



NOTICE OF PREPARATION NOTICE OF SCOPING MEETING

Notice of Preparation for the Liberty Middle School and Career Technical Education Program Project Environmental Impact Report

Date: August 21, 2026

Lead Agency: Liberty Elementary School District

Project Applicant: Liberty Elementary School District

Notice of Preparation Review Period: Friday, August 21, 2026 to Monday, September 21, 2026

Scoping Meeting: Thursday, September 10 at 6:00 pm.

NOTICE IS HEREBY GIVEN that the Liberty Elementary School District (Liberty School District or District) will prepare an environmental impact report (EIR) for the Liberty Middle School and Career Technical Education Program project (proposed project). The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting. The District is seeking your input regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. If you represent a public agency, the District seeks input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by state law, public agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing no later than 31 days from the date of this NOP. The District will accept written comments regarding this NOP through **5:00 p.m. on Monday, September 21, 2026**. Please send all written comments, including emailed comments, to Chris Rafanelli, Project Lead, at the address below.

PROJECT LOCATION AND EXISTING CONDITIONS: The project site consists of a 30.82-acre rectangular parcel associated with the address 112 Jewett Road in unincorporated Sonoma County. The majority of the

project site is owned by the District which is located on Assessor's Parcel Number (APN) 113-200-008, while the northeast corner of the project site includes approximately 2.27 acres of the neighboring parcel (APN 113-200-007). The project site contains chicken coop and feed producing barns, hoop barns, storage structures, a building with office space and a farm equipment repair shop, and four housing units. The western side of the project site, approximately 10.5 acres, is undeveloped and is used for cattle grazing. The site features trees and vegetation throughout and fencing along the perimeter of the project site.

Regional access to the project site is provided by US Route 101/Redwood Highway (US 101) via Stony Point Road (see Figure 1, Regional Location). Jewett Road provides local access to the project site (see Figure 2, Local Vicinity). Primary access to the project site is provided by Jewett Road. Paved and gravel drive aisles provide access throughout the project site.

The project site was used for poultry and worm farming from 1965 to 2024; operations of which have ceased for at least the last two years. Today, the project site is largely not in use with the exception of the cattle grazing area, a seasonal pumpkin patch towards the middle of the project site, and two residential tenants.

The District operates one school – the Liberty School – which serves grades pre-kindergarten to 6th grade. Students who currently attend Liberty School for pre-kindergarten through 6th go on to attend middle school and high school (grades 7th through 12th) in Petaluma City Schools.

PROJECT DESCRIPTION:

The proposed project would consist of two main components, which would include the construction of a new charter middle school (7th to 8th grades) on the east side of the campus and the implementation of a new CTE program for agricultural education with associated buildings and structures in the center portion of the campus. Structures to be demolished would total approximately 162,396 square feet.

The proposed project would not change district enrollment boundaries. Students attending Liberty Elementary School would receive priority enrollment at Liberty Middle School for 7th and 8th grade; students from outside the district may also be admitted, subject to available capacity. Students who do not attend Liberty Middle School (a charter middle school) would continue to attend middle school in Petaluma City Schools. Students who graduate from Liberty Middle School would continue to attend high school in Petaluma City Schools.

Liberty Middle School

In the eastern portion of the project site, the proposed project would include 10 classrooms between 1,400 and 1,600 square feet; a 2,500-square-foot library; a 2,500-square-foot administrative building; a 14,000-square-foot gymnasium; and a 5,600-square-foot multipurpose room. The classroom buildings, administrative building, library, and the multipurpose room would be positioned around a central campus plaza. Buildings would be one story. The proposed gymnasium would be the tallest building, with a maximum height of 35 feet and would be located west of the library.

The middle school campus would include a grass baseball field with an infield, an unstriped grass soccer field, two basketball courts, four pickleball courts, and two tennis courts. See Figure 3, Conceptual Site Plan. The middle school campus would also include a stepped amphitheater seating, a lawn area with shade sails, a flex seating area, boulder seating, an outdoor learning area, and a lunch seating area and shade structure. The Middle School would be designed to accommodate up to 200 students and a total of 20 staff members across the Middle School campus and the proposed CTE program (CTE program).

