

Memorandum



TO: Sara Gramm
P: (707) 829-4570
E: Sgramm@sebusd.org

Sebastopol Union School District
7611 Huntley Street
Sebastopol, California 95472

FROM: Terracon Consultants, Inc.

DATE: October 15, 2025

RE: Sebastopol USD Park Side School – Kindercourt & CASTLE Preschool
Remodeling Project
CEQA Notice of Exemption and Categorical Exemption Memorandum
Terracon Project No: NB257340

Project Information:

The proposed project is located entirely within Park Side School's campus at 7450 Bodega Avenue (APN: 004-222-008), in Sebastopol, Sonoma County, California. The project area spans approximately 1.23 acres of previously landscaped and paved areas within the school's boundaries (**Exhibit 1**). The project scope includes the installation of a new kindergarten play yard/court as well as the remodeling of CASTLE preschool, including the addition of canopies, fencing, and gates.

As the actions associated with the proposed project are not expected to result in a significant environmental impact, it is expected that this project is exempt under the Class III Categorical Exemption (New Construction or Conversion of Small Structures) and Class XIV Categorical Exemption (Minor Additions to Schools), as described in the California Code of Regulations, Title 15, Section 15300 et seq.

Legal Setting:

Categorical Exemptions (Cal. Code Regs. tit. 14 § 15300)

Projects that are not expected to result in a significant environmental impact may be Categorically Exempt from the California Environmental Quality Act (CEQA) review. As described in Cal. Code Regs. tit. 14 § 15300, *Section 21084 of the Public Resources Code requires these guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.*

Like many school-renovation projects, the proposed project is not expected to result in any significant environmental impacts under CEQA. **Table 1** provides an abbreviated CEQA checklist, explaining why the implementation of the proposed project would not result in any significant environmental impacts.

Table 1. Abbreviated CEQA Environmental Checklist

Impact Category	Description
Aesthetics	While the proposed project is less than one mile from the terminus of Route 116 (the Sonoma County Scenic Byway), it would not result in impacts due to the fact that all construction will remain within school boundaries. Furthermore, it would not require the installation of equipment that would be inconsistent with previous conditions; and would not result in an impact on Aesthetics.
Agriculture and Forestry Resources	The proposed project would not involve agricultural lands or Prime Farmland.
Air Quality	The proposed project would not result in the exposure of pollutants or odors to sensitive receptors. Although Sonoma County is in nonattainment status for PM-2.5 (2006) and 8-Hour Ozone (2015) criteria pollutants, the proposed project would not result in a significant net increase of such pollutants, nor would the project conflict with the Bay Area Air Quality Management District's (BAAQMD's) ability to comply with any applicable State Implementation Plan (SIP) as the emissions would be associated with the limited use of construction equipment. The equipment required for this project does not have a high energy requirements and would be operated as needed for a limited amount of time.
Biological Resources	The project area is not expected to provide habitat for federally- or state-listed species, nor would it affect a Habitat Conservation Plan (HCP), Natural Community Conservation Planning (NCCP), or other sensitive biological resources.
Cultural Resources	The project area does not contain known historic properties and is not suspected to contain archaeological artifacts as the general area is previously developed. If archaeological or cultural resources are discovered onsite, work would cease immediately until consultation and approval to continue work was provided by a qualified archaeologist.
Energy	The proposed project would not result in an impact related to the wasteful or inefficient use of energy as the project will not require the use of many equipment with high energy requirements during its operations.
Geology and Soils	The proposed project would not result in geological impacts. The project construction would take place on previously developed land and would not result in new construction in unsafe soils.

Greenhouse Gas Emissions	Although greenhouse gases would be emitted during project construction, it would not result in a significant impact on the environment, nor would it conflict with a plan, policy, or regulation aimed at reducing greenhouse gas emissions.
Hazards and Hazardous Materials	The proposed project would not involve the use or release of potentially hazardous substances. Abatement of Hazardous Materials Plan (AHMP) will be created prior to project construction to handle potential unexpected encounters with hazardous materials.
Hydrology and Water Quality	Local water quality impacts would be avoided by the usage of routing stormwater Best Management Practices (BMPs) during construction and material staging activities.
Land Use and Planning	The proposed project would not divide an established community, nor would it result in a conflict with a land use plan or zoning ordinance as the project does not modify existing land use.
Mineral Resources	The proposed project would not require the extraction of Mineral Resources.
Noise	The proposed project would not result in the exposure of excessive noise levels. Construction would not take place during the school year. Furthermore, measures such as limiting construction to daytime hours and complying with County noise ordinances would avoid temporary construction-related noise impacts. The project would not result in any permanent noise impacts.
Population and Housing	The proposed project would not involve housing or population growth.
Public Services	The proposed project would not negatively affect public services but instead would improve the school's ability to serve and accommodate its Pre-K students.
Recreation	The proposed project would not lead to the deterioration of other existing recreational facilities on campus as it is replacing existing facilities, nor would it involve the construction of new facilities that would result in an adverse physical environmental consequence.
Transportation	The school is not located near a main thoroughfare; therefore, the proposed project would not have a significant effect on transportation since construction will be small-scale and confined to campus. Furthermore, construction will occur

