FAILURE. SELLER WAIVES ALL RIGHTS SELLER OTHERWISE MAY HAVE PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1677 OR OTHERWISE TO SPECIFICALLY ENFORCE THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, THIS SECTION SHALL NOT LIMIT OR LIQUIDATE ANY OBLIGATIONS OR LIABILITIES OF BUYER PURSUANT TO ARTICLE 7. BY SIGNING THEIR INITIALS BELOW, EACH PARTY CONFIRMS ITS CONSENT TO AND AGREEMENT WITH THE PROVISIONS OF THIS PARAGRAPH:

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Buyer's Initials

### ARTICLE 3

#### ESCROW

3.1 **Escrow Holder.** For convenience, Escrow Holder's contact information is repeated here:

**Escrow Holder:** Old Republic Title Company

**Escrow Officer:** Kim Rimmel  
Old Republic Title Company  
630 Third Street Suite 201  
Santa Rosa, CA 95404  
(707) 523-2233

3.2 **Opening of Escrow.** Within three (3) business days after the date on which this Agreement is fully executed by all Parties, a fully executed copy of this Agreement shall be delivered to Escrow Holder by Seller or Buyer. "**Opening of Escrow**" means the date Escrow Holder receives a fully executed copy of this Agreement. Escrow Holder shall acknowledge the Opening of Escrow and its agreement to act as the Escrow Holder by promptly delivering a written confirmation of the date of Opening of Escrow to Seller and Buyer.

3.3 **Escrow Instructions.** Escrow Holder is hereby directed to disburse funds held by it in accordance with the terms of this Agreement, or as otherwise instructed in a writing signed by both Buyer and Seller. This Agreement shall constitute initial escrow instructions to Escrow Holder. The Parties shall execute any additional escrow instructions reasonably required by

Escrow Holder to consummate the transaction, provided, however, such additional escrow instructions shall not modify the provisions of this Agreement unless they state the modification in full and the specific modification is initialed by both Parties.

3.4 **Close of Escrow.** “Close of Escrow” or “Closing” means the date Escrow Holder records the “Grant Deed” (as defined in Section 3.5.2 below) in favor of Buyer and delivers the Purchase Price to Seller. Subject to satisfaction or waiver of all conditions to Closing set forth in Section 6.1 and Section 6.3 of this Agreement, Escrow shall close on or before October 1, 2022 (“Closing Date”).

3.5 **Deliveries to Escrow.** Prior to the Closing Date, each Party shall timely deliver to Escrow all funds and documents required to complete the Closing under the terms of this Agreement, including, but not limited to, prorated amounts and other payments required under this Agreement. Such funds and documents to be deposited into Escrow shall include, but not necessarily be limited to:

3.5.1 **Purchase Price.** Prior to Close of Escrow, Buyer shall deposit the Purchase Price.

3.5.2 **Grant Deed.** Prior to Close of Escrow, Seller shall execute, acknowledge and deliver to Escrow a grant deed in a form substantially similar to the form attached as **Exhibit B**, conveying the Property to Buyer (“Grant Deed”).

3.6 **Completion of Documents.** Escrow Holder is authorized to collate counterparts of documents deposited in Escrow, and to otherwise complete such documents where appropriate and consistent with this Agreement.

3.7 **Prorations.** Although Seller is a public entity and thus generally exempt from all general and special real property taxes, the Parties agree that any and all taxes levied on the Property shall be pro-rated. All prorations shall be made on the basis of the actual days in the applicable month and a 365-day year, unless the Parties otherwise agree in writing. Escrow Agent shall base such prorations, credits and debits on a proration statement (“Proration Statement”) executed by Seller and Buyer and delivered to Escrow Agent prior to the Closing Date. Escrow Agent shall prepare a Proration Statement within ten (10) days prior to the Closing Date and have a copy delivered to Seller and Buyer for approval and execution.

3.8 **Escrow Fees and Costs.**

3.8.1 **Seller’s Payments.** Seller shall pay: (1) that portion of the cost of the Title Policy equal to the cost of a standard CLTA Form Owner’s Title Insurance Policy; (2) one-half of Escrow Holder’s escrow fee or escrow cancellation charge; (3) fees for the agreed upon release of monetary encumbrances; (4) one hundred percent (100%) of any documentary transfer tax; (5) one-half of recording charges; and (6) other Seller’s charges and expenses, in accordance with the customary practices in Sonoma County.

3.8.2 **Buyer's Payments.** Buyer shall pay: (1) that portion of the cost of the Title Policy which exceeds the amount payable by Seller as described above, including the cost of any additional title endorsements requested by Buyer; (2) one-half of Escrow Holder's escrow fee or escrow cancellation charge; (3) one-half of recording charges; and (4) other Buyer's charges and expenses, in accordance with the customary practices in Sonoma County.

3.8.3 **Default.** Notwithstanding the foregoing, in the event of a default by Buyer or Seller, all cancellation and other escrow charges shall be paid by the defaulting Party.

3.9 **Existing Encumbrances.** As of Close of Escrow, Seller shall cause the release of any existing monetary encumbrances or other monetary security interests in the Property.

3.10 **Distribution of Funds and Documents.** At the Close of Escrow, Escrow Holder shall do each of the following:

3.10.1 **Payment of Encumbrances.** Pay any existing monetary encumbrances in accordance with any demand that may be approved by Seller, utilizing funds deposited by Buyer in Escrow.

3.10.2 **Recordation of Documents.** Cause the Grant Deed for the Property to be recorded by the County Recorder of Sonoma County and each other document to be recorded under the terms of this Agreement, and, after recordation, cause the County Recorder to mail the Grant Deed to Buyer, and provide each other document to the Party for whose benefit said document was recorded. Buyer shall mail Seller a copy of the recorded deed for its records.

3.10.3 **Non-Recorded Documents.** Deliver by Federal Express or other overnight courier (or hold for personal pick-up, if requested): (1) the Title Policy to Buyer; and (2) each other non-recorded document to the Party for whose benefit said document was acquired.

3.10.4 **Distribution of Funds.** Distribute, pursuant to instructions to be given by the recipient: (1) to Seller, the Purchase Price, adjusted for prorations, charges and other credits and debits provided for; and (2) to Buyer, any excess funds delivered to Escrow Holder by Buyer.