The proposed middle school and outdoor spaces would be used by afterschool programs Monday through Friday from 3:00 p.m. until 6:00 p.m. Events such as Open House, Parent's Nights, and school performance

events would include up to 400 persons (students and adults). Additionally, local community groups would use the gymnasium on weekends from 8:00 a.m. until 9:00 p.m. The maximum capacity for events at the gymnasium would be up to 150 people.

Agriculture Education Program

The proposed CTE program would be located within 15.82 acres in the center portion of the project site. The proposed CTE program would consist of one 1,350-square-foot enrichment classroom, two 1,000-square-foot storage buildings, a 4,000-square-foot livestock barn, a restroom building, and two shaded outdoor gathering spaces. The enrichment classroom would be developed with a kitchen for students and staff participating in the CTE program. The existing 5,000-square-foot barn will remain and would be used as part of the CTE program. The hoop barns would be left in place and would be used for the CTE program until there is sufficient funding to buildout the proposed project.

The existing cattle grazing area and area east of the hoop barns (including the pond area) would remain in their current condition. The cattle grazing and seasonal pumpkin patch would continue to operate as part of the proposed project. The area east of the hoop barns would be open for students and staff to walk through and serve as an outdoor learning space, but no construction nor agricultural activities would occur in this area.

The CTE program area would also include flex outdoor learning areas, outdoor garden areas, school garden, and a native plant demonstration garden. The cattle grazing area and the area to remain around the pond would be weeded in accordance with local fire prevention requirements. No agricultural discing would occur. See Figure 3.

The 20 staff members discussed above would also serve the CTE program. The CTE program would be open to all students within the district. The CTE agricultural education facilities would also be available for high school students at Petaluma High School. The CTE portion of the campus would accommodate up to 40 students plus one staff member. Food prepared in the enrichment classroom kitchen would primarily support the CTE program and onsite activities but may occasionally be distributed to the school campuses in the Liberty School District. Additionally, the proposed enrichment classroom would be open for up to four times a year on the weekends for community demonstrations.

The proposed project would have a total capacity of 240 students (up to 200 middle school students and up to 40 students engaged in the CTE program).

Workforce Housing

The proposed project would use the four existing housing units for workforce housing.¹ No interior or exterior renovations are proposed for the existing housing units.

Access and Parking

The proposed project would include two parking lots—one parking lot would be north of the proposed Liberty Middle School and would have 113 parking spaces, including eight Americans with Disabilities Act (ADA)-accessible spaces. The second parking lot would be north of the proposed agriculture education program and enrichment classroom kitchen, located in the northwestern corner of the project site, and would include 29 parking spaces, including two ADA spaces. Access to the project site would be provided by an

¹ Currently, two housing units are vacant and would be used for workforce housing while the two others include non-workforce tenants (renter leases), who will remain. Eventually, all housing units would be used for workforce housing.

ingress/egress driveway from Jewett Road. The main access drive would further provide circulation to two on-site pick-up/drop-off areas. School buses would use the pick-up/drop-off areas for picking up and dropping off students. The CTE program area would also be served by a dirt/gravel road providing additional vehicular access.

Emergency vehicle access would also be provided west of the Liberty Middle School classroom buildings and south of the gymnasium. Access to the emergency vehicle lane would be provided from the main vehicular access drive.

A new paved semicircular driveway would connect to the existing off-site residential driveway (an existing 25-foot easement) to the east of the project site and provide access to the existing workforce housing unit. Internal walkways would be constructed throughout the project site, which would allow for internal pedestrian access.

Landscaping and Lighting

The proposed project would include approximately 152,542 square feet of landscaping throughout the project site, which includes 146,282 square feet of play fields. Landscaping would include a mix of native plants, grass, shrubs, and ornamental trees. Trees and shrubs would be installed throughout the project site, including the Liberty Middle School and CTE agriculture education program areas and the two parking areas.

