

MEMORANDUM

February 1, 2022

From: Nick Towstopiat, Assistant Project
Manager
David J. Powers & Associates, Inc
1871 The Alameda, Suite 200
San José, CA 95126

To: Douglas Williams
Campbell Union School District
240 Harrison Avenue,
Campbell, CA 95008

Re: Qualification of the New Addition at Forest Hill Elementary School for CEQA Categorical
Exemption

INTRODUCTION TO CATEGORICAL EXEMPTIONS

The California Environmental Quality Act (CEQA) Guidelines contain classes (or categories) of projects that have generally been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption.

CEQA Guidelines Section 15301 – Existing Facilities sets forth criteria for projects characterized as minor modifications to existing facilities that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project, and b) the project is consistent with the minor modification criteria in Section 15301. We conclude that the proposed Forest Hill Elementary School Modernization project can be found categorically exempt from CEQA under Guidelines Section 15301.

CEQA Guidelines Section 15314 – Minor Additions to Schools sets forth criteria for projects characterized as minor additions to existing schools that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project, and b) the project is consistent with the minor modification criteria in Section 15314. We conclude that the proposed Forest Hill Elementary School Modernization project can be found categorically exempt from CEQA under Guidelines Section 15314.

PROJECT DESCRIPTION

Project Location and Overview

The project site is located at 4450 McCoy Avenue in the City of Campbell (Accessor's Parcel Number [APN] 403-07-048).

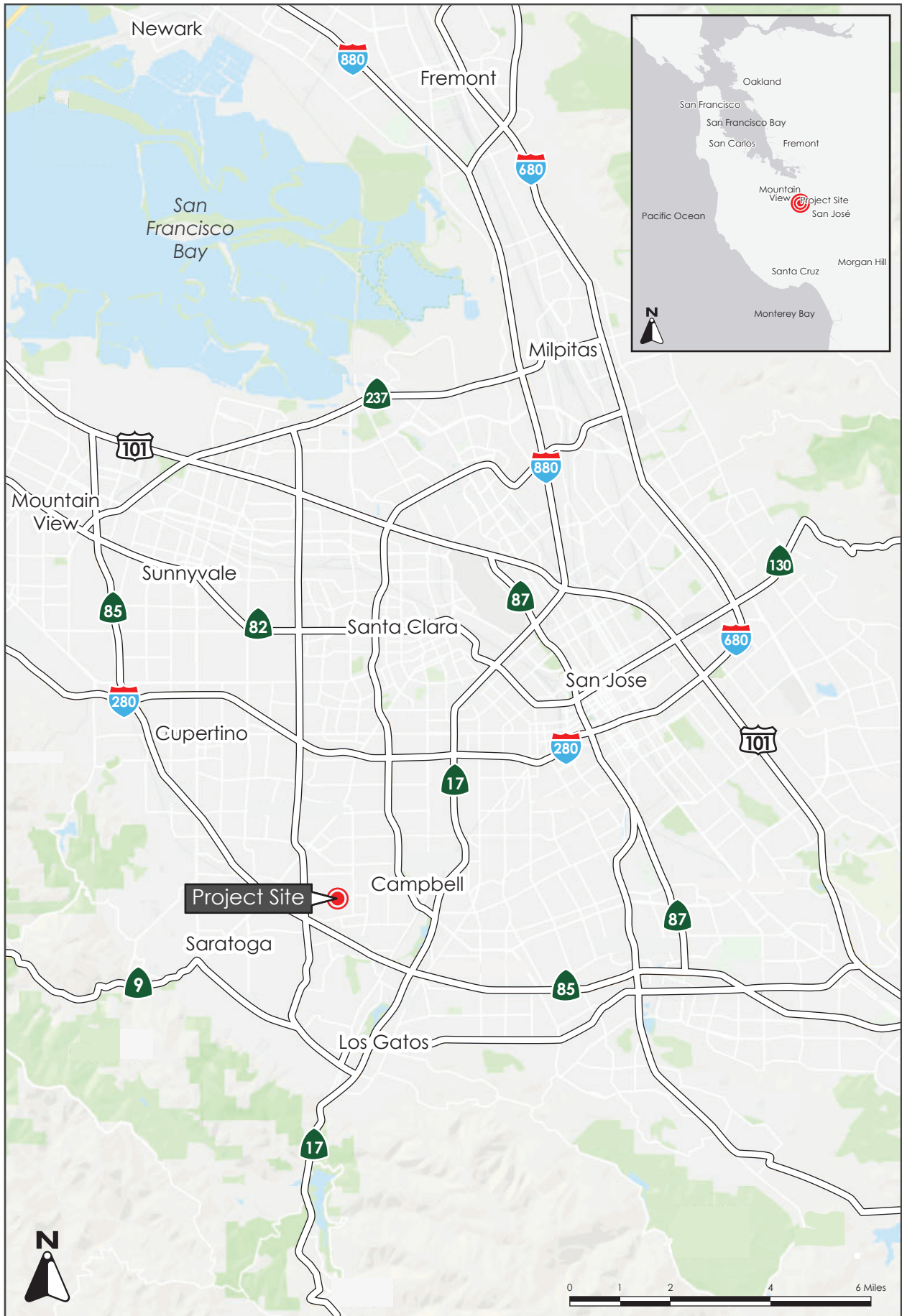
The project parcel is approximately 9.3 acres and is bounded by McCoy Avenue to the north, single-family residential neighborhoods to the east and west, and San Tomas Aquinas Creek to the south. The parcel contains a fully operational elementary school that currently consists of 18 existing buildings, play structures, recreational areas, landscaping, and surface parking. The project proposes to construct an addition to an existing administrative building on campus. The area where the building addition is proposed to be located is referenced in this document as the project site.

The project site is located in the northern portion of the school and would renovate the existing 2,975 square foot administration building (Building B) and construct a new 2,060 square foot addition to the north side of the building. In addition to the expansion of Building B, the proposed project would construct a sunshade in the courtyard area between Building C and Building H along with new landscaping throughout the campus.

Regional and vicinity maps of the site are shown on Figure 1 and Figure 2. An aerial photograph of the project site and surrounding area is shown on Figure 3. The site plan is shown on Figure 4.

