

## RESOLUTION NO. 23-24 -106

### **RESOLUTION OF THE BOARD OF TRUSTEES OF PERALTA COMMUNITY COLLEGE DISTRICT: (1) FINDING THE PROPOSED AVIATION COMPLEX MODERNIZATION PROJECT TO BE EXEMPT UNDER CEQA AND ADOPTING CATEGORICAL EXEMPTIONS; (2) APPROVING THE PROJECT; AND (3) AUTHORIZING FILING OF NOTICE OF EXEMPTION UPON PROJECT APPROVAL**

**WHEREAS**, Peralta Community College District (the "District"), proposes to undertake the Aviation Complex Modernization Project at **College of Alameda Aviation Campus**, 970 Harbor Bay Parkway, Alameda, CA 94502 (the "Project") as further described below; and

**WHEREAS**, as more specifically described in the attached Notice of Exemption ("NOE", attached hereto at Exhibit "A" and incorporated herein by reference), the proposed Project consists of the modernization and renovation of 13,243 gross square feet in the existing Building B at the campus. The Project also includes the demolition of Building A, and an adjacent storage shed commonly known as Building C, totaling approximately 11,290 gross square feet. The deteriorated structures will be replaced with a new 11,600 gross square feet Building A. The new building will be constructed adjacent to Building B to avoid disturbing concurrent course offerings and curriculum, optimize the one-acre lot and provide an enhanced site facility presence. The Project will also involve site modification required to replace underground infrastructure for a new sewage lift station pump, and the Project will include associated site work, excavation, grading, underground utilities, and landscaping. The beneficiaries of the Project will be students, staff, and surrounding community.

**WHEREAS**, the District must comply with the California Environmental Quality Act ("CEQA") for the proposed Project, unless the Project is exempt from CEQA; and

**WHEREAS**, the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, categorically exempts certain projects, including projects consisting of:

- Class 1 – operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use (§ 15301);
- Class 2 – replacement of reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced (§ 15302);
- Class 3 – construction and location of limited numbers of new, small facilities or structures; installation of new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures (§ 15303);
- Class 11 – construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities (§ 15311); and
- Class 14 – minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less (§ 15314); and

**WHEREAS**, based on the record, as further explained below, the proposed Project meets the criteria for, and thus is exempt from CEQA under the respective exemption(s), as set forth in the table below:

<b>Proposed Project</b>	<b>Applicable Exemptions</b>
Aviation Complex Modernization Project	CatEx: Class 1, Class 2, Class 3, Class 11 & Class 14.

**WHEREAS**, the proposed Project meets the criteria for, and thus is categorically exempt from CEQA, under each respective categorical exemption Class set forth in the table above; and

**WHEREAS**, the CEQA Guidelines also set forth exceptions to the categorical exemptions (§ 15300.2); and

**WHEREAS**, based on the record, the Project is not subject to any of the exceptions to categorical exemptions, including, without limitation, because:

- The Project is located on a developed, operating community college site and would not impact a designated environmental resource of hazardous or critical concern;
- There are no other projects of the same type in the same place as the Project that would result in cumulative impacts;
- There is no indication of unusual circumstances that would cause a significant environmental impact related to the Project;
- The Project would not result in damage to scenic or natural resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway because the Project would be located on an existing developed and operating community college site, and does not result in an encroachment of any incompatible land use, does not detract from scenic views or scenic quality, and includes proper siting;
- The Project is not located on a hazardous waste site; and
- The Project would not cause a substantial adverse change in the significance of a historical resource.

**NOW, THEREFORE**, the Board of Trustees of the Peralta Community College District hereby finds, determines, declares, orders, and resolves as follows:

1. That the foregoing recitals are true and correct and incorporated herein.
2. That the Aviation Complex Modernization Project meets the criteria for, and thus is categorically exempt from CEQA under, Class 1, Class 2, Class 3, Class 11 and Class 14.
3. That none of the exceptions to the categorical exemptions apply to the Project.
4. That all applicable CEQA requirements have been fulfilled for the Project.
5. That the exemptions from CEQA set forth herein respective to the Project are hereby adopted.

6. That all actions required to be taken by applicable law related to the approval of the Project have been taken. Therefore, the Board hereby approves the Project as more specifically identified in the attached NOE. This action constitutes an "approval" as defined under section 15352(a) of the CEQA Guidelines for the Project.
7. That the following NOE, attached hereto as Exhibit "A", is approved and incorporated herein by reference: Notice of Exemption for Aviation Complex Modernization Project.
8. That District staff is hereby authorized and directed to file and post the attached NOE for the Project, consistent with this Resolution, with all appropriate public agencies or entities.
9. That the District's Chancellor and/or designee is hereby authorized to take all further action necessary to otherwise carry out, give effect to, and comply with the terms and intent of this Resolution.