3.10.5 **Conformed Copies.** Deliver to Seller and Buyer copies of all fully executed, recorded documents and escrow instructions. Each recorded document shall be conformed to show the recording date and file number.

3.10.6 **Closing Statement.** As soon as reasonably practical after the Closing, Escrow Holder shall prepare a final accounting and closing statement for this transaction and send a copy to Seller and Buyer.

## ARTICLE 4

### DUE DILIGENCE

4.1 **Due Diligence Period.** The “**Due Diligence Period**” shall mean the period commencing on the Effective Date and ending at 5 p.m. Pacific Time on the ninetieth (90<sup>th</sup>) day following the Effective Date.

4.2 **Property Review; Studies.**

4.2.1 **Access and Review.** During the Due Diligence Period, Buyer shall have the right to access the Property and to investigate, inspect, review, obtain and approve (or waive) all of the following matters, at Buyer’s sole cost and expense, and in Buyer’s sole and absolute discretion (collectively, the “**Due Diligence Conditions**”):

(a) **Documents.** Receipt and review of documents delivered by Seller to Buyer, including but not limited to copies of all reports, surveys, and other environmental reports applicable to the Property which are in Seller’s possession or under its control (“**Documents**”). Such Documents shall be provided from Seller to Buyer within ten (10) business days of the Effective Date.

(b) **Survey.** Preparation and review of a survey, at Buyer’s discretion, and at Buyer’s sole cost and expense.

(c) **Other Matters.** All other matters relating to the condition, value, fitness, suitability or use of the Property, including any and all matters Buyer in its sole discretion may deem necessary or appropriate. Notwithstanding the foregoing, concerns of title shall be governed by Article 5.

If, prior to the expiration of the Due Diligence Period, Buyer, in its sole discretion, determines not to proceed with the purchase of the Property, Buyer shall not be in default and shall have the right to terminate this Agreement by delivering written notice of such election (“**Due Diligence Termination Notice**”) to Seller and Escrow Holder prior to the expiration of the Due Diligence Period. In such event, Buyer and Seller shall have no further rights or obligations hereunder, Buyer shall not be required to make the Additional Deposit, and Escrow Holder shall release the Initial Deposit to Buyer.

If for any reason, Buyer fails to deliver a Due Diligence Termination Notice prior to the expiration of the Due Diligence Period, then (1) Buyer shall be deemed to have approved all of the Due Diligence Conditions, (2) Buyer shall have no further right to terminate this Agreement based upon its disapproval or objection of any matter arising prior to the expiration of the Due Diligence Period, and (3) the Initial Deposit shall become non-refundable.

Buyer’s rights to access the Property during the Due Diligence Period is subject to the provisions of Section 8.1 hereof.

## ARTICLE 5

### TITLE

5.1 **Preliminary Report.** Within three (3) business days after the Opening of Escrow, Seller shall instruct the Escrow Holder to order a preliminary title report on the Property (“**Preliminary Report**”) from Old Republic Title Company (“**Title Insurer**”) reflecting the current status of title to the Property, together with copies of all of the documents listed in Schedule B as exceptions thereto (“**Schedule B Exceptions**”) (with the Preliminary Report, collectively, the “**Title Documents**”) and upon receipt the Escrow Holder shall cause the Title Documents to be delivered to Buyer. The standard printed exceptions contained in the Preliminary Report and the Title Policy (as this term is defined in Section 5.4 below) are referred to herein as the “**Printed Exceptions.**”

5.2 **Title Review.**

5.2.1 Reserved.

5.2.2 Buyer shall have the right to either approve of the exceptions contained in the Preliminary Report, or to notify Seller in writing, specifying any exceptions to title to which Buyer objects by giving Seller written notice of such disapproval on or before the thirtieth (30<sup>th</sup>) day following the Opening of Escrow (“**Buyer Title Notice**”), which notice shall set forth in reasonable detail the exceptions to title disapproved by Buyer in the Title Documents. If for any reason Buyer fails or neglects to deliver a Buyer Title Notice to Seller within said 30-day period, then Buyer shall be deemed to have approved all title exceptions. Any title exception not disapproved in the Buyer Title Notice shall be deemed approved by Buyer.

5.2.3 Upon receipt of a Buyer Title Notice, Seller shall have the right, by giving Buyer written notice (“**Seller Title Notice**”) within fifteen (15) calendar days after its receipt of the Buyer Title Notice (“**Seller Title Response Period**”), to either approve all matters disapproved by Buyer in the Buyer Title Notice, or approve some of the matters disapproved by Buyer in the Buyer Title Notice, or disapprove all of the matters disapproved by Buyer in the Buyer Title Notice. If for any reason Seller fails or neglects to deliver a Seller Title Notice to Buyer within the Seller Title Response Period, then Seller shall be deemed to have approved all of the matters disapproved in the Buyer Title Notice.

5.2.4 If a Seller Title Notice is given within the Seller Title Response Period, and Seller approves all or some of the matters disapproved by Buyer in the Buyer Title Notice or if Seller is deemed to have approved all of the matters disapproved in the Buyer Title Notice pursuant to Section 5.2.3 above (“**Seller Approved Title Objections**”), then the removal or elimination of the effect of such matters from the Title Policy (by way of endorsement or deletion) shall constitute a condition to Closing in favor of Buyer; provided, however, that the removal or elimination (by way of endorsement or deletion) of such matters shall not constitute a covenant of Seller and if all such matters are not removed or eliminated and the Buyer does not agree, in its sole discretion, to waive the removal or elimination of such matters, by the scheduled Closing Date, Seller shall not be in breach and either Party may terminate this Agreement, in which event the Deposit will be returned to Buyer, and the Parties shall not have any further obligations under this Agreement.

5.2.5 If a Seller Title Notice is given within the Seller Title Response Period, and Seller does not approve all of the matters disapproved by Buyer in the Buyer Title Notice pursuant to Section 5.2.4 above, then the matters not approved by Seller shall be referred to as the “**Disputed Title Objections.**” Within fifteen (15) calendar days after Buyer receives the Seller Title Notice, Buyer shall have the right, by giving Seller written notice (“**Buyer Title Response**”), to either waive all of the Disputed Title Objections or terminate this Agreement. If the Buyer Title Response waives all of the Disputed Title Objections, then such matters shall constitute “**Permitted Exceptions**” as set forth in Section 5.2.6 below and Buyer shall not have any further right to disapprove or object to the Title Documents. If Buyer terminates this Agreement pursuant to a Buyer Title Response, then the Deposit shall be returned to Buyer, and neither Seller nor Buyer shall have any further duties or obligations under this Agreement. If for any reason Buyer fails or neglects to deliver a Buyer Title Response within the aforesaid fifteen (15) calendar day period or delivers a Buyer Title Response within the aforesaid fifteen (15) calendar day period but such Buyer Title Response does not contain an election by Buyer to terminate this Agreement, then Buyer shall be deemed to have waived all of the Disputed Title Objections which shall become “Permitted Exceptions” as set forth in Section 5.2.6 below.