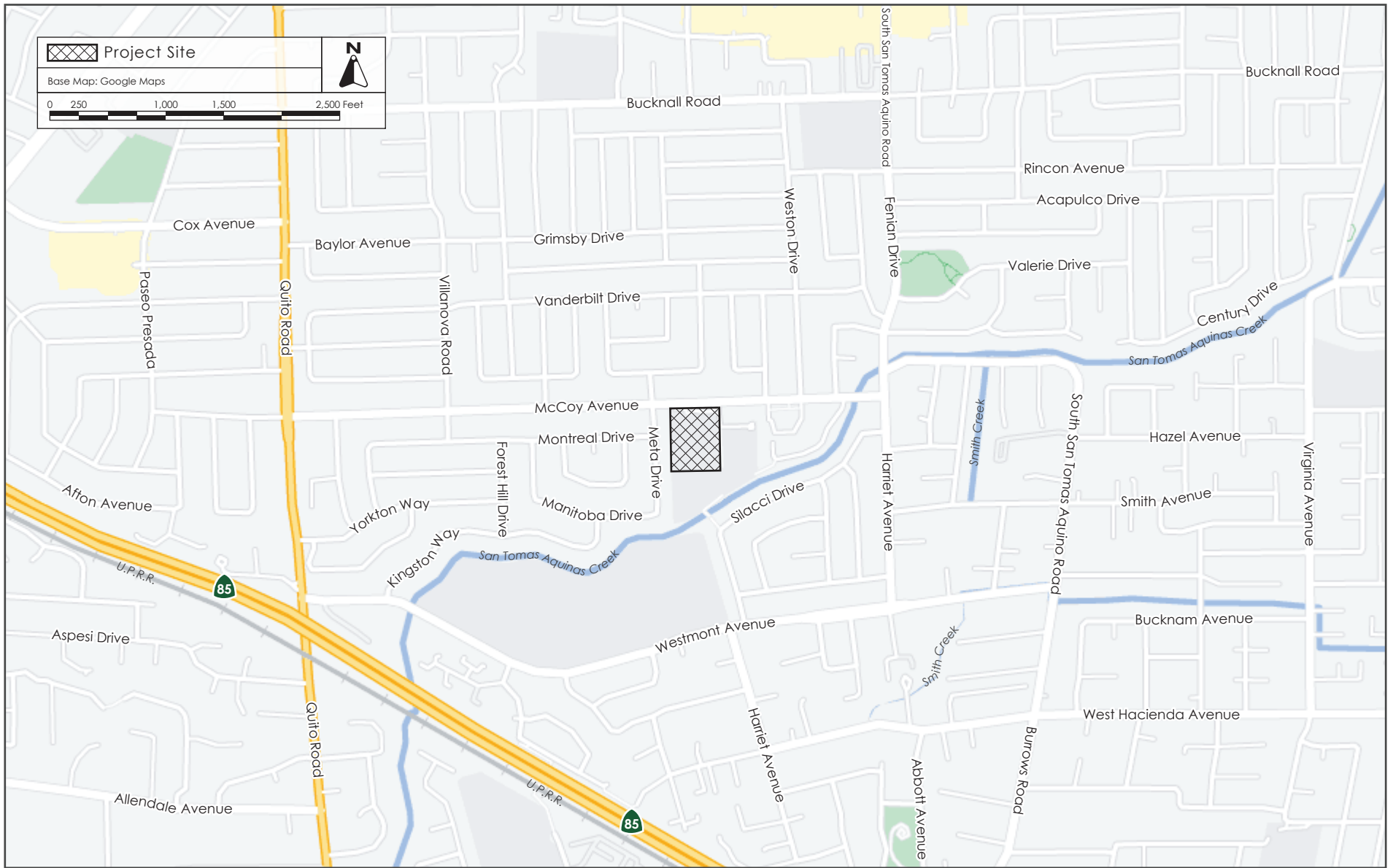
The General Plan designation for the project site is Institutional. The Institutional land use designation typically provides for civic, social service, educational, cultural, or charitable uses operated by a government or private agency serving the public. The facilities can be owned or operated by private organizations or public entities.

The project site is zoned P-F (Public Facilities). Permitted uses in the P-F District primarily include structures and facilities owned, leased, or operated by the city, the county, the state, the federal government, any public school district, or any other public district within the city.



