

# Notice of Exemption

## Appendix E

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

County Clerk

County of: Sonoma  
585 Fiscal Dr., Room 103  
Santa Rosa, CA 95403

From: (Public Agency): West Sonoma County

Union High School District

462 Johnson St, Sebastopol, CA 95472

(Address)

Project Title: Analy High School Modernization Project

Project Applicant: West Sonoma County Union High School District

Project Location - Specific:

Analy High School 6950 Analy Avenue, Sebastopol, 95472

Project Location - City: Sebastopol

Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:

Modernization/renovation of the East Wing Science (EWS) Building, Building Z, Stadium, and Café and renovation or, alternatively, replacement of the Main Gym; addition of with covered walkway along south side of the EWS building. See attached Resolution.

Name of Public Agency Approving Project: West Sonoma County Union High School District

Name of Person or Agency Carrying Out Project: West Sonoma County Union High School 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, 2, & 14 (§§ 15301, 302, & 314)
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Interior reconfiguration and expansion of existing EWS Building classroom size and reduction of 1 classroom; interior renovation by Building Z, Stadium renovation not exceeding existing seating capacity, interior renovations of Cafe and Main Gym are minor alterations that do not expand use. With Main Gym rebuild, net addition of 4 classrooms to existing 73 classrooms is only 5.5%. See attached Resolution.

Lead Agency

Contact Person: Jennie Bruneman

Area Code/Telephone/Extension: 707-824-6402

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: 9/13/24

Title: Facilities Director


☒ 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: \_\_\_\_\_

Deva Marie Proto, County Clerk

BY:   
Julio Montes Lopez, Deputy Clerk

This notice was posted on 09/16/2024  
and will remain posted for a period of thirty days  
through 10/17/2024

Doc No.49-09162024-301 Revised 2011

**RESOLUTION NO. #3.SEPT.2024-2025**  
**OF**  
**WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT**  
**DETERMINING THAT THE ANALY HIGH SCHOOL MODERNIZATION**  
**PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA**  
**ENVIRONMENTAL QUALITY ACT AND DECIDING TO CARRY OUT THE**  
**PROJECT**

**WHEREAS**, the West Sonoma County Union High School District ("District") has developed the Analy High School Modernization Project ("Project"); and,

**WHEREAS**, the Project is located within Analy High School's existing campus ("Campus"), located at 6950 Analy Avenue, Sebastopol, CA 95472; and,

**WHEREAS**, the Project specifically entails modernization/renovation of the East Wing Science Building, Building Z, Stadium, and Café and renovation or, alternatively, replacement of the Main Gym with a similar massed building at the same location. The renovation of the East Wing Science Building consists of reconfiguring the entire internal space from 10 classrooms to nine, combining all sciences into the same wing, constructing a multi-gender staff restroom, updating student bathrooms, and constructing a new prep/storage/custodial area. On the exterior, the expansion of existing classrooms to create equal classroom sizes for science and mirroring the north side of the building and constructing a covered walkway along the south side of the building; and,

**WHEREAS**, before the District may consider approving the Project, it must complete environmental review under the California Environmental Quality Act ("CEQA"), which exempts certain projects from completing a negative declaration or environmental impact report; District staff has determined that the Proposed Project meets the definitions of Class 1, Class 2, and Class 14 Categorical Exemptions, as set forth in CEQA Guidelines sections 15301, 15302, and 15314, respectively; and,

**WHEREAS**, the District must comply with CEQA prior to deciding to carry out the Project; and,

**WHEREAS**, categorical exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines"); and,

**WHEREAS**, the Class 1 Categorical Exemption exempts a project that consists of minor alterations to existing public facilities, involving negligible or no expansion of use; and,

**WHEREAS**, reconfiguring and renovating the interior of the East Wing Science Building, reducing the number of classrooms, expanding the square footage of classrooms, and constructing a new covered walkway alongside the building would not expand the use of the East Wing Science Building or the school. Instead, this modernization is meant to update the existing learning spaces within the building to provide for a more effective learning environment.

Further, both the interior and exterior work are relatively minor alterations that do not cause major changes to the Campus' environment. The interior renovation of two classrooms in Building Z is similarly a minor alteration to improve learning efficiency and would not expand the school's use. Also, the Stadium renovation is to update the existing play surface and bleachers that are both deteriorating. These minor alterations would not increase the Stadium's use because the seating capacity of both the bleachers and terrace seating would not increase. The renovation of the Café with the reconfiguration and updating of the kitchen, replacing dining room doors, repurposing interior spaces into a staff lounge, and updating restrooms are all minor alterations that are meant to make more efficient use of support spaces and would not result in an expansion of use of the school. The renovation of the Main Gym is an interior reconfiguration and update to make the gym a more efficient physical education space that would not expand the school's use and is a minor alteration to the Campus; and,