5.2.6 For purposes of this Agreement, the term “**Permitted Exceptions**” shall mean and include all of the following: (a) all title exceptions approved or deemed approved by Buyer or not disapproved by Buyer in the Buyer Title Notice; (b) all Disputed Title Objections waived or deemed to be waived by Buyer; (c) all liens and encumbrances caused, placed, created or suffered by Buyer or Buyer’s lenders; (d) current real property taxes and current installments of special assessments which are liens not yet delinquent, and (e) all Seller Approved Title Objections with respect to which an endorsement has been issued by the Title Company.

5.2.7 Notwithstanding the foregoing, Seller agrees to cause to be removed from record title to the Property at the Closing all monetary liens and monetary encumbrances, except for non-delinquent real property taxes and assessments and any liens or encumbrances created or suffered by Buyer.

5.3 **Liens.** Seller shall convey to Buyer fee title to the Property free of all mortgages, deeds of trust, mechanics’ liens, and all other monetary liens other than current real estate taxes and current installments of special assessments which are liens not yet delinquent. Seller shall not, after the Effective Date, cause or give permission for any new liens, covenants, conditions, restrictions, easements or any other matter to encumber title to the Property by record or otherwise except for real estate taxes and assessments which are not delinquent and required utility easements.

5.4 **Title Policy.** At the Closing, Seller shall convey all of its right, title and interest in and to the Property to Buyer by Grant Deed subject only to the Permitted Exceptions. At the Closing, Title Company shall issue to Buyer a CLTA owner’s policy of title insurance (“**Title Policy**”), together with any endorsements designated by Buyer, in the amount of the Purchase Price, subject only to the Permitted Exceptions. In the event that Buyer elects to obtain an ALTA owner’s policy of title insurance in lieu of a CLTA owner’s policy, it shall so notify Title Company. In such event, (i) Buyer at its sole cost shall be responsible for any ALTA survey

necessary to support ALTA extended coverage, and (ii) Buyer shall be responsible for the cost of such extended coverage (to the extent such cost exceeds the cost of CLTA policy); (iii) Seller shall be responsible for a portion of the costs of the ALTA policy equal to the cost of a CLTA policy and for that portion only; and (iv) the term “Title Policy” shall include any such ALTA owner’s policy of title insurance.

## ARTICLE 6

### CONDITIONS TO CLOSE OF ESCROW

6.1 **Buyer’s Closing Conditions.** Close of Escrow and the obligations of Buyer to purchase the Property are contingent upon satisfaction or waiver of each of the following conditions (“**Closing Conditions**”) at or prior to the Closing Date (or with respect to the condition set forth in Section 6.1.1, prior to the expiration of the Due Diligence Period), each of which is for the sole benefit of Buyer, unless waived by Buyer in writing:

6.1.1 **Due Diligence.** Prior to the expiration of the Due Diligence Period, the approval, satisfaction, or waiver of the Due Diligence Conditions pursuant to the provisions of Article 4.

6.1.2 **Title Insurance.** (a) The removal or elimination (by way of endorsement or deletion) of the Seller Approved Title Objections, if any, and (b) the Title Insurer’s issuance or commitment to issue the Title Policy to Buyer effective at the Closing, subject only to the Permitted Exceptions.

6.1.3 **No Breach by Seller.** All of the warranties and representations of Seller set forth in this Agreement shall be true and correct in all material respects, and all obligations of Seller shall be performed or fulfilled as set forth herein, as of the Effective Date and the Closing Date.

6.1.4 **Deposit of Grant Deed.** Seller has deposited into Escrow an executed and recordable Grant Deed and any other documents required from Seller pursuant to this Agreement.

6.2 **Failure of Buyer's Closing Conditions.**

6.2.1 In the event the conditions set forth in Section 6.1.3 (seller in breach) or Section 6.1.4 above (deposit of grant deed) is not satisfied, or waived by Buyer in writing, and provided Buyer is not then in default, then, upon written notice by Buyer to Seller and after five (5) business days during which Seller shall have the ability to cure the default, this Agreement and the Escrow established hereunder shall terminate, all documents deposited into Escrow shall be returned to the Party who deposited the same without further instructions by either Party to Escrow Holder. In the event of any termination pursuant to this Section, the Deposit shall promptly be returned to Buyer within ten (10) business days, and neither Party shall have any further obligation hereunder except as otherwise determined in this Agreement.

6.2.2 In the event the Buyer provides a Due Diligence Termination Notice prior to the expiration of the Due Diligence Period, or if the condition in Section 6.1.2 above (title

insurance) is not satisfied are not satisfied or waived by Buyer in writing by the time of closing, and provided Buyer is not in default, then this Agreement and the Escrow established hereunder shall terminate upon written notice by Buyer to Seller and Escrow Holder, all documents deposited into the Escrow shall be returned to the Party who deposited the same without further instructions by either Party to Escrow Holder. In the event of any termination pursuant to this Section, the Deposit shall promptly be returned to Buyer, and neither Party shall have any further obligation hereunder except as otherwise determined in this Agreement.

6.3 **Seller's Closing Conditions.** Close of Escrow and the Seller's obligation to complete the sale of the Property are subject to satisfaction of each of the following conditions at or prior to the Closing Date, each of which is for the sole benefit of Seller, unless waived by Seller in writing.

6.3.1 **Buyer's Other Conditions.** The conditions referred to in Sections 6.1.1 (buyer has approved or deemed to approve Due Diligence) and 6.1.2 (title insurance) shall have been satisfied or waived by Buyer in writing within any time periods specified therein.

6.3.2 **Buyer's Obligations.** Buyer shall have timely performed all of Buyer's obligations under this Agreement.

6.3.3 **Warranties and Representations.** All of the warranties and representations of Buyer set forth in this Agreement shall be true and correct in all material respects on the Effective Date and the Closing.