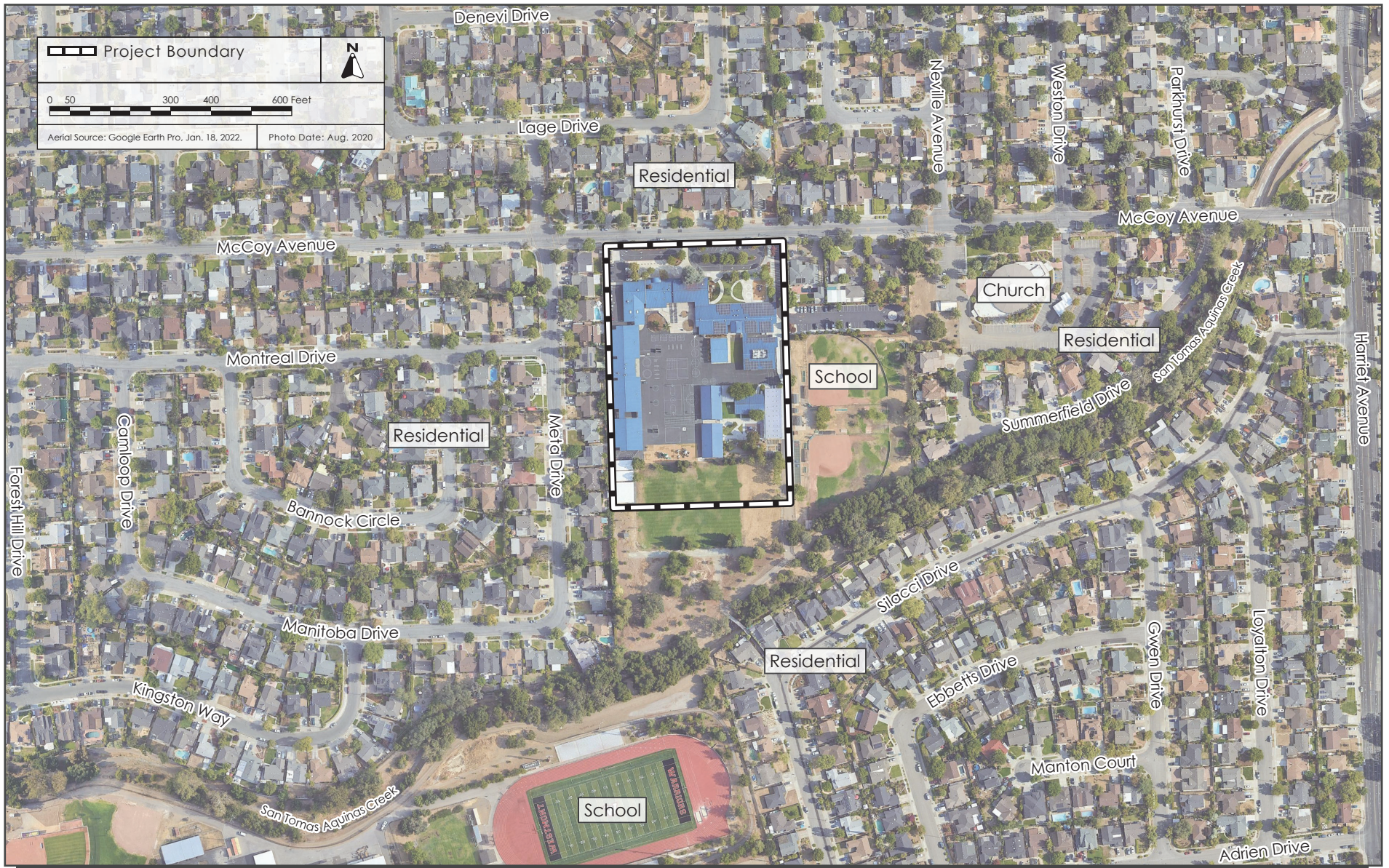
REGIONAL MAP

FIGURE 1



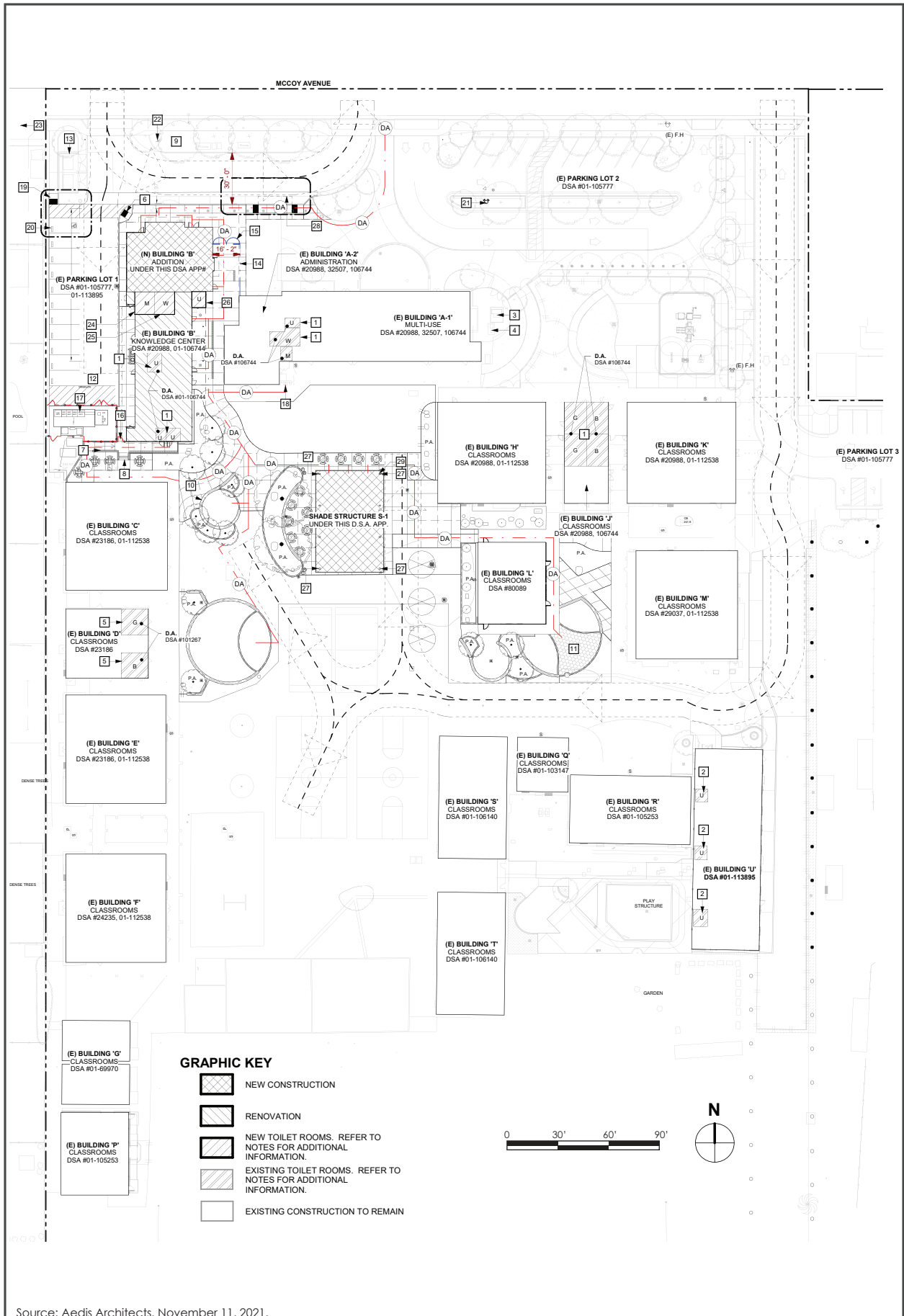
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



Source: Aedis Architects, November 11, 2021.

SITE PLAN

FIGURE 4

Project Components

New Construction

The proposed project would renovate the existing administration building (Building B) and construct a new 2,060 square foot addition to the north side of the building. In addition to the expansion of Building B, the proposed project would construct a sunshade in the courtyard area on campus. No additional teaching stations are proposed as part of this project and student capacity would not increase. The proposed single-story addition to Building B would have a maximum height of approximately 18 feet.

Landscaping

The addition to Building B requires the removal of four on-site trees. The project would plant 14 new trees and other landscaping throughout the central portion of the school site.

Site Access and Parking

The expansion of Building B would result in the removal of five surface parking spaces. Vehicle access to the project site would continue to be provided by the two existing driveways on McCoy Avenue which lead to two separate surface parking lots. The addition to Building B would result in the removal of five surface parking spaces. Pedestrian access to the project site would continue to be provided via sidewalks on McCoy Avenue.

Utility Construction

All proposed utility work would occur within the existing school site, no work is proposed in the public right of way. The implementation of the project would result in the construction of various utility improvements including the following:

- Electrical service upgrade and relocation;
- Installation of a new fire hydrant in the existing northeast parking lot;
- Installation of new storm drain inlets and pipes on-site;
- Relocation of an existing sanitary sewer line to circumvent the proposed addition; and
- Relocation of an existing water line to circumvent the proposed addition.

Construction Activities

Project construction activities include demolition, site preparation, grading and excavation, building construction, and utility installation. It is estimated that project construction would take a total of approximately 10 months and require excavation at a maximum depth of six feet below ground surface. Excavation and removal of approximately 855 cubic yards of soil would be necessary to accommodate the proposed building foundations and footings. It is assumed that construction of the project would start in February 2022 and be completed in December 2022. The project has been designed to meet all California Green Building Standards Code requirements; no additional certifications are being sought after.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS

This section documents that none of the exceptions in CEQA Guidelines Section 15300.2 would disqualify the project from being found categorically exempt.

CEQA Guidelines Section 15300.2 – Exceptions

(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.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 1 and Class 14; therefore, there is no exception to the exemptions under CEQA Guidelines Section 15300.2(a).

(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.

