

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one)**:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

MONTGOMERY HIGH SCHOOL NEW CLASSROOM BUILDING PROJECT CEQA NOTICE OF EXEMPTION DISCUSSION

Project Description

Existing Facilities/Conditions

Montgomery High School, located at 1250 Hahman Drive, Santa Rosa, is owned and operated by the Santa Rosa High School District, which is part of Santa Rosa City Schools. The school has a current enrollment of approximately 1400 students.

The school is in the south-east quadrant of Santa Rosa, and is surrounded by single-family residences and two creek greenways. Single-family residences are directly across Hahman Drive from the school (on its western side). The greenways separate the school from residential areas to the north and south. The school's baseball and football fields separate the main campus from nearby residences across Franquette Avenue to the east. The primary access to the school is off of Hahman Drive to the west; access is also available from Hoen Ave. to the south.

The area proposed for the new classroom building is near the corner of Hahman Drive and Rock Creek Drive, at the northwestern corner of the school campus. It is a paved parking lot that housed six portable classroom buildings as well as 107 marked parking spaces. The vehicular entrance has been gated, and gates will remain closed during construction only allowing construction personnel entry and exit.

The school currently houses approximately 84 classrooms and a total of 172,392 sq. ft. of building space.

Proposed Project

The project to entail construction of a new two-story, approximately 27,000 sq. ft. classroom building on the existing campus. The building would house 15 classrooms and two classroom/science labs. The current 107 parking spaces would be replaced by 84 spaces of staff parking adjacent to the new building. The new building would be two stories (up to 35-feet high) and of modern institutional design.

Six 960-square foot portable classroom buildings would be removed to clear the site for the project, and one portable elsewhere on the campus (Portable S) also would be removed (total 6730 sq. ft./seven classrooms). Project staging would occur in the adjacent parking area. During construction Staff will be directed to park in the parking lot along Hoen Ave. There are three existing unused classrooms that will be used as interim classrooms during construction.

Two landscape trees on the site area would be removed.

The project would be constructed over an 18 - month period starting Spring of 2024 and through summer 2025.

Categorical Exemption Analysis

Class 14 Exemption

The CEQA Class 14 Exemption (Minor additions to schools (CEQA Guidelines, Section 15314)) applies to minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than twenty-five (25) percent or ten (10) classrooms, whichever is less.

The project would add a net total of 10 new classrooms (17 new classrooms – 7 portable classrooms to be removed). In terms of square footage, the project would represent an increase of about 19% of the existing school footage. Therefore, it would conform to the requirements of the exemptions.

Exceptions to the Exemption

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

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

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

- The project area is a mostly developed residential neighborhood, and no cumulative development is likely to occur nearby.
- The narrow end of the building would be visible from up to three houses across Hahman Drive from the school. However, construction would be on an existing paved parking area that also housed six portable buildings that are being removed as part of the project, and views of the structure from nearby houses would be buffered by the distance from the residences to the proposed structure as well as trees along the greenway and along the northern edge of the school property. Therefore, no potentially significant impacts to visual resources is expected.

- The site is not on or near a listed hazardous waste site (database search performed March 29, 2024) ¹
- The proposed project would not demolish or substantially alter any historic structures. The project would remove seven standard portable classroom buildings with no historic value. Therefore, no historic resources would be affected.
- There do not appear to be any unusual circumstances that could result in significant environmental impacts at the site.

Conclusions

As discussed above, the project is within the parameters of the Class 14 Categorical Exemption. Further, as detailed above, none of the exceptions to the exemption would apply. Therefore, this exemption would apply to the proposed project. As described above, the project also would be consistent with the CEQA Common Sense Exemption.

¹ <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Montgomery+High+School+Santa+Rosa>