

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Newport-Mesa Unified School District
2985 Bear Street
Costa Mesa, CA 92626

County Clerk-Recorder
County of Orange
601 N Ross Street
Santa Ana, CA 92701

FILED

MAR 22 2024

Eastbluff Elementary School Improvement Project
Project Title

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

2627 Vista del Oro
Project Location - Specific

Newport Beach
Project Location - City

Orange
Project Location - County

The proposed project would convert two existing classrooms into TK classrooms and construct five new modular classrooms and one modular restroom. The two existing classrooms that are proposed to be converted are located in Building C, Rooms C1 and C6. These converted classrooms will ensure the classrooms are ready for the new TK students. The five new modular classrooms and modular restroom will be located in the eastern portion of the campus. These modular classrooms and restroom will help make room for the 40 incoming TK students.

The District proposes various improvements to the existing Eastbluff ES which includes improvements to administration building; extending the pick-up/ drop-off and parking lot; a new trash pickup area; reorientation of classrooms within Building C; construction of a new TK restroom; removal and expansion of fencing for a new shared TK/K area; access improvements to the Building F restrooms; the addition of a new room use (Parent Teacher Education); and construction of five modular classrooms and a modular restroom building.

Improvements to Administration building, specifically the school/community facilitator, vice principal, counselors office and storage room, would include internal finishings and technological upgrades. The proposed project would add a new restroom entrance, thereby removing the existing restroom entrance, of the Building F restrooms to accommodate more access and workspace for the speech & occupational therapy room.

The proposed project would include extending the pick-up/ drop-off and parking lot, and installation of associated signage. The project would remove the existing curbs between the two parking lots so they are connected and would relocate the egress driveway approximately 100 feet east. Thereby allowing additional pick-up/ drop-off capacity on campus. Extending the pick-up/ drop-off and parking lot would require moving the existing trash pick-up area to the beginning of the maintenance/fire access lane of campus.

The project would require reorientation of classrooms within Building C, which includes the conversion of two classrooms into TK classrooms, moving two Grade 1 classroom in Building C to different rooms within Building C, and the addition of a new parent/teacher education room. The room within the center of Building C would become a new restroom for TK uses. The reorientation of Building C would allow for TK/K classrooms to be within the same area and share a play area. The proposed project would remove the existing fencing to extend the shared play area and install a share structure for a TK covered lunch location. The proposed project would construct five modular classrooms and a modular restroom building, to accommodate the existing classrooms C3, C4, and C5 to modular classrooms and a new one music modular classroom. The proposed project will benefit the district, students, and staff by improving the educational environment and safety.

Description of Nature, Purpose, and Beneficiaries of Project

Newport-Mesa Unified School District
Name of Public Agency Approving Project

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CEQA: California Environmental Quality Act _____

MAR 22 2024

Newport-Mesa Unified School District
Name of Person or Agency Carrying Out Project

HUGH NGUYEN, CLERK-RECORDER

Exempt Status: (check one below)

BY: 810 DEPUTY

- 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, CCR §15301, Existing Facilities; Class 3, CCR §15303, New Construction or Conversion of Small Structures; Class 11, CCR §15311, Accessory Structures; Class 14, CCR §15314, Minor Additions to School
- Statutory Exemptions. State code number: _____

The proposed improvements at the existing administration building; the relocation of the trash pickup area; reorientation of classrooms within Building C; access improvements to Building F restroom; and the addition of a new room use (Parent Teacher Education) uses on campus are exempt from CEQA under Class 1, Existing Facilities (Section 15301), which includes interior or exterior alterations, involving such things as interior partitions, plumbing, and electrical conveyances and restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment. Administration building improvements would include replacing and upgrading the interior furnishing and technology. The reorientation of Building C classrooms and the access improvements for Building F restrooms would not expand the existing building and would still serve the same function and purpose as before. The relocation of the trash pickup area would be considered a minor alteration of existing public facilities. The improvements would not alter the basic functions of the facilities and would not increase student capacity. Thus, the proposed project would be exempt from CEQA review pursuant to CEQA Guidelines Section 15301. Since the renovations are located in the same site and will not expand any renovated structure, the project is exempt from CEQA under Section 15301.

The proposed construction of a lunch shade structure, extending fencing and the construction of a new TK restroom are exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303). The proposed shade structure and fencing are small new structures that will be located within the school campus. Additionally, the construction of a new restroom would occur within a small existing room and would require the installation of small restroom equipment to accommodate the TK classrooms. The shade structure and fencing improvements will create an enlarged TK/K area on campus to serve students on campus and not increase student capacity; the project is exempt from CEQA under Section 15303.

The proposed extension the vehicle drop-off area and parking area is exempt from CEQA under Class 11, Accessory Structures (Section 15311). The extended vehicle drop-off area will be located in the front of Eastbluff ES and the removed parking would be replaced by the extended parking area with associated signage will be consisted accessory structures for elementary school use, the project is exempt from CEQA under Section 15311.

The proposed construction of five modular classroom and modular restroom building is exempt from CEQA under class 14, Minor Additions to Schools (Section 15314). The five new modular classroom buildings will be located within the school campus and will increase the total number of classrooms by five and would not increase student capacity by more than 25 percent. The five modular classrooms would be required to accommodate the TK/K program and existing students on campus and would not itself increase student capacity on campus. Additionally, the student population will increase by 40 students, which is an approximately 10 percent increase in the student population. Consequently, the project would not increase student capacity by more than 25 percent. Since the new buildings would be located within the same campus and will not increase the school classrooms by ten nor increase student capacity by 25 percent, the project is exempt from CEQA under Section 15314.

The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply.

Reasons why project is exempt

Erica DiCioccio, Facilities Planning Coordinator

(714) 424-8993

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Contact Person:

Area Code/Telephone/Extension:

MAR 22 2024

If filed by applicant:

HUGH NGUYEN, CLERK-RECORDER


- 1. Attach certified document of exemption findings
- 2. Has a Notice of Exemption been filed by the public agency approving the project

BY: SD DEPUTY

Yes No

Date Received for Filing:

Signature:

 Title: Facilities Planning Coordinator

Signed by Lead Agency Signed by Applicant