The proposed project would renovate the existing 2,975 square foot administration building on campus (Building B) and construct a new 2,060 square foot addition to the north side of the building. The project would not propose additions to other buildings on campus, and there would be no additional teaching stations added as a result of this project. The proposed improvements would be limited to the existing school site and there are no other additions or new buildings planned to occur concurrently with this proposed project. Any future renovation at Forest Hill Elementary School would undergo a separate review process. Therefore, the cumulative impact of successive projects of the same type in the same place would not be 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.

The proposed project would construct a 2,060 square foot addition to an existing 2,975 square foot administration building on campus (Building B). The project site is located in the northern portion of the campus and would require the removal of four trees and five parking spaces. The school campus borders the edge of San Tomas Aquinas Creek on the south side of campus; however, all proposed work would take place on the northern half of the parcel where there are existing buildings and paved areas.

The proposed project and project site do not contain any features that are unique or unusual for a school. The project site is not located in a State or County recognized landslide or liquefaction hazard zone, and there are no unusual geologic or seismic characteristics that might create a hazard to future

site users.^{1 2} The entire San Francisco Bay Area is subject to seismic related geologic activity and the project would conform to the standard engineering and building practices and techniques specified in the California Building Code. The project site is not covered under any local or regional habitat conservation plan and there are no known special-status species or sensitive habitats on-site that could be impacted by the project. Standard measures that are required by local, state, and federal law would be implemented as part of the project to minimize and avoid construction-related impacts. The proposed project would, therefore, not result in 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.

State Route (SR) 9 from the Santa Cruz County line to the Los Gatos City limit is the nearest officially designated state scenic highway.³ The project site is approximately 2.5 miles northeast of the nearest officially designated segment of SR 9. The proposed addition to Building B would not be visible from SR 9 at this distance. Therefore, the project would not result in any damage to scenic resources within a highway officially designated as a state scenic highway.

(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.

The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code, therefore, no exceptions to the exemption apply under 15300.2(e).⁴

(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.

Under existing conditions, the project site does not contain any historic structures and is not in proximity to any historic structures pursuant to the City's Historic Resources Inventory.⁵ According to the San José 2040 General Plan, the project is identified as within an Archeologically Sensitive Area likely due to its proximity to San Tomas Aquinas Creek. Archeological sensitivity near waterways is common throughout Santa Clara County. The site has been previously disturbed

¹ Santa Clara County. *Santa Clara County Geologic Hazard Zones Map*. October 2012.

² California Geological Survey. "Earthquake Zones of Required Investigation". Map. Accessed January 24, 2022. <https://maps.conservation.ca.gov/cgs/EQZApp/App/>.

³ California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Accessed January 24, 2022. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

⁴ California Environmental Protection Agency. *Cortese List Data Resources*. Accessed January 24, 2022. <https://calepa.ca.gov/sitecleanup/corteselist/>.

⁵ City of Campbell. *Historic Resource Inventory*. Accessed January 24, 2022. <https://www.ci.campbell.ca.us/DocumentCenter/View/5868/Historic-Resource-Inventory->

for construction and there is likely fill on-site from original construction of the school, making the likelihood of encountering buried cultural resources low given the limited ground disturbance required to construct the project. The following standard measures would be implemented as part of the project to avoid impacts to unknown subsurface resources:

- If suspected prehistoric or historic resources are encountered during excavation and/or grading of the site, construction personnel shall be instructed to immediately suspend all activity within a 50-foot radius and the Division of the State Architect (DSA) shall be notified of the discovery. A licensed archaeologist shall be retained in order to 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and 2) submit a resource mitigation and monitoring reporting program with appropriate recommendations regarding the disposition of such finds prior to resumption of construction activities. A report of findings documenting any data recovery shall be submitted to the DSA and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials. The District shall implement the recommendations of the qualified archaeologist.
- In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The DSA and the Santa Clara County Coroner's office shall be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

Conclusion

Based on the analysis above, none of the exceptions to categorical exemptions detailed in CEQA Guidelines Section 15300.2 apply to the proposed project.

EXEMPTIONS

The project qualifies for a categorical exemption under CEQA Guidelines Section 15301, *Existing Facilities (Class 1)* and CEQA Guidelines Section 15314, *Minor Additions to Schools (Class 14)*.

CEQA Guidelines Section 15301, Existing Facilities (Class 1)

This exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and,
 - (B) The area in which the project is located is not environmentally sensitive.

- (f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;
- (j) Fish stocking by the California Department of Fish and Game;
- (k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
- (l) Demolition and removal of individual small structures listed in this subdivision;
 - (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.
 - (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.
 - (3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.
 - (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- (m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.
- (n) Conversion of a single-family residence to office use.
- (o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

CEQA Guidelines Section 15314, Minor Additions to Schools (Class 14)

This exemption consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

EXISTING FACILITIES CRITERIA

This section documents that the proposed project qualifies for a Class 1 Existing Facilities Development exemption because it meets the criteria set forth in CEQA Guidelines Section 15301.

CEQA Guidelines Section 15301 – Existing Facilities Projects

The key consideration for Class 1 exemptions is whether the project involves negligible or no expansion of an existing use. The Forest Hill Elementary School campus currently consists of 18 buildings that combine for an approximate square footage of 54,628 square feet. The project, as proposed, would renovate the existing 2,975 square foot administration building on campus (Building B) and construct a new 2,060 square foot addition to the north side of the building.

In addition to the expansion of Building B, the proposed project would also construct a sunshade in the courtyard area on campus. The project would result in the removal of four trees which would be replaced with 14 new trees planted throughout campus. The expansion of Building B would also result in the removal of five existing surface parking spaces to accommodate the building's expanded footprint.

The proposed project would require various utility improvements including the installation of a new fire hydrant in the northeast parking lot, the installation of a new storm drain inlets on campus and pipes to connect to existing infrastructure, the relocation of an existing sanitary sewer line, and the relocation of an existing water line to extend around the new addition to Building B. The proposed utility work would be limited to the school site, no work would be done in the public right of way. Project construction activities include demolition, site preparation, grading and excavation, building construction, and utility installation. It is estimated that project construction would take a total of approximately 10 months and require excavation at a maximum depth of six feet below ground surface. Excavation and removal of approximately 855 cubic yards of soil would be necessary to accommodate the proposed building foundations and footings.

The project has been designed to meet all California Green Building Standards Code requirements and the Division of the State Architect ensures project compliance with all structural, accessibility, and fire and life safety codes.

In order for this addition to meet the criteria for a Class 1 Existing Facilities exemption, the addition to existing structures must not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The current square footage of the school buildings on-site is approximately 54,628 square feet, making the threshold 2,500 square feet. The addition to Building B will be approximately 2,060 square feet, which is less than the 2,500 square feet allowed under this exemption criteria. Based on this discussion, the project would result in a negligible expansion of an existing use and is considered a minor modification to an existing facility which qualifies for a Categorical Exemption under Class 1.