	outside of the school year when student traffic patterns would not be affected by the work.
Tribal Cultural Resources	The proposed project would not impact a listed or eligible resource as there are no known relationships to the site; however, if resources are discovered during any ground disturbing activities, work will cease immediately and both federally and state recognized tribes will be contacted.
Wildfire	The proposed project does not involve Wildfire Hazards since the project will not increase fire loading.
Mandatory Findings of Significance	The proposed project does not have the potential to substantially degrade or reduce the habitat of a species or impact known sensitive resources. The project would not result in a cumulatively considerable contribution to a cumulative impact.

Exceptions (Cal. Code Regs. tit. 14 § 15300.2)

It should be noted that six (6) exceptions are described, which if applicable to a project, would disqualify the project from the usage of a Categorical Exemption. These exceptions are:

(a) *Location*. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) *Cumulative Impact*. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) *Significant Effect*. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) *Scenic Highways*. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) *Hazardous Waste Sites*. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) *Historical Resources*. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Categorical Exemption Class III – New Construction or Conversion of Small Structures (Cal. Code Regs. tit. 14 § 15303)

Class 3 projects are described in § 15303 as “*construction and location of limited numbers of new, small facilities or structures; installation of small 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 structure.*” The installation of a new kindergarten play yard/court and remodeling CASTLE Preschool will take place within Park Side School’s existing property, which qualifies as new construction and fits the description provided in Cal. Code Regs. tit. 14 § 15303.

Categorical Exemption Class XIV – Minor Additions to Schools (Cal. Code Regs. tit. 14 § 15314)

Class 14 projects are described in § 15314 as “*minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.*” The installation of a new kindergarten play yard/court and remodeling CASTLE Preschool would take place entirely within Park Side School’s existing property. It would not involve the addition of ten or more classrooms, nor would it increase the school’s student capacity by more than 25%. The proposed project fits the description provided in Cal. Code Regs. tit. 14 § 15314.

Summary:

The proposed project would not result in any significant impacts to the environment (please see **Table 1**). The activities that make up the proposed project (installation of a new kindergarten play yard/court, remodeling of CASTLE preschool, including addition of canopies, fencing, and gates) meet both the description of a Class 3 and Class 14-exempt project as well as the criteria listed in the Exceptions to CEQA Categorical Exemptions. The project area is not located on a hazard waste site or other environmental feature of critical concern. The proposed project would not result in a significant impact, nor would it result in a cumulatively considerable contribution to a significant cumulative impact.

The long-term effects of the project are likely to improve the school’s ability to serve and accommodate Pre-K students, as well as to provide recreational opportunities for kindergarten students. The project would not be expected to impact historical resources as no historic properties are known to exist in the project area; if artifacts were to be found during construction, work would stop immediately, and a qualified archaeologist would be consulted with before work were to resume.

Considering the data summarized in this memorandum, it is Terracon’s opinion that the Park Side School Kindercourt & CASTLE Preschool Remodeling Project is Categorically Exempt from CEQA documentation.