**APPROVED, PASSED, AND ADOPTED** at a regular meeting of the Board of Trustees of the Peralta Community College District held this 12<sup>th</sup> day of September 2023.

AYES: Nicky Gonzalez Yuen, Cindi Napoli-Abella Reiss, Bill Withrow, Dyana Delfin Polk, Sheweeet Yohannes, Louis Quindlen, Paulina Gonzalez-Brito, Natasha Masand (Advisory Vote)

NOES:

ABSTENTIONS:

ABSENT:

*Dyana Delfin Polk*  
Dyana Delfin Polk (Sep 28, 2023 15:33 PDT)  
President, Board of Trustees

ATTEST:

*Sasha Amiri*  
Sasha Amiri (Sep 28, 2023 13:54 PDT)  
Clerk, Board of Trustees

Attachment:

-Exhibit A: Notice of Exemption for the Aviation Complex Modernization Project

## Notice of Exemption

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**To:** Alameda County Clerk-Recorder  
1106 Madison Street  
Oakland, CA 94607

**From:** Peralta Community College District  
333 East 8th Street  
Oakland, CA 94606

Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
**If Courier Service or Hand Delivery:** 1400 Tenth  
Street  
Sacramento, CA 95814

**Project Title:** Aviation Complex Modernization Project

**Project Location - Specific:** College of Alameda Aviation Campus, 970 Harbor Bay Parkway,  
Alameda, CA 94502

**Project Location - City:** Alameda

**Project Location - County:** Alameda

**Description of Nature, Purpose, and Beneficiaries of Project:** The College of Alameda Aviation Campus, Aviation Complex Modernization Project ("Project") at the Peralta Community College District's ("PCCD") existing one acre aviation campus encompasses two phases of improvements. The first phase of the Project includes modernization and renovation of 13,243 gross square feet in the existing Building B at the campus. This work involves relocation of the main entry and ground level restrooms and expansion of the composites shop along with an addition of accessible restrooms at the mezzanine level. A two-stop elevator will replace the existing indoor access stairs and the remainder of the mezzanine level will be converted to a combined instructions space for electrical and avionics classes. These improvements replace outdated equipment, increase efficiency, update the facility in conformance with modern instructional methodologies, and improve accessibility in accordance with ADA requirements. Specifically, the fire alarm system, HVAC and electrical systems will be substantially replaced, and classrooms will be equipped with modern teaching technology and new furnishings.

The second phase of the Project includes the demolition of Building A, and an adjacent storage shed commonly known as Building C, totaling approximately 11,290 gross square feet. The deteriorated structures will be replaced with a new 11,600 gross square feet Building A. The new building will be constructed adjacent to Building B to avoid disturbing concurrent course offerings and curriculum, optimize the one-acre lot and provide an enhanced site facility presence. The new Building A will include functional space, laboratory, and office space as well as magneto, machine, electric and grinding labs along with storage lab support, parts and tools. Faculty Offices and office storage will also be created. This phase of the Project will also involve site modification required to replace underground infrastructure, including, but not limited to, a new sewage lift station pump, the reconfiguration and expansion of the parking area and dedicated aircraft yard space located immediately adjacent to Building B. The Project will include related utilities work and site work, and other ancillary improvements.

**Name of Public Agency Approving Project:** Peralta Community College District

**Name of Agency Carrying Out Project:** Peralta Community College District

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

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1: Sec. 15301; Class 2: Sec. 15302; Class 3: Sec. 15303; Class 11: Section 15311; and Class 14: Section 15314.
- Statutory Exemptions. State code number:

**Reasons Why Project Is Exempt:** Class 1: Operation, repair, maintenance or minor alterations to existing public facilities, topographical features, and utilities involving no or negligible expansion of use. Class 2: Replacement of existing facilities and/or utility systems involving the substantially same purpose and no or negligible expansion of capacity. Class 3: Small new facilities, reasonable utility

extensions, and accessory improvements. Class 11: Construction, placement of minor structures, accessory to existing facilities. Class 14: Minor additions to facilities within existing grounds.

**District Contact Person:** Atheria Smith  
Interim Vice Chancellor Department of General Services  
Telephone: 510 587-7336

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

# Resolution - 23-24\_106 CatEx for COA Aviation Complex Modernization Project(4089885

Final Audit Report

2023-09-28

Created:	2023-09-28
By:	Sasha Amiri (samiri@peralta.edu)
Status:	Signed
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