Conclusion

With incorporation of the standard measures detailed in this memorandum, the proposed project meets the criteria for a Class 1 Existing Facilities exemption. None of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.

MINOR ADDITIONS TO SCHOOLS CRITERIA

This section documents that the proposed project qualifies for a Class 14 Minor Addition to Schools exemption because it meets the criteria set forth in CEQA Guidelines Section 15314.

CEQA Guidelines Section 15314 – Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The project site is within a fully operational elementary school that currently consists of 18 existing buildings, play structures, recreational areas, landscaping, and surface parking. The project would expand the existing administration building on campus (Building B) by constructing a new 2,060 square foot addition to the north side of the existing 2,975 square foot building. The proposed project would also include interior renovations to the existing administration building, construction of a sunshade in the courtyard of the school, and the installation of new landscaping throughout the campus interior. All proposed work would take place within existing school grounds. No new teaching stations would be added as part of this proposed project, so there would be no increase in student capacity as a result of this work. The size of the proposed addition would not be equivalent to the capacity of 10 classrooms or 25 percent of the existing student capacity.

Conclusion

Based on this discussion, the proposed project meets the criteria for a Class 14 Minor Additions to Schools exemption. None of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.

MEMORANDUM

March 17, 2022

From: Nick Towstopiat, Assistant Project
Manager
David J. Powers & Associates, Inc
1871 The Alameda, Suite 200
San José, CA 95126

To: Douglas Williams
Campbell Union School District
240 Harrison Avenue,
Campbell, CA 95008

Re: Qualification of the New Multi-Use and Administrative Addition at Lynhaven Elementary
School for CEQA Categorical Exemption

INTRODUCTION TO CATEGORICAL EXEMPTIONS

The California Environmental Quality Act (CEQA) Guidelines contain classes (or categories) of projects that have generally been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption.

CEQA Guidelines Section 15302 – Replacement or Reconstruction sets forth criteria for projects characterized as the replacement or reconstruction of existing structures and facilities that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project, and b) the project is consistent with the replacement or reconstruction criteria in Section 15302. We conclude that the proposed Lynhaven Elementary School multi-use and administration addition project can be found categorically exempt from CEQA under Guidelines Section 15302.

CEQA Guidelines Section 15314 – Minor Additions to Schools sets forth criteria for projects characterized as minor additions to existing schools that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project, and b) the project is consistent with the minor modification criteria in Section 15314. We conclude that the proposed Lynhaven Elementary School multi-use and administration addition project can be found categorically exempt from CEQA under Guidelines Section 15314.

PROJECT DESCRIPTION

Project Location and Overview

The project site is located at 881 South Cypress Avenue in the City of San José (Accessor's Parcel Number [APN] 299-30-005).

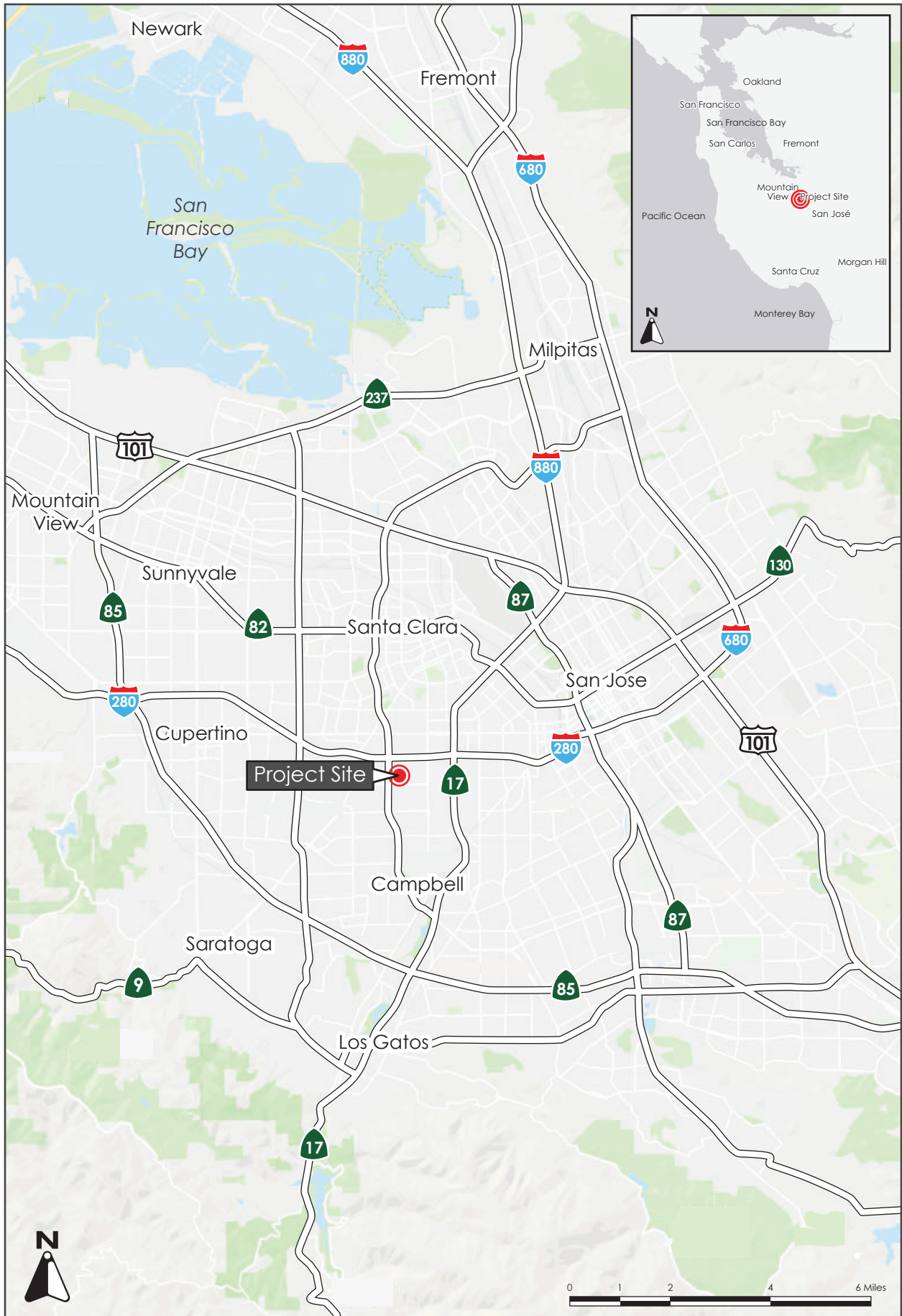
The project parcel is approximately 8.9 acres and is bounded by Ancil Way and single-family residential neighborhoods to the north, single-family residential homes and San Tomas Expressway to the west, South Cypress Avenue to the east, and single-family residential neighborhoods to the south. The parcel contains a fully operational elementary school that currently consists of 14 existing buildings, play structures, recreational areas, landscaping, and two surface parking lots. The project proposes to demolish one existing building and construct an addition to an existing multi-use building on campus in order to provide adequate office space for administrative staff, modernize and expand the existing kitchen and food service facility, and maintain the existing multi-use function of the building. The area where the building addition is proposed to be located is referenced in this document as the project site.

