

Notice of Exemption

Appendix E

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

From: (Public Agency): San Lorenzo Unified School District
15510 Usher Street
San Lorenzo, CA 94580

County Clerk
County of: Alameda
1221 Oak Street, Suite 555
Oakland, CA 94612

(Address)

Project Title: Partial Demolition and New Construction at Washington Manor Middle School

Project Applicant: San Lorenzo Unified School District

Project Location - Specific:
1170 Fargo Ave, San Leandro, CA 94579

Project Location - City: San Leandro Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

The San Lorenzo Unified School District proposes the demolition of seven portable classroom buildings housing eight classrooms, construction of a new 1 story classroom building with 5 classrooms, expanded play area, expanded bio-retention and landscaping, as well as fire alarm upgrades to voice notification for the existing campus buildings. The beneficiaries include current and future students and staff at the school.

Name of Public Agency Approving Project: San Lorenzo Unified School District

Name of Person or Agency Carrying Out Project: San Lorenzo Unified 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));
[X] Categorical Exemption. State type and section number: Class 1 (Section 15301) / Class 2 (Section 15302) / Class 14 (Section 15314)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction) and 15314 (Minor Additions to Schools) because it involves demolition of existing portable classrooms and construction of replacement permanent classroom facilities within an existing school campus, serving the same educational purpose and resulting in a net decrease in classrooms and no increase in student capacity. In addition, none of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

Lead Agency
Contact Person: Roberto Perez, Ed.D. Area Code/Telephone/Extension: 510-317-4641

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: [Signature] Date: 3/4/26 Title: Asst. Superintendent of Business Services

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:

**RESOLUTION NO. 3874**

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE SAN LORENZO UNIFIED SCHOOL DISTRICT MAKING ENVIRONMENTAL FINDINGS IN CONNECTION WITH THE WASHINGTON MANOR MIDDLE SCHOOL PARTIAL DEMOLITION AND NEW CONSTRUCTION PROJECT AT WASHINGTON MANOR MIDDLE SCHOOL LOCATED AT 1170 FARGO AVENUE, SAN LEANDRO, CA 94579**

**WHEREAS**, the San Lorenzo Unified School District (“District”) is constructing new permanent classrooms on the existing site of the Washington Manor Middle School located at 1170 Fargo Avenue, San Leandro, CA 94579 (“Project”);

**WHEREAS**, the District’s consultant, Terraphase Engineering has prepared a California Environmental Quality Act (CEQA) analysis report for the project indicating that the project qualifies for a Class 1, Class 2, and Class 14, Categorical Exemption, under CEQA Sections 15301, 15302, and 15314;

**WHEREAS**, the State CEQA Guidelines Section 15300.2 provides conditions under which categorical exemptions are inapplicable and the CEQA report prepared by Terraphase Engineering reviewed the project and indicated that the project will not violate any of the conditions;

**WHEREAS**, the project would not increase the student capacity by more than 25%, nor would the project implement more than 10 classrooms;

**WHEREAS**, the project consists of a replacement or 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, including the replacement or reconstruction of existing schools to provide earthquake resistant structures which do not increase capacity more than 50 percent;

**WHEREAS**, the project would not result in cumulative development, would have no unusual circumstances, would not damage scenic resources, is not located on a hazardous site, and would not cause a substantial adverse change in the significance of a historic resource.

**NOW, THEREFORE**, the Board of Trustees of the San Lorenzo Unified School District hereby finds, determines, declares, orders, and resolves as follows:

- (1) All of the recitals set forth above are true and adopted as a part of the District’s official record;
- (2) The Board of Trustees of the San Lorenzo Unified School District (“Board”) has reviewed the Project and finds that pursuant to CEQA Guidelines section 15314, the Project qualifies as a Class 1, 2, and 14 Categorical Exemption and no further analysis is required;
- (3) The Board approves the filing and recordation of a CEQA Notice of Exemption;
- (4) This Resolution shall take effect immediately upon its passage; and

- (5) the District's Superintendent or their designee is authorized to take such actions and execute such agreements and documentation necessary to affect the intent of this Resolution;

**APPROVED, PASSED AND ADOPTED** by the Board of Trustees of the San Lorenzo Unified School District on this 3rd day of March 2026, by the following vote:

<b>Board of Trustees:</b>	<b>Ayes:</b>	<b>Nays:</b>	<b>Abstentions:</b>	<b>Absences:</b>
President Juan Campos	✓			
Clerk Kyla Sinegal	✓			
Trustee Alicia Gonzalez				✓
Trustee Dorothy Lee	✓			
Trustee Samuel Medina	✓			

Juan Campos  
 President of the Board of Trustees  
 San Lorenzo Unified School District

**I HEREBY CERTIFY** that the foregoing resolution was duly and regularly introduced, passed and adopted by the members of the Board of Trustees of the San Lorenzo Unified School District at a public meeting of said Board held on March 3, 2026.

Kyla Sinegal  
 Clerk of the Board of Trustees  
 San Lorenzo Unified School District