The proposed project would include outdoor lighting, including building and landscape accents, security and safety lighting, and wayfinding lighting throughout the project site. No sports field lighting is proposed.

Construction Timeline

Project construction would occur in one phase. Construction would last for 18 months and is anticipated to start winter of 2027 and end summer 2028. The proposed project would not import or export soil, and soil would be balanced on-site.

ENVIRONMENTAL REVIEW: The District will prepare a comprehensive EIR that evaluates all potentially significant environmental impacts associated with the construction and operation of the proposed project. The EIR will explain the potentially significant effects of the proposed project as well as the reasons that other effects are not potentially significant. An initial study is not required to determine that an EIR will be prepared, and an initial study was not prepared for the proposed project.

In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this NOP to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Consistent with Appendix G of the CEQA Guidelines, the 20 environmental topics that may be analyzed in an EIR are:

Aesthetics	Mineral Resources
Agriculture & Forestry Resources	Noise
Air Quality	Population & Housing
Biological Resources	Public Services
Cultural Resources	Recreation
Energy	Transportation
Geology & Soils	Tribal Cultural Resources
Greenhouse Gas Emissions	Utilities & Service Systems
Hazards & Hazardous Materials	Wildfire
Hydrology & Water Quality	
Land Use & Planning	

The District has determined that the proposed project could potentially affect 19 of the 20 environmental topic areas identified in Appendix G. These 19 topical areas are aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. These impacts will be analyzed in detail in the EIR. The EIR will also address mandatory findings of significance. The EIR will address the short- and long-term effects of the proposed project on the environment. Feasible mitigation measures will be proposed for impacts that are determined to be potentially significant and reasonable alternatives will be considered. A mitigation monitoring program will also be developed for any mitigation measures required by the District. The proposed project is expected to have no impact on mineral resources, and therefore, the EIR will not present a detailed analysis of the project's impact on this topic.

DOCUMENT AVAILABILITY: The 31-day public review period for the NOP is from **Friday, August 21, 2026 to Monday, September 21, 2026**. A copy of the NOP and project materials will be posted to the District's website at https://www.libertysd.org/our_district/112_jewett_c_e_q_a_documents.

In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, written comments may be submitted via email or by mail to the addresses below. All written comments should be submitted at the earliest possible date but must be submitted no later than 5:00 pm on **Monday, September 21, 2026**. Public agencies should identify the contact person for your agency in your written comments.

Send Comments:

By Mail:

Liberty School District
Chris Rafanelli, Project Lead
170 Liberty School Road
Petaluma, CA 94952

By Email:

ceqa@libertysd.org

SCOPING MEETING: A public scoping meeting will be held on Thursday, September 10 at 6:00 pm to solicit input from any interested parties on the scope and content of the EIR, in conformance with Section 21083.9 of the California Public Resources Code. The public scoping meeting is intended to receive input from interested parties and no decisions about the project will be made at the public scoping meeting. Though staff will summarize the issues raised verbally at the public scoping meeting, anyone wishing to make formal scoping comments on the scope of issues or content of the EIR should also do so in writing. You may also send a written response to this NOP to the email and address listed above by **5:00pm on Monday, September 21, 2026**, without attending the scoping meeting. A copy of the materials presented at the scoping meeting will be posted to the District's website.