Sincerely,

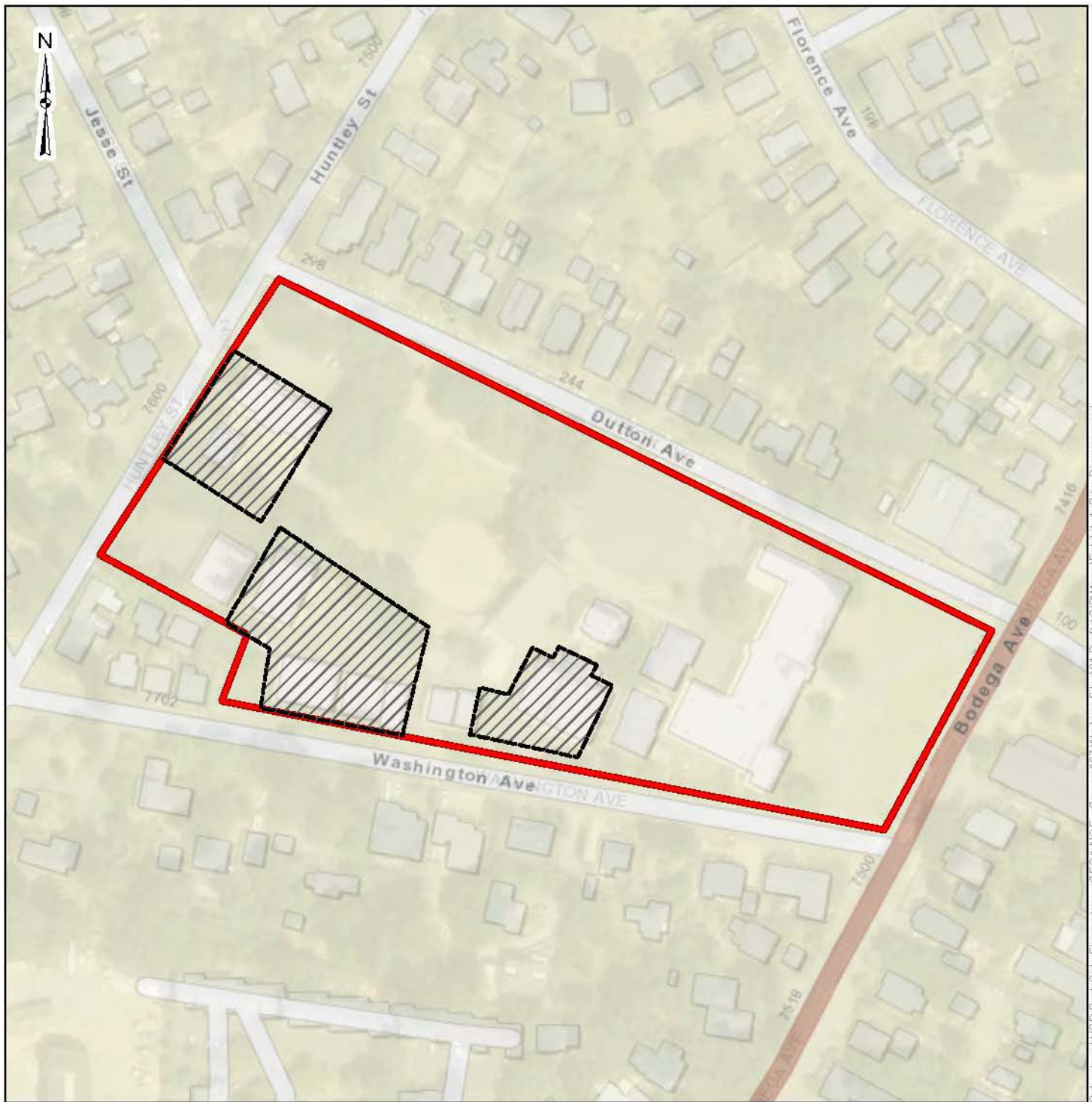
Terracon Consultants, Inc.

Andrea Gonzalez
Staff Biologist

J. Hunter Watkins
Authorized Project Reviewer

Enclosures:

Exhibit 1 – Project Location
Notice of Exemption (NOE) Form



Legend

- Site Boundary
- Approximate Project Area (1.23 ac)



0 75 150 300
Feet

1:1,800 1 inch equals 150 feet

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Project No.:
NB257340
Date:
Oct 2025
Drawn By:
AAG
Reviewed By:
JHW



50 Goldenland Ct, Suite 100 Sacramento, CA 95834
PH. (916) 928-4690 terracon.com

SITE DIAGRAM

Park Side School
Kindercourt & CASTLE Preschool Remodeling
Project

Exhibit

1

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 Drive #103F

Santa Rosa, CA 95403

From: (Public Agency): Sebastopol Union School District
7611 Huntley Street
Sebastopol, CA 95472

(Address)

Project Title: Sebastopol USD Park Side School - Kindercourt & CASTLE Preschool Remodeling Project

Project Applicant: Sebastopol Union School District

Project Location - Specific:

Park Side School, 7450 Bodega Avenue, Sebastopol, CA 95472

Project Location - City: Sebastopol Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:

Installation of a new kindergarten play yard/court and remodeling of CASTLE preschool.

Name of Public Agency Approving Project: Sebastopol Union School District

Name of Person or Agency Carrying Out Project: Sebastopol Union 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: Cal. Code Regs. tit. 14 § 15303 and 15314
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project would not result in a significant environmental impact and is not disqualified by any of the exceptions to CEQA Exemptions.

Lead Agency

Contact Person: Sara Gramm Area Code/Telephone/Extension: (707) 829-4570

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:

Sara Gramm
box SIGN 4ZRX359Q-4LZLVVXK

Nov 5, 2025

Title:

Superintendent

☐ 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: _____