GLEN COVE, FEDERAL TERRACE, AND STEFFAN MANOR ELEMENTARY SCHOOL PORTABLES PROJECT CEQA NOTICE OF EXEMPTION DISCUSSION

Project Description

The project consists of installation of new portable classrooms at three of Vallejo City Unified School District elementary schools: Glen Cove Elementary School, Federal Terrace Elementary School, and Steffan Manor Elementary School. The improvements would be considered as a single project for District approval. Existing site conditions, proposed project improvements, and CEQA exemption applicability are discussed below or each school.

Existing Facilities

Glen Cove ES: Glen Cove Elementary School is located at 501 Glen Cove Parkway, Vallejo, CA 94591. The school is in the south-east area of Vallejo, and is in a single-family residential neighborhood with open space directly west of the school and a park directly to the south of the school. The primary access to the school is off of Glen Cove Parkway at North Regatta Drive.

Steffan Manor ES: Steffan Manor Elementary School is located at 815 Cedar Street, Vallejo, CA 94591. The school is in central Vallejo, just east of Highway 80 at Georgia Street and is in a single-family residential neighborhood with a church directly across Cedar Street from the school. The school is accessed from Cedar Street between Georgia Ave. and Webb Street.

Federal Terrace ES: Federal Terrace Elementary School is located at 415 Daniels Ave., Vallejo CA 94590. The school is in the western side of Vallejo, near the Highway 37 crossing of the Napa River. The school is in a single-family residential neighborhood, and is abutted by Terrace Park to the southeast. The primary access to the school is off of Daniels Ave. between Rogers and Selfridge Streets.

Proposed Project Improvements

Glen Cove ES: The project would involve demolition of three 24x40 ft. (960 sq. ft.) portable classrooms, on the northern and eastern sides of the school campus (Buildings P7, P9, and P11) and installation of four new 24x40 ft. (960 sq. ft.) portable classrooms (total of a 960 sq. ft. increase) with related site, electrical and fire alarm work. Two of the new classrooms would be located on existing sites of portables to be removed, and the other two would be adjacent to the northern row of existing portable classrooms at the school.

Steffan Manor ES: The project would include installation of one 24x40 ft. (960 sq. ft.) portable classroom with related site, electrical and fire alarm work. The new portable would be located on an existing paved courtyard in the center of the existing built-up portion of the school campus.

Federal Terrace ES: The project would include installation of one 24x40 ft. (960 sq. ft.) portable classroom with related site, electrical and fire alarm work. The new classroom would be adjacent to 5 other portable classrooms located in a paved area next to the existing permanent school buildings.

Project construction (all 3 sites) would start on June 12, 2026 and be completed by August 11, 2026.

Categorical Exemption Analysis

Class 3 Exemption

The CEQA Class 3 Exemption applies to 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. In urban areas, structures of up to 10,000 sq. ft and carports/garages/canopies would be subject to this exemption (per CEQA Guidelines Sections 15303(c) and (e)). The project's proposed total increase of 2880 sq. ft. of new classroom space (960 sq. ft. at each of the three schools) would conform to this exemption, both separately and combined.

Class 14 Exemption

The CEQA Class 14 Exemption (Minor additions to schools (CEQA Guidelines, Section 15314)) applies to minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than twenty-five (25) percent or ten (10) classrooms, whichever is less.

The project would add a net of three classrooms to the three schools, well below the 25% and 10-classroom thresholds. It would minimally increase school capacity at each school or combined.

Exceptions to the Exemptions

Per CEQA Guidelines section 15300.2, exceptions to these categorical exemptions can apply where the following occur:

- The location is environmentally sensitive (Class 3 only)
- Cumulative impact of the same type in the same place, over time is significant.
- Damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a state scenic highway.
- Hazardous Waste Sites included on any list compiled pursuant to Section 65962.5 of the Government Code.

- A substantial adverse change in the significance of a historical resource.

- Significant effect due to unusual circumstances.

As summarized below, none of these exceptions appear to apply to this project and therefore these exemptions would apply:

- All of the new portables are proposed on paved areas at existing school campuses, which are not environmentally sensitive locations.

- The projects are the installation of small portable buildings on developed school campuses, located in fully developed residential neighborhoods. No substantive cumulative development is likely to occur nearby. Further, the impacts of the proposed portables would be dispersed at the three locations in separate parts of Vallejo and would not overlap. All of the project impacts would be less than cumulatively considerable. Therefore, no potentially significant contribution to cumulative impacts would occur from the project.

- None of the proposed project portables would be visible from a State Scenic Highway. Further, the new portables would be located in developed school campuses and would have similar appearances as the existing portable classrooms at the schools. Therefore, no significant impact to visual resources is expected.

- None of the sites are on or near a listed hazardous waste site (database search performed April 29, 2026) [1]

- The proposed project would not demolish or substantially alter any historic structures. The project would require construction on existing paved areas at each school. The portables proposed for removal at Glen Cove ES are not potentially historic. Therefore, no historic resources would be affected.

- There do not appear to be any unusual circumstances at any of the sites that could result in significant environmental impacts at the site.

Conclusions

As discussed above, the project is within the parameters of the Class 3 and 14 Categorical Exemptions. Further, as detailed above, none of the exceptions to the exemption would apply.

[1] hhttps://www.envirostor.dtsc.ca.gov/public/map/?myaddress=501+glen+cove+parkway+vallejo
https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=815+cedar+street+vallejo
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