Scoping Meeting Location: Multipurpose Room, 170 Liberty School Road, Petaluma, CA 94952

Scoping Meeting Date and Time: Thursday, September 10 at 6:00 pm

More Information: If you have any questions, please contact Mr. Chris Rafanelli at (707) 795-4380 x 200 or by email to ceqa@libertysd.org

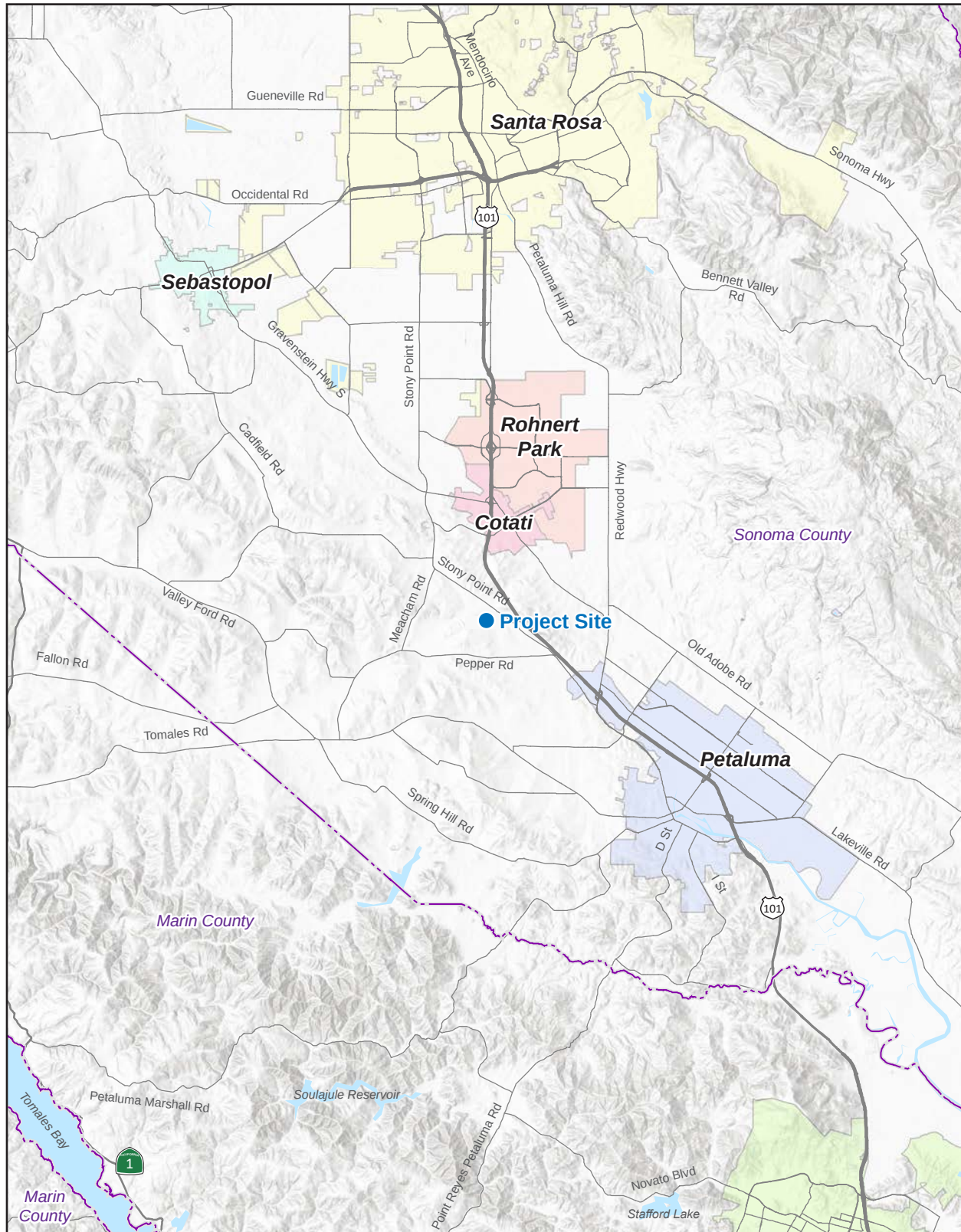
Includes:

Figure 1, Regional Location

Figure 2, Local Vicinity

Figure 3, Conceptual Site Plan

Figure 1 - Regional Location



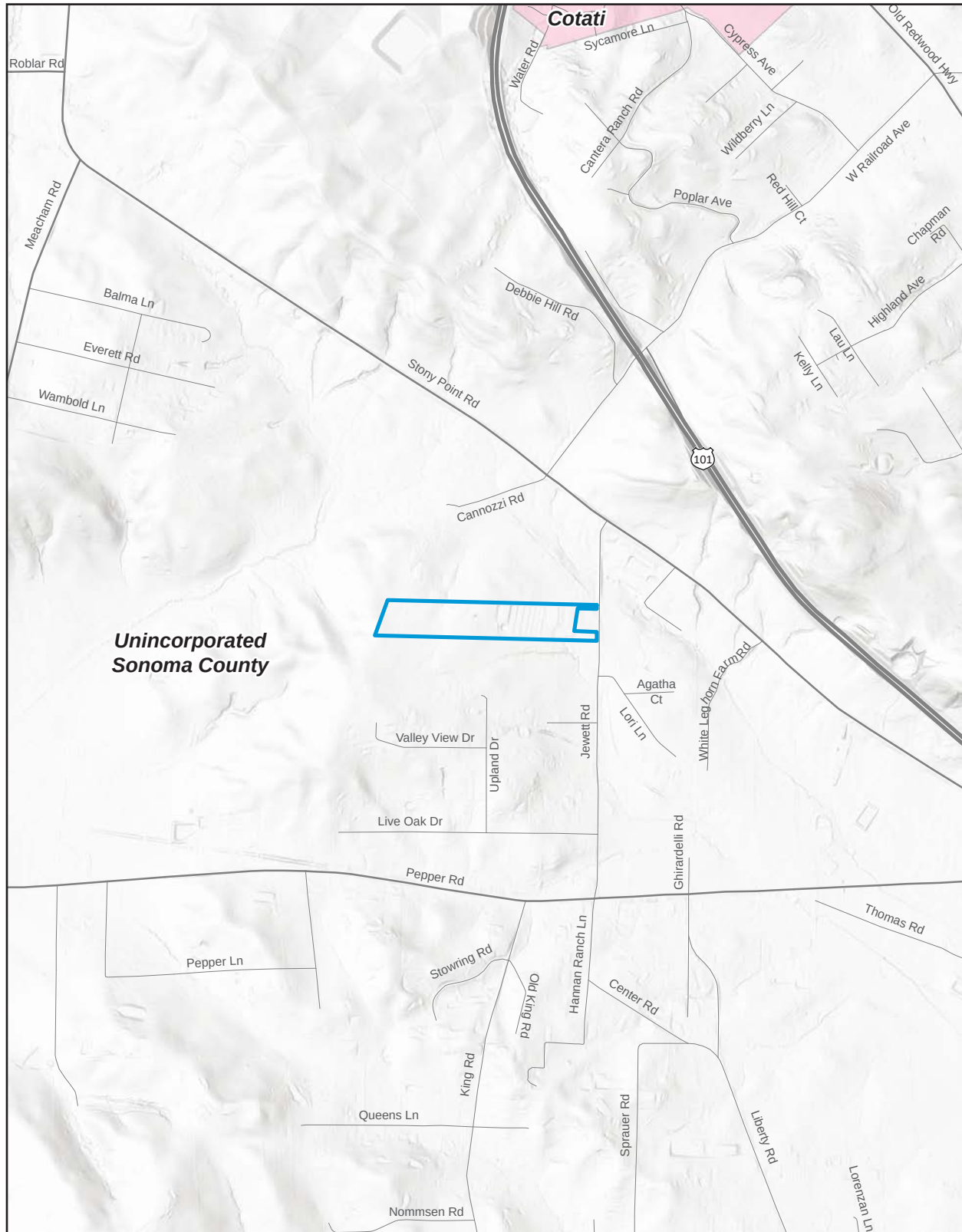
--- County Boundary

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2025.