6.3.4 **Delivery of Purchase Price.** Buyer shall have deposited with Escrow Holder all funds necessary to complete the transaction, including but not necessarily limited to the Purchase Price.

6.4 **Failure of Seller's Conditions.**

6.4.1 In the event the conditions set forth in Section 6.3.1 above are not satisfied prior to the expiration of any time periods specified therein, then Seller shall have the right by written notice to Buyer and Escrow Holder to terminate this Agreement, in which event all documents deposited into Escrow shall be returned to the Party who deposited the same without further instructions by either Party to Escrow Holder, and Escrow Holder shall release the Deposit to Buyer.

6.4.2 In the event any of the conditions set forth in Section 6.3.2 (buyer performs obligations), Section 6.3.3 (buyers warranties), Section 6.3.4 (deposit of purchase price), or above are not satisfied, or waived by Seller in writing, and provided Seller is not then in default, then, upon written notice by Seller to Buyer and after three (3) business days during which Buyer shall have the ability to cure the default, this Agreement and the Escrow established hereunder shall terminate, all documents deposited into Escrow shall be returned to the Party who deposited the same without further instructions by either Party to Escrow Holder, and Seller shall retain the Deposit, which shall constitute payment of liquidated damages to Seller in accordance with Section 2.4 of this Agreement.

6.5 **Return of Documents.** If this Agreement is terminated for non-satisfaction of a condition or as a result of Buyer's default, Buyer shall deliver to Seller, within ten (10) days after such termination, all of the Documents and any and all other soils reports, maps, engineering studies, improvement plans, environmental or hazardous materials reports, and other information or documents relating to the Property which were provided by Seller to Buyer pursuant to this Agreement at no cost to Seller.

## **ARTICLE 7**

### **REPRESENTATIONS AND WARRANTIES**

7.1 **Definitions.** For purposes of this Article 7, the following terms shall have the meanings set forth below.

7.1.1 **Environmental Laws.** As used in this Agreement, "**Environmental Laws**" shall mean all laws and regulations applicable to the physical condition of the Property or the presence of any substance thereon, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Sections 9601 et seq.), the Resources Conservation and Recovery Act (42 U.S.C. Sections 6901 et seq.), the Clean Water Act (33 U.S.C. Sections 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Sections 5101 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-26293, the California Hazardous Waste Control Act (California Health and Safety Code Sections 25100-25600), and the Porter-Cologne Water Quality Control Act (California Health and Safety Code Sections 13000 et seq.), as any of the foregoing may be amended from time to time, and all regulations and publications implementing or promulgated pursuant to the foregoing.

7.1.2 **Hazardous Materials.** As used in this Agreement, "**Hazardous Materials**" includes, without limitation: (i) any substance, chemical, waste or other material which is listed, defined or otherwise identified as "hazardous" or "toxic" under any federal, state, local or administrative agency ordinance, law, ruling, regulation or decision, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251 et seq.; the Clean Air Act, 42 U.S.C. §§ 7401 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §§ 5101 et seq.; Toxic Substances Control Act, 15 U.S.C. §§ 2601 et seq.; Refuse Act, 33 U.S.C. §§ 407 et seq.; Emergency Planning and Community Right-To-Know Act, 42 U.S.C. § 11001 et seq.; Occupational Safety and Health Act, 29 U.S.C. §§ 651 et seq. to the extent it includes the emission of any Hazardous Material and includes any Hazardous Material for which hazard communication standards have been established; California Hazardous Substance Account Act, California Health & Safety Code §§ 25300 et seq.; California Asbestos Notification Laws, California Health & Safety Code §§ 25915 et seq.; California Hazardous Waste Control Law, California Health & Safety Code §§ 25100 et seq.; California Hazardous Materials Release Response Plans and Inventory Act, California Health & Safety Code §§ 25500 et seq.; California Clean Air Act, California Health & Safety Code §§ 39608 et seq.; California Toxic Pits Cleanup Act, California Health & Safety Code §§ 25208 et seq.; California Pipeline Safety Act, California Government

Code §§ 51010 et seq.; California Toxic Air Contaminants Law, California Health & Safety Code §§ 39650 et seq.; California Porter-Cologne Water Quality Act, California Water Code §§ 13000 et seq.; California Toxic Injection Well Control Act, California Health & Safety Code §§ 25159.10 et seq.; California Underground Storage Tank Act, California Health & Safety Code §§ 25280 et seq.; California Occupational Carcinogens Control Act, California Labor Code §§ 9000 et seq.; or any regulation, order, rule or requirement adopted thereunder, as well as any formaldehyde, urea, polychlorinated biphenyls, petroleum, petroleum product or by-product, crude oil, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel or mixture thereof, radon, asbestos, and “source,” “special nuclear” and “by-product” material as defined in the Atomic Energy Act of 1985, 42 U.S.C. §§ 3011 et seq.

7.1.3 **Seller’s Knowledge.** References to “Seller’s Actual Knowledge,” matters “known to Seller,” or words of like import mean the actual, current knowledge of Seller (as opposed to imputed or constructive knowledge), after inquiry of the Seller’s current Deputy Superintendent of Business Services, but no other duty of inquiry or investigation by Seller is implied or required. No duty of inquiry or investigation on the part of Seller or its representatives will be required or implied in instances when Seller’s Actual Knowledge is referenced herein, and in no event shall Seller’s representatives have any liability for representations or warranties or covenants of Seller that involve Seller’s Actual Knowledge.

7.2 **Buyer’s Representations.** Buyer agrees, represents and warrants, as of the Effective Date and as of Close of Escrow, as follows:

7.2.1 Buyer is a limited liability company organized and existing under the laws of the State of California, and Buyer has the legal right, power and authority to execute and perform its obligations under this Agreement, and the persons executing this Agreement and other documents required hereunder on behalf of Buyer are the duly designated agents of Buyer and are authorized to do so.

7.2.2 This Agreement does not and at the time of Closing will not violate any provision of any agreement or judicial order to which Buyer is a party or to which Buyer is subject.

7.2.3 **Buyer’s Investigation.**

(a) Buyer acknowledges and agrees that under the terms of this Agreement it will have, before the end of the Due Diligence Period, a full opportunity to inspect and investigate each and every aspect of the Property, either independently or through agents of Buyer’s choosing, including, without limitation:

(i) All matters relating to title, together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements and building codes.