The project site is located in the eastern portion of the school and would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the Building B. In order to accommodate the expansion of Building B, the proposed project would reconfigure the surface parking lot and bus loop that are accessed via South Cypress Avenue, resulting in the net loss of five parking spaces.

Regional and vicinity maps of the site are shown on Figure 1 and Figure 2. An aerial photograph of the project site and surrounding area is shown on Figure 3. The site plan is shown on Figure 4.

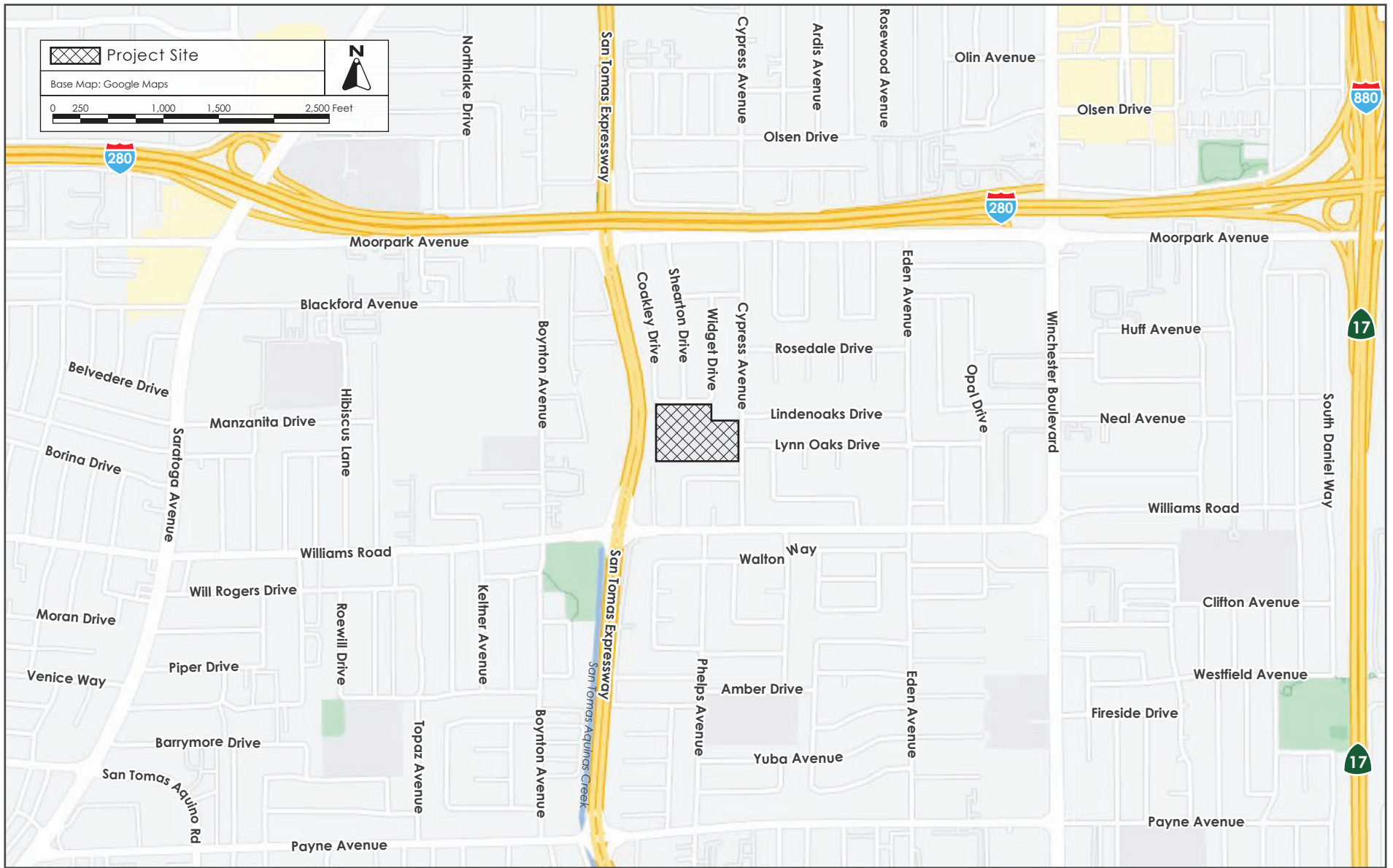
The General Plan designation for the project site is Public/Quasi Public. According to the Envision San José 2040 General Plan, the Public/Quasi Public land use designation typically provides for public land uses, including schools, colleges, corporation yards, homeless shelters, permanent supportive housing, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices, and airports. In certain cases, private and public joint development projects are allowed, as are certain private development projects that provide for public services.

The project site is zoned R-1-5 Single-Family Residential (Up to Five Dwelling Units per Acre). As stated in the Zoning Ordinance for the City of San José, the primary purpose of the single-family residence district is to reserve land for the construction, use and occupancy of single-family subdivisions. Public elementary and secondary schools such as Lynhaven Elementary School are among the permitted uses in the R-1-5 zoning district.