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Scale (Miles)



Figure 2 - Local Vicinity



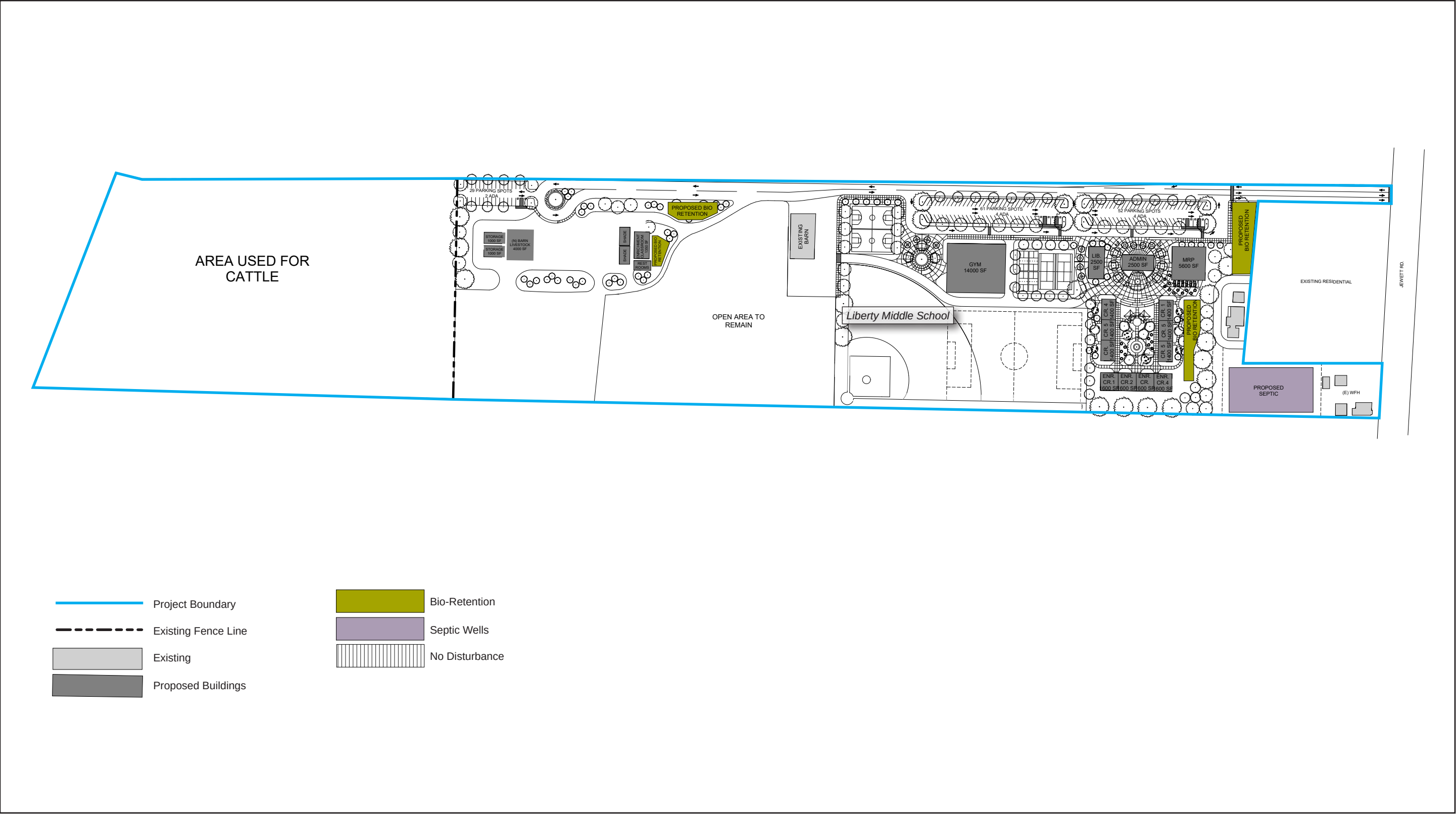
Project Boundary

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2025.

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Scale (Feet)



Figure 3 - Conceptual Site Plan



Source: Motive Studio 2024.