(ii) The physical condition and all other physical and functional aspects of the Property. Such examination of the physical condition of the Property shall include an examination for the presence or absence of Hazardous Materials, which shall be performed or arranged by Buyer at Buyer’s sole expense; provided however, Buyer shall not conduct any “Phase II” environmental testing (or any testing equivalent to that required for a “Phase II” environmental

report) without Seller's prior written approval and consent, which Seller shall not unreasonably withhold.

- (iii) Any other documents or agreements of significance affecting the Property.
- (iv) All other matters of material significance affecting the Property.

**(b) BUYER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT SELLER IS SELLING AND BUYER IS BUYING THE PROPERTY ON AN "AS IS" AND "WITH ALL FAULTS" BASIS, AND THAT SELLER DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY EXCEPT FOR ANY WARRANTIES, REPRESENTATIONS AND AGREEMENTS EXPRESSLY SET FORTH HEREIN, AND SUBJECT TO THE LIMITATIONS HEREIN, OR IN THE GRANT DEED OR OTHER DOCUMENT SIGNED BY SELLER AND DELIVERED TO BUYER AT CLOSE OF ESCROW. WITHOUT LIMITING THE FOREGOING, BUYER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT EXCEPT FOR ANY WARRANTIES, REPRESENTATIONS AND AGREEMENTS EXPRESSLY SET FORTH HEREIN, SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, FUTURE OR OTHERWISE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (1) THE PRESENCE OF HAZARDOUS MATERIALS IN OR ON, UNDER OR IN THE VICINITY OF THE PROPERTY; (2) GEOLOGICAL CONDITIONS, INCLUDING, WITHOUT LIMITATION, SUBSIDENCE, SUBSURFACE CONDITIONS, WATER TABLE, UNDERGROUND WATER RESERVOIRS, AND LIMITATIONS REGARDING THE WITHDRAWAL OF WATER AND FAULTING; (3) WHETHER OR NOT AND THE EXTENT TO WHICH THE PROPERTY OR ANY PORTION THEREOF IS AFFECTED BY ANY STREAM (SURFACE OR UNDERGROUND), BODY OF WATER, FLOOD PRONE AREA, FLOOD PLAIN, FLOODWAY OR SPECIAL FLOOD HAZARD; (4) SOIL CONDITIONS, INCLUDING THE EXISTENCE OF INSTABILITY, PAST SOIL REPAIRS, SOIL ADDITIONS OR CONDITIONS OF SOIL FILL, OR SUSCEPTIBILITY TO LANDSLIDES, OR THE SUFFICIENCY OF ANY UNDERSHORING; (5) USAGES OF ADJOINING PROPERTIES; (6) THE VALUE, COMPLIANCE WITH PLANS AND SPECIFICATIONS, SIZE, LOCATION, AGE, USE, DESIGN, QUALITY, DESCRIPTION, DURABILITY, STRUCTURAL INTEGRITY, OPERATION, OR PHYSICAL OR FINANCIAL CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, (7) DEVELOPMENT RIGHTS, FEES AND EXACTIONS; (8) COMPLIANCE OF THE PROPERTY WITH ANY OR ALL PAST, PRESENT OR FUTURE FEDERAL, STATE OR LOCAL ORDINANCES, RULES, REGULATIONS OR LAWS, BUILDING, FIRE OR ZONING ORDINANCES, CODES OR OTHER SIMILAR LAWS; AND/OR (9) THE MERCHANTABILITY OF THE PROPERTY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE (BUYER AFFIRMING THAT BUYER HAS NOT RELIED ON SELLER'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE**

**PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT SELLER MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE), EXCEPT IN THE EVENT THAT THE SAME RESULTS FROM THE INACCURACY OR BREACH OF AN EXPRESS REPRESENTATION OR WARRANTY OF SELLER CONTAINED HEREIN.**

(c) By the end of the Due Diligence Period, Buyer acknowledges that it will have had an opportunity to perform all desired physical and financial examinations relating to the acquisition of the Property hereunder and, at the Close of Escrow, will acquire the same solely on the basis of such examinations, the title insurance protection afforded by the Title Policy, and Seller's express representations, warranties and covenants contained herein, and not on any other information provided or to be provided by Seller. Buyer further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of such information except as otherwise provided herein, and makes no representations as to the accuracy or completeness of such information. Seller shall not be liable for any failure to investigate the Property nor shall Seller be bound in any manner by any verbal or written statements, representations, appraisals, environmental assessment reports, or other information pertaining to the Property or the operation thereof, furnished by Seller, or by any real estate broker, agent, representative, employee, servant or other person acting on Seller's behalf, except in the event that the same results from the inaccuracy and/or breach of express warranty, representation or warranty, representation or warranty of Seller contained herein. It is understood and agreed that the Property is sold by Seller and purchased by Buyer subject to the foregoing and that Seller's sole source of liability, if any, to Buyer with respect to the condition of the Property and other matters referenced above shall be Seller's express representations, warranties and covenants contained in this Agreement.

(d) Without limiting the above, and subject to the express representations and warranties of Seller and covenants of Seller in this Agreement, effective on the Closing, Buyer, on behalf of itself and its successors and assigns, waives its right to recover from, and forever releases and discharges, Seller, Seller's affiliates, Seller's investment manager, the trustees, beneficiaries, employees, volunteers and agents of each of them, and their respective heirs, successors, personal representatives and assigns (collectively, the "Seller Related Parties"), from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with errors, omissions or other conditions affecting the Property, including, but not limited to (i) the physical condition of the Property, the environmental condition of the Property and Hazardous Materials on, under or about the Property, or (ii) any law or regulation applicable to the Property, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601, et seq.), the Resources Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et seq.), the Clean Water Act (33 U.S.C. Section 1251, et seq.), the Safe Drinking Water Act (42 U.S.C. Section 300f, et seq.), the Hazardous Materials Transportation Act (49 U.S.C. Section 5101, et seq.), and the Toxic Substance Control Act (15 U.S.C. Section 2601, et seq.), and any other federal, state or local law, except in the event that the same results from the inaccuracy and/or

breach of express warranty, representation or warranty, representation or warranty of Seller contained herein.