**WHEREAS**, the Class 2 Categorical Exemption exempts a project that consists of the replacement or reconstruction of existing school structures and facilities where the new structures or facilities will be located on the same site as those to be replaced and will have substantially the same purpose and capacity would not be increased by more than 50 percent; and,

**WHEREAS**, the Campus has 73 classrooms, and the existing Main Gym has two classrooms. The Proposed Project could construct a new Main Gym in its same location and with similar massing to be an earthquake resistant structure with seven classrooms, or a net total add of four classrooms (= 7 new Main Gym classrooms – 2 existing Main Gym classrooms – 1 East Wing Science classroom) to the Campus when including the classroom reduction in the East Wing Science Building. The net addition of two new classrooms to the Campus would be less than 50 percent of the existing classrooms ( $4 / 73 \times 100 = 5.5\%$ ); and,

**WHEREAS**, the Class 14 Categorical Exemption exempts minor additions to schools within existing school grounds where the additions do not increase original school capacity by more than 25% or 10 classrooms, whichever is less; and,

**WHEREAS**, as discussed above, the net increase in original school capacity would be 5.5%, which is below the 25% threshold and is less than 10 classrooms. The net add of four classrooms would be a minor addition to the Campus; and,

**WHEREAS**, in this instance, CEQA Guidelines section 15300.2 provides five exceptions that would disqualify a project from being categorically exempt. They are: (1) where the cumulative impact of successive projects of the same type, in the same place would be significant over time; (2) a significant environmental impact would occur due to unusual circumstances; (3) a project that would cause damage to scenic elements with a designated state scenic highway; (4) a project that is on a site designated as a Hazardous Waste Site; or (5) a project that causes a substantial adverse change to a historical resource; and,

**WHEREAS**, the Project is the only project of the same type at the same place. No other similar, successive projects are proposed near the Campus. Further, successive projects at the

Campus would not be significant over time because the projects are to update the Campus into a more overall efficient and modernized school; and

**WHEREAS**, there are no known unusual circumstances that would be caused by the Project, at an established school campus in typical urban environment; and,

**WHEREAS**, The Proposed Project's Main Gym replacement building would be approximately 800 feet from Route 116, which is a designated state scenic highway. (<https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aac>) However, the views from Route 116 would not be impacted by the replaced Main Gym building because it would be masked by intervening urban development and landscaping; and,

**WHEREAS**, the Campus is not on a site designated as a Hazardous Waste Site; and,

**WHEREAS**, as there are no designated historical resources on the Campus, the Project would not cause a substantial adverse change to a historical resource; and,

**WHEREAS**, none of the exceptions apply here; and,

**WHEREAS**, this analysis was prepared per and in accordance with CEQA and the CEQA Guidelines.

**NOW, THEREFORE**, for good and sufficient cause, based on the entire record of proceedings, the Governing Board of the West Sonoma County Union High School District hereby finds, determines, declares, orders, and resolves as follows:

**Section 1.** That the above recitals are true and correct.

**Section 2.** The Project meets the definition of the Class 1 Categorical Exemption (CEQA Guidelines, § 15301), because the upgrades and renovations are minor repairs and alterations of an existing public-school campus involving no expansion of use.

**Section 3.** The Project meets the definition of the Class 2 Categorical Exemption (CEQA Guidelines, § 15302), because the Project will replace existing classrooms and only expand the school's classroom capacity to a maximum of 4.1%, all on the same site with the same purpose.

**Section 4.** The Project meets the definition of the Class 14 Categorical Exemption (CEQA Guidelines, § 15314) because it only adds a net of two classrooms, which is below the 25% original capacity increase and ten-classroom limitations.

**Section 5.** There are no exceptions that would disqualify the Project from being categorically exempt.

**Section 6.** The applicable requirements of CEQA have been fulfilled by the District for the Project.

**Section 7.** That the Board hereby decides to carry out (i.e., approve of) the Project.

**Section 8.** That the District's Superintendent, or her designee, is authorized and directed to file the attached Notice of Exemption for the Project with the Sonoma County Clerk and the State Clearinghouse.

This Resolution shall take effect upon its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of September 2024, by the Governing Board of the West Sonoma County Union High School District of Sonoma County, California, by the following vote:

**AYES: 4**

**NOES: 0**

**ABSENT: 1**

**ABSTAIN:**

#### **CERTIFICATION**

I, Shawn Chernila, Clerk of the Board of Trustees of the West Sonoma County Union High School District, Sonoma County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 11<sup>th</sup> day of September 2024, with a copy of the Resolution being on file in the Administrative Office of the District.

*Shawn Chernila*

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Clerk, Board of Trustees of the West  
Sonoma County Union High School  
District