REGIONAL MAP

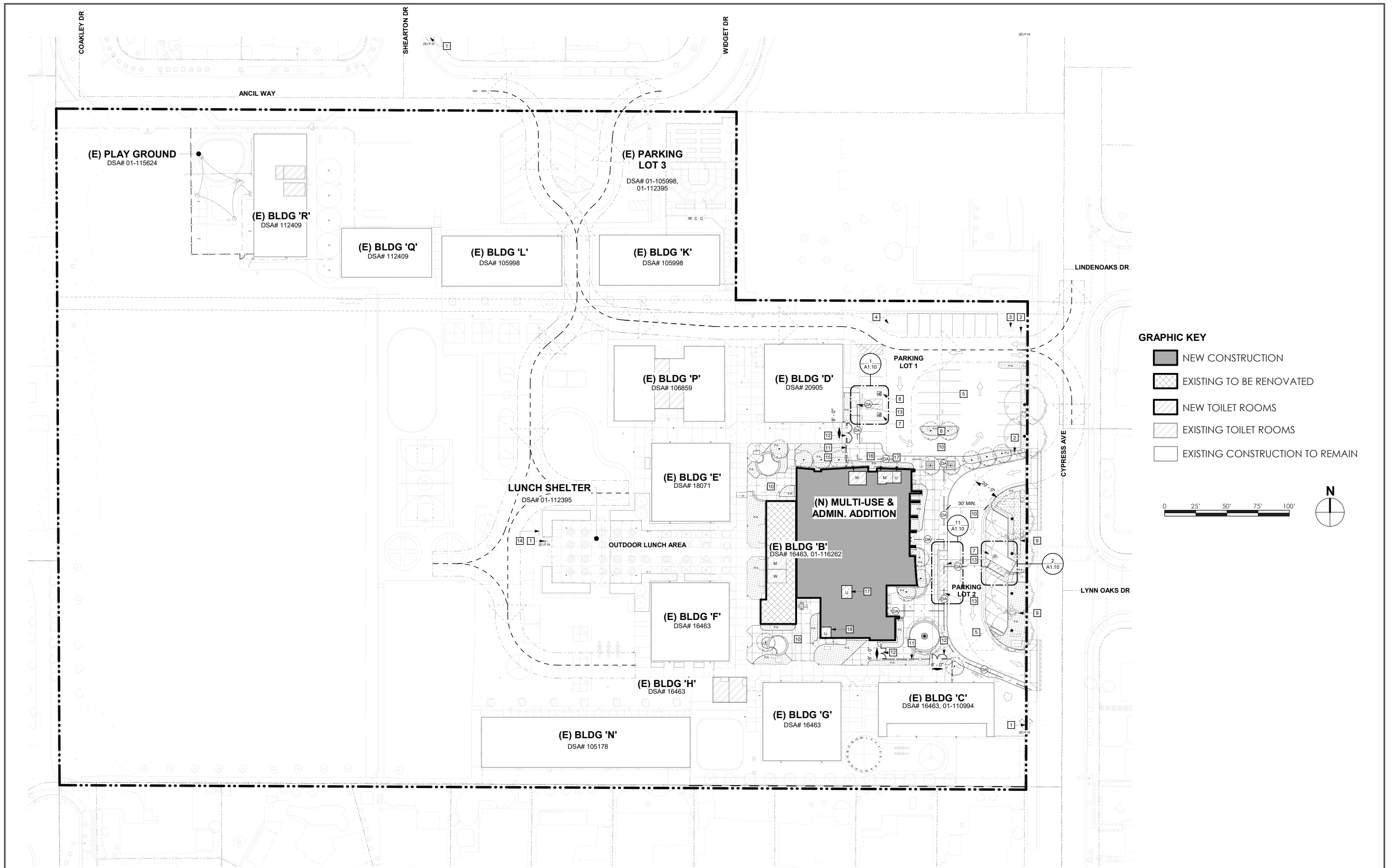
FIGURE 1



 Project Site	
Base Map: Google Maps	
	

VICINITY MAP

FIGURE 2



Source: Aedis Architects, December 15, 2021.

Project Components

New Construction

The project site is located in the eastern portion of the school and would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the Building B which would result in a net increase of 8,207 square feet compared to the existing condition. The renovation and addition to Building B would result in a 13,515 square foot building with new administrative office space, food service facilities, and multi-use space. The proposed single-story addition to Building B would have a maximum height of approximately 26 feet. The project has been designed to meet all California Green Building Standards Code requirements; no additional green building certifications are being sought after.

Landscaping

The project would result in the removal of 21 existing trees and the planting of 23 new trees in addition to other landscaping throughout the eastern portion of the school site surrounding the project area.

Site Access and Parking

There are two existing parking lots on campus. The parking lot on the north side of campus is accessed via Ancil Way and the parking lot on the east side of campus is accessed via two driveways on South Cypress Avenue. The northern driveway is an entry only and the southern driveway is an exit only. The east side of the school site also has a one-lane bus loop that is accessed via South Cyprus Avenue. The proposed project would maintain the existing driveways and parking lot on Ancil Way. The eastern parking lot and bus loop on South Cypress Avenue would be reconfigured to accommodate the proposed addition to Building B. This reconfiguration would result in the net loss of five of the 43 existing parking spaces. The southern driveway would also be removed, and vehicle access to the eastern parking lot would be provided via the northern driveway which would be converted into a two-way driveway onto South Cypress Avenue. Pedestrian access to the project site would continue to be provided via sidewalks on South Cypress Avenue and Ancil Way.

Utility Construction

All proposed utility work would occur within the existing school site, no work is proposed in the public right of way. The implementation of the project would result in the construction of various utility improvements including the following:

- Installation of a new on-site storm drain system;
- Connecting the new building addition to an existing sanitary sewer line; and
- Connecting the new building addition to an existing water line.

Construction Activities

Project construction activities would include demolition, site preparation, grading and excavation, building construction, and utility installation. It is estimated that project construction would take a total of approximately 18 months and require excavation at a maximum depth of five feet below ground surface. Excavation and removal of approximately 1,190 cubic yards of soil would be necessary to accommodate the proposed building foundations, footings. In addition, base rock would

need to be imported to provide support under the proposed structure. It is assumed that construction of the project would start in April 2022 and be completed in September 2023.

Consistent with past projects, the school district will coordinate with the Bay Area Air Quality Management District (BAAQMD) to ensure proper dust control measures are implemented during project construction. In addition, the project proposes to implement several best management practices to limit the amount of emissions generated by equipment to be used on-site. Specifically, the project would:

- All construction equipment, diesel trucks and generators will be equipped with Best Available Control Technology for emission reductions of Nitrogen Oxides (NO_x) and particulate matter (PM);
- All contractors will use equipment that meets the California Air Resources Board's (CARB) most recent certification standard for off-road heavy duty diesel engines;
- At least 50 percent of the heavy-duty, off-road equipment used for construction will be CARB certified off-road engines or equivalent, or use alternative fuels (such as biodiesel) that result in lower particulate emissions;
- The contractor will install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors);
- Any diesel equipment or vehicles standing idle for more than two minutes will be turned off. This includes trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they were on-site.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS

This section documents that none of the exceptions in CEQA Guidelines Section 15300.2 would disqualify the project from being found categorically exempt.

CEQA Guidelines Section 15300.2 – Exceptions

(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.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 2 and Class 14; therefore, there is no exception to the exemptions under CEQA Guidelines Section 15300.2(a).

(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.

The project site is located in the eastern portion of the school and would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the Building B. The renovation and addition to Building B would result in a 13,515 square foot building with new administrative office space, food service facilities, and multi-use space. The project would not propose additions to other buildings on campus, and there would be no additional teaching stations added as a result of this project. The proposed improvements would be limited to the existing school site and there are no other additions or new buildings planned to occur concurrently with this proposed project. Any future renovation at Lynhaven Elementary School would undergo a separate review process. Therefore, the cumulative impact of successive projects of the same type in the same place would not be 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.

The proposed project would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the Building B. The project site is located in the eastern portion of the campus and would require the removal of 21 trees

and five parking spaces. The school campus is in a single-family residential neighborhood with San Tomas Expressway to the west. Schools are commonly located in residential neighborhoods.