(e) **IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE AMOUNT OF THE PURCHASE PRICE REFLECTS, AND THE PROPERTY IS BEING SOLD BY SELLER AND PURCHASED BY BUYER SUBJECT TO, THE FOREGOING DISCLAIMERS AND ABOVE RELEASE OF CERTAIN KNOWN AND UNKNOWN CLAIMS. AS PART OF THE PROVISIONS OF THIS SECTION BUT NOT AS A LIMITATION THEREON, BUYER HEREBY AGREES THAT THE MATTERS RELEASED HEREIN ARE NOT LIMITED TO MATTERS WHICH ARE KNOWN OR SUSPECTED, AND AS TO THE MATTERS RELEASED HEREIN BUYER HEREBY WAIVES (EFFECTIVE ON THE CLOSING) ANY AND ALL RIGHTS AND BENEFITS WHICH IT NOW HAS, OR IN THE FUTURE MAY HAVE CONFERRED UPON IT, BY VIRTUE OF THE PROVISIONS OF SECTION 1542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, WHICH PROVIDES AS FOLLOWS:**

**A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.**

7.3 **Seller's Representations and Warranties.** Seller makes the following representations and warranties as of the Effective Date and, subject to Seller's right to modify the same by additional disclosures, as of Close of Escrow:

7.3.1 **Authority.** Seller is a public school district that has the legal right, power and authority to execute and perform its obligations under this Agreement; and the persons executing this Agreement and other documents on behalf of Seller are the duly designated agents of Seller and are authorized to do so.

7.3.2 **Non-Foreign Affidavit.** Seller is not a foreign person.

7.3.3 **Litigation.** To Seller's Actual Knowledge, there is no litigation pending or threatened against Seller that: (1) arises out of the ownership of the Property, or (2) might detrimentally affect the ability of Seller to perform its obligations under this Agreement. As of the Effective Date, to Seller's Actual Knowledge, there is no pending or threatened litigation involving the ownership or use of the Property.

7.3.4 **Hazardous Materials.** Except as may otherwise be disclosed in a document or other form provided by Seller to Buyer, to Seller's Actual Knowledge: (1) the Property is not in violation of any Environmental Laws, (2) neither Seller, nor to Seller's Actual Knowledge any third party, has used, manufactured, generated, treated, stored, disposed of, or leased any Hazardous Material on, under or about the Property or transported any Hazardous Material over the Property; (3) neither Seller, nor to Seller's Actual Knowledge any third party, has installed, used or removed any storage tank on, from or under the Property except in full compliance with all Environmental Laws; (4) to Seller's Actual Knowledge, there are no storage

tanks or wells (whether existing or abandoned) on or under the Property; and (5) to Seller's Actual Knowledge there are no Hazardous Materials on or under the Property.

7.3.5 **Ownership of the Property**. Seller is the owner of fee title to the Property, with full right to convey the same, subject to all matters of record, and except as to those matters excluded under the Title Policy. Seller has not granted to any party any option or right of refusal or first opportunity to acquire any interest in any of the Property.

7.3.6 **No Bankruptcy**. Seller has not filed or been the subject of any filing of a petition under the Federal Bankruptcy Law or any federal or state insolvency laws or laws for composition of indebtedness or for the reorganization of debtors.

7.3.7 **Compliance with Law**. To Seller's Actual Knowledge, the Property is not in violation of any federal, state or local statute, law, ordinance or regulation.

7.3.8 **Documents**. To Seller's Actual Knowledge, all copies of Documents delivered to Buyer pursuant to this Agreement are or will be true and correct copies of originals.

7.3.9 **No Contracts**. At the Closing, there will be no contracts respecting maintenance of the Property or performance of services on the Property by which Buyer would become obligated or liable to anyone except for as may be shown in the Documents.

7.4 **Change in Representation or Warranty**. The representations of Seller set forth above are made as of the date of execution of this Agreement and are intended to be true and correct as of the Close of Escrow. If, subsequent to the Effective Date and prior to the Close of Escrow, Seller determines that, as a result of facts or subsequent events discovered or arising after the Effective Date, any of the representations or warranties of Seller set forth in Section 7.3 of this Agreement are no longer true and correct as of such subsequent date, Seller shall not be in breach of this Agreement, provided that Seller promptly and prior to Close of Escrow notifies Buyer in writing ("**Change Notice**") of such facts or subsequent events and the effect on the applicable representation or warranty. Seller shall have the option, but not the obligation, to take steps to cure or correct the situation so that the affected representation or warranty will be true and correct as of the Close of Escrow, and, if Seller exercises such option, Seller shall identify the corrective action in the Change Notice. If Seller elects to undertake corrective action such that the affected representation or warranty will be true and correct as of the Close of Escrow, the Parties shall proceed with performance under this Agreement and the Closing, provided Seller completes such corrective action prior to the Close of Escrow; provided, however, that if such corrective action is not completed as of the Close of Escrow, the Seller shall not be in breach of any of its obligations under this Agreement, and Buyer shall have the option to either terminate this Agreement or proceed to close of escrow. If Seller does not elect to undertake such corrective action, then, within fifteen (15) days after Buyer's receipt of the Change Notice, but in no event later than the Closing Date, Buyer shall elect, by delivering written notice to Escrow Holder (with a copy to Seller) either to: (1) proceed with performance of this Agreement and the Closing; or (2) terminate this Agreement and the Escrow for nonsatisfaction of a condition. In the event of termination pursuant to this Section, the Deposit shall be returned to Buyer, and neither Party shall have any further

obligation or liability hereunder except for those obligations and liabilities specified in this Agreement as surviving termination of this Agreement and/or Close of Escrow.

**7.5 Seller's Indemnification; Seller's Disclaimers.**

7.5.1 Seller agrees to indemnify and hold Buyer free and harmless from any losses, damages, costs or expenses (including attorneys' fees) resulting from any breach of any representation or warranty of Seller set forth in this Agreement and any breach or default by Seller under any of Seller's covenants or agreements under this Agreement.

7.5.2 Except as expressly set forth in this Agreement, Seller makes no representations, express or implied, regarding the Seller or the Property. Buyer hereby acknowledges and agrees that it has not relied upon any representation or warranty, express or implied, made by or on behalf of Seller, except for those expressly set forth in this Agreement.

7.6 **Buyer's Indemnification.** Buyer agrees to indemnify and hold Seller free and harmless from any losses, damages, costs, or expenses (including attorney's fees) resulting from any breach of any representation or warranty of Buyer set forth in this Agreement and any breach or default by Buyer under any of Buyer's covenants or agreements under this Agreement, except to the extent of the gross negligence or willful misconduct of Seller.

7.7 **Real Estate Commissions.** Each Party represents and warrants to the other Party that only the brokers referred to in this Section below have been employed or are entitled to a commission or compensation in connection with this transaction. Each Party agrees to indemnify, hold harmless, protect and defend the other Party (and its governing board or council members, administrators, managers, agents, successors and assigns) from and against any obligation or liability to pay any other commission or compensation to any other brokers arising from the act or agreement of the indemnifying Party.

The Seller shall pay a Brokerage Commission Fee ("Fee") to California-licensed real estate broker CBRE (Chris Campbell) a fee of 5% of the property's sale price out of the proceeds from the transaction.

7.8 **Survival of Representations and Warranties.** All representations and warranties contained in this Agreement shall be deemed remade as of the date of Closing and shall survive the Closing for six (6) months following the Closing Date.

**ARTICLE 8**

**ADDITIONAL OBLIGATIONS**

8.1 **Access to Property.** During the Due Diligence Period, Seller shall allow Buyer and its employees, agents, representatives and contractors (collectively, "**Buyer's Agents**") reasonable access to the Property during normal business hours, upon two (2) business days prior notice to Seller, for the purpose of performing reasonable studies, tests and evaluations desired by Buyer for its Due Diligence, at Buyer's sole cost. Buyer shall notify Seller and obtain its written

consent prior to performing any tests which could cause property damage beyond normal wear and tear. In connection with any such entry, Buyer: (i) shall perform all work in a safe manner; (ii) shall not bring any hazardous condition onto the Property; (iii) shall repair any damage or disturbance to the Property which it causes; and (iv) shall keep the Property free and clear of all mechanics' or materialmen's liens arising out of Buyer's activities. Buyer shall indemnify, defend and hold Seller harmless from and against any and all claims, causes of action, liabilities, losses, liens or other damages arising out of or in any way related to Buyer's and Buyer's Agents' entry onto the Property. Prior to any entry by Buyer or Buyer's Agents onto the Property, Buyer shall deliver to Seller a certificate or other evidence of public liability insurance in the amount of Two Million Dollars (\$2,000,000) per incident, naming Seller as additional insured, insuring against any loss, property damage and/or injuries incurred by any person on the Property related to such inspections and testing herein set forth. Said policy shall remain in effect for the remaining term of the escrow and thereafter, as required, in order to insure against any incident on the Property related to Buyer and Buyer's Agents prior to the Close of Escrow. Notwithstanding any provision of this Agreement to the contrary, Buyer's obligations under this Section shall survive for a period of one (1) year after termination of this Agreement and Close of Escrow.

8.2 **Damage or Destruction.** If, prior to the Closing Date, any part of the Improvements on the Property are materially damaged or destroyed by fire or other casualty, Seller shall promptly give notice thereof to Buyer, in which event Buyer may elect, by delivering written notice to Seller, to terminate this Agreement and the Escrow, in which event the Deposit shall be returned to Buyer, and neither Party shall have any further rights or obligations hereunder except as otherwise stated in this Agreement. If Buyer does not deliver such written notice of termination, then: (a) neither Party shall have a right to terminate this Agreement; (b) Seller shall deliver any insurance proceeds received related to the damage as soon as practicable after receipt (which may occur after the Closing), and (c) the Parties shall continue performance under this Agreement and the Escrow, without modification of any of its terms and without any reduction in the Purchase Price. Seller shall have no liabilities or obligations to Buyer, and Buyer shall have no claims for damages or other remedies against Seller, as a result of such damage or destruction of the Property.

8.3 **Condemnation.** If, at or prior to Closing, the Property or any portions of it are condemned or taken pursuant to any governmental or other power of eminent domain, or, if any written notice of any such taking or condemnation is issued, or proceeding instituted, then in any such events, Buyer shall have the option to terminate this Agreement, or, in the alternative, Buyer may elect to proceed to close, with the Buyer entitled to receive the entire condemnation award. In the event of such termination, neither Party shall have any further rights or obligations hereunder except as specifically stated in this Agreement and the Escrow Holder shall return the Deposit to Buyer.

8.4 **Possession.** Possession of the Property shall be delivered by Seller to Buyer on the Closing Date after recordation of the Grant Deed. All risk of loss and damage to the Property from whatever source shall be the sole responsibility of Buyer after the Close of Escrow. On the Closing Date, Seller shall deliver to Buyer (a) keys, codes and combinations for locks or security devices for the building Improvements, to the extent under Seller's control; and (b) any as-built plans in Seller's possession prior to the Close of Escrow.

8.5 **Notice of Violations.** In the event that prior to Closing Seller becomes aware of any Hazardous Materials or any other matter affecting the Property which violates any applicable law, Seller shall immediately give Buyer notice of such matter.

## **ARTICLE 9**

### **GENERAL PROVISIONS**

9.1 **Approvals.** Whenever any consent, approval or verification of a Party is required, such Party shall not unreasonably withhold or delay such consent, approval or verification unless this Agreement expressly provides that such consent, approval or verification may be given or withheld in such Party's sole discretion.

9.2 **Assignment.** Neither Seller nor Buyer may assign this Agreement in whole or in part, voluntarily or involuntarily, without the prior written consent of the other, provided, however, that Buyer shall have the right without Seller's prior consent but with prior written notice to Seller to assign its rights and obligations under this Agreement to one or more Affiliates of Buyer. No assignment of this Agreement shall in any event relieve or release Buyer of any of Buyer's duties or obligations to Seller hereunder. For purposes hereof, an "**Affiliate**" of Buyer shall mean any party that is majority owned, managed and controlled by Buyer or one or more of its principals.

9.3 **Attorneys' Fees.** If a legal action or arbitration proceeding is brought by Buyer or Seller to enforce or interpret any of the provisions of this Agreement, or otherwise with regard to the Escrow or the Property, each party shall bear its own costs and expenses, including reasonable attorney's fees.

9.4 **Computation of Time Periods.** All periods of time referred to in this Agreement shall include all Saturdays, Sundays and state or national holidays, unless the period of time specifies business days. The term "business days" means days other than Saturdays, Sundays and state or national holidays. Unless otherwise expressly provided in this Agreement, if the date or last date to perform any act or give any notice or approval shall fall on a Saturday, Sunday or state or national holiday, such act or notice shall be deemed to have been timely performed or given on the next business day.

9.5 **Reserved.**

9.6 **Construction.** The captions and paragraph headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision. This Agreement shall not be construed as if it had been prepared by only Buyer or Seller, but rather as if both Buyer and Seller had prepared the same.

9.7 **Counterparts.** This Agreement or any escrow instructions pursuant to this Agreement may be executed in multiple copies, electronic or otherwise, each of which shall be deemed an original, but all of which shall constitute one Agreement after each Party has signed a counterpart document. Facsimile, portable document format (PDF), and DocuSign® signatures on this Agreement shall be binding as if original.

9.8 **Entire Agreement.** This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the Parties with respect to the purchase and sale of the Property. All prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are superseded. In electing to execute this Agreement, neither Party hereto is relying on any statement or representation from the other that is not expressly set forth in this Agreement and/or its exhibits, and the Parties hereto acknowledge that any such reliance would be unreasonable. No subsequent agreement, representation, or promise made by either Party shall be of any effect unless it is in writing and executed by the Party to be bound.

9.9 **Exhibits.** All exhibits referred to are attached and incorporated herein by reference.

9.10 **Further Assurances.** The Parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Agreement and the intentions of the Parties.

9.11 **Gender/Number.** As used in this Agreement, the singular shall include the plural and the masculine shall include the feminine, wherever the context so requires.

9.12 **Governing Law/Venue.** This Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California. Any suit to interpret or enforce this Agreement shall be brought in Sonoma County.

9.13 **Modification.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by both Buyer and Seller. The escrow instructions shall be considered a part of this Agreement, and no provision in the escrow instructions shall supersede or contradict the provisions of this Agreement, unless the Parties agree in writing to such change. The exercise of any remedy provided by the provisions of this Agreement or at law or in equity shall not exclude any other remedy, unless it is expressly excluded.

9.14 **No Other Inducement.** The making, execution and delivery of this Agreement by the Parties has been induced by no representations, statements, warranties or agreements other than those expressed herein.

9.15 **Notice.** All notices, consents, approvals and other communications under this Agreement shall be in writing, shall be sent using only the methods described in this Section 9.15, and shall be deemed to have been duly given or made (a) upon delivery if hand delivered; (b) one (1) business day after delivery to any nationally recognized overnight courier service for next business day delivery, fee prepaid; (c) upon transmittal if sent by facsimile transmission prior to 5:00 pm on a business day (otherwise on the next business day after transmittal), with transmission verified and a hard copy of the transmission promptly sent by U. S. Mail; (d) upon transmittal if sent by e-mail prior to 5:00 pm on a business day (otherwise on the next business day after transmittal), provided that the sender does not receive notice that e-mail transmission has failed for any reason; or (e) three (3) days after deposit with the United States Postal Service as registered or certified mail, postage prepaid, and in each case addressed as follows:

**SELLER:**

Santa Rosa City Schools  
211 Ridgway Avenue  
Santa Rosa, CA 95401  
Attn: Rick Edson, Deputy Superintendent, Business Services  
Email: [redson@srcs.k12.ca.us](mailto:redson@srcs.k12.ca.us)

**With a copy to:**

Fagen Friedman & Fulfrost LLP  
520 Capitol Mall, Suite 400  
Sacramento, California 95814  
Attn: James Traber, Esq.  
Email: [jtraber@f3law.com](mailto:jtraber@f3law.com)

**BUYER:**

Christopherson Builders, LLC, a California limited liability company  
565 W. College Ave.  
Santa Rosa, CA 95405  
Attn: Keith Christopherson  
Email: [www.christophersonbuilders.com](http://www.christophersonbuilders.com)

Either Party may change its address for notice by delivering written notice to the other Party. Buyer and Seller and their respective counsel, hereby agree that notices from Buyer or Seller may be given by their respective counsel and that for the purpose of giving such notice, either Party's counsel may communicate directly with the other Party.

9.16 **Remedies.** Seller's remedies in the event of a default by Buyer shall be limited to the extent provided in Section 2.4. In the event of a default by Seller, subject to the provisions of Article 9, Buyer shall have the right to specifically enforce this Agreement, to recover damages or to pursue any other remedy available at law or in equity.

9.17 **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable to any extent by any court of competent jurisdiction, the remainder of this Agreement shall not be affected, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

9.18 **Successors.** Subject to the restriction on assignment contained herein, all terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties and their respective heirs, legal representatives, successors, and assigns.

9.19 **Time.** Time is of the essence for each provision of this Agreement in which time is a factor, including without limitation all time deadlines for satisfying conditions and Close of Escrow.

9.20 **Exhibits.** The following exhibits are attached to and part of this Agreement:

Exhibit A	Legal Description of Property
Exhibit B	Form of Grant Deed

*[Signatures on following pages.]*

**IN WITNESS WHEREOF**, the Parties have entered into this Agreement as of the Effective Date.

**SELLER**

SANTA ROSA CITY SCHOOLS DISTRICT,  
a public school district organized and existing  
under the laws of the State of California

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**BUYER**

CHRISTOPHERSON BUILDERS, LLC, a California limited liability company

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF , AND IS DESCRIBED AS FOLLOWS:

The land referred to herein below is situated in the City of Santa Rosa, County of , State of California , and is described as follows:

Lot F (School Site), as shown on that certain map entitled "Fir Ridge North at Fountaingrove," filed for record in the Office of the County Recorder of Sonoma County on June 8, 1988 in Book 418 of Maps, at Pages 43 – 48, Sonoma County Records.

APN: 173-620-030-000

**EXHIBIT B**  
**FORM OF GRANT DEED**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

ASSESSOR'S PARCEL NO: 173-620-030  
NO DOCUMENTARY TRANSFER TAX DUE  
EXEMPT PER REVENUE AND TAX CODE 11922

(ABOVE SPACE FOR RECORDER'S USE ONLY)  
Exempt per Government Code section 6103

**GRANT DEED**

For a valuable consideration, receipt of which is hereby acknowledged,

**City of Santa Rosa (Elementary) School District**, a California public school district hereby Grants to **CHRISTOPHERSON BUILDERS, LLC**, a **California limited liability company** all that real property legally described on **Exhibit A**, subject to all matters of record.

Dated: \_\_\_\_\_

**GRANTOR:**

**City of Santa Rosa (Elementary) School District**, a California public school district

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_