The proposed project and project site do not contain any features that are unique or unusual for a school. The removal of trees to accommodate a building's expanding footprint is not unusual, and the 21 trees that would be removed would be replaced with 23 new trees located in approximately similar areas of the school site. Based on the Landscaping Plan included in the project plan set, the trunk diameter of the trees proposed for removal ranges between two and 12 inches. A majority of those trees have a trunk diameter of six inches or less, which indicates they are less mature trees. Several of the trees that would be removed are flowering pear trees that are in poor health due to disease.¹ The 23 replacement trees listed in the Landscaping Plan would be 36-inch box trees, which would be large enough to serve as adequate replacements for the trees proposed for removal. Three of the trees in the project vicinity would remain, and those would be protected during construction activities in a manner consistent with the tree protection plan included in the Landscaping Plan.

The construction phase for the proposed project would last for approximately 16 months and require the demolition of existing structures, excavation, grading, and the hauling of soil and debris. Construction activities would occur while school is in session, as well as when the school is closed for holiday breaks. In order to reduce the potential effects on air quality resulting from construction activities, the project would implement best management practices to limit the amount of dust and equipment emissions generated by the vehicles and equipment on-site as outlined in the project description. These measures would include standard dust abatement strategies, a requirement to use equipment that meets the most stringent emissions standards, and a requirement that would limit the amount of idling time allowed for construction equipment and vehicles. The implementation of these measures would reduce the potential air quality effects produced by the construction equipment required for this project.

The project site is not located in a State or County recognized landslide or liquefaction hazard zone, and there are no unusual geologic or seismic characteristics that might create a hazard to future site users.^{2 3} The entire San Francisco Bay Area is subject to seismic related geologic activity and the project would conform to the standard engineering and building practices and techniques specified in the California Building Code.

The school site is within the Santa Clara Valley Habitat Conservation Plan permit area; however, the portion of campus that contains the project site is classified as Urban-Suburban land cover which does not have an associated land cover fee. There are no known special-status species or sensitive habitats on-site that could be impacted by the project. Standard measures that are required by local, state, and federal law would be implemented as part of the project to minimize and avoid

¹ Williams, Douglas. Construction Manager, Campbell Union School District. Personal Communication. February 23, 2022.

² Santa Clara County. *Santa Clara County Geologic Hazard Zones Map*. October 2012.

³ California Geological Survey. "Earthquake Zones of Required Investigation". Map. Accessed February 7, 2022. <https://maps.conservation.ca.gov/cgs/EQZApp/App/>.

construction-related impacts. The proposed project would, therefore, not result in 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.

State Route (SR) 9 from the Santa Cruz County line to the Los Gatos City limit is the nearest officially designated state scenic highway.⁴ The project site is approximately 5.3 miles northeast of the nearest officially designated segment of SR 9. The proposed tree removal and addition to Building B would not be visible from SR 9 at this distance. Therefore, the project would not result in any damage to scenic resources within a highway officially designated as a state scenic highway.

(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.

The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code, therefore, no exceptions to the exemption apply under 15300.2(e).⁵

(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.

The remaining original structures on-site were constructed around 1957, which means that several of the buildings on-site are over 60 years old. This includes Building B, which was one of the original structures on-site. However, the building has undergone several renovations in the years since its original construction. In 2016, the southwest portion of Building B was modified to provide larger window areas, and the doors and windows were replaced with more modern fixtures. Additionally, two decorative panels on the exterior were removed in 2022 and replaced with boards.⁶ These changes have resulted in a structure that does not maintain its original architectural integrity. Building A was constructed in 1990, and does not meet the 50-year threshold used to identify potentially historic resources. The project site does not contain any recognized historic structures and is not in proximity to any historic structures pursuant to the City's Historic Resources Inventory.⁷

⁴ California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Accessed February 7, 2022. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

⁵ California Environmental Protection Agency. *Cortese List Data Resources*. Accessed February 7, 2022. <https://calepa.ca.gov/sitecleanup/corteselist/>.

⁶ Williams, Douglas. Construction Manager, Campbell Union School District. Personal Communication. March 1, 2022.

⁷ City of San José. *Historic Resource Inventory*. Accessed February 7, 2022. <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-resources-inventory>.

According to the San José 2040 General Plan, the project is identified as within an Archeologically Sensitive Area likely due to its proximity to San Tomas Aquinas Creek. Archaeological sensitivity near waterways is common throughout Santa Clara County. The site has been previously disturbed for construction and there is likely fill on-site from original construction of the school, making the likelihood of encountering buried cultural resources low given the limited ground disturbance required to construct the project. The following standard measures would be implemented as part of the project to avoid impacts to unknown subsurface resources:

- If suspected prehistoric or historic resources are encountered during excavation and/or grading of the site, construction personnel shall be instructed to immediately suspend all activity within a 50-foot radius and the School District Superintendent and the Division of the State Architect (DSA) shall be notified of the discovery. A licensed archaeologist shall be retained in order to 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and 2) submit a resource mitigation and monitoring reporting program with appropriate recommendations regarding the disposition of such finds prior to resumption of construction activities. A report of findings documenting any data recovery shall be submitted to the DSA and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials. The District shall implement the recommendations of the qualified archaeologist.
- In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The School District Superintendent, the DSA and the Santa Clara County Coroner's office shall be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

Conclusion

Based on the analysis above, none of the exceptions to categorical exemptions detailed in CEQA Guidelines Section 15300.2 apply to the proposed project.

EXEMPTIONS

The project, as documented below, qualifies for a categorical exemption under CEQA Guidelines Section 15302, *Replacement or Reconstruction (Class 2)* and CEQA Guidelines Section 15314, *Minor Additions to Schools (Class 14)*.

CEQA Guidelines Section 15302, Replacement or Reconstruction (Class 2)

Class 2 consists of 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 but not limited to:

- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

CEQA Guidelines Section 15314, Minor Additions to Schools (Class 14)

This exemption consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

REPLACEMENT OR RECONSTRUCTION CRITERIA

This section documents that the proposed project qualifies for a Class 2 Replacement or Reconstruction exemption because it meets the criteria set forth in CEQA Guidelines Section 15302.

CEQA Guidelines Section 15302 – Replacement or Reconstruction Projects

The key consideration for Class 2 exemptions is whether the new structure would be located on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure being replaced.

The Lynhaven Elementary School campus currently consists of 14 buildings that combine for an approximate square footage of 56,200 square feet. The project, as proposed, would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the building which would result in a net increase of 8,207 square feet more than the existing structures on-site. This is an increase in square footage of approximately 15 percent; however, the expansion in capacity would not result in the addition of any classrooms or teaching stations that would not result in an increase in student capacity. The primary purpose of the project would be to provide adequate office space for administrative staff and a modernized and expanded food service area. The new multi-use area would continue to be used for a variety of campus events and performances which currently take place in the existing Building B.

The expansion of Building B would require the reconfiguration of the bus loop and eastern parking lot on campus which would result in the net loss of five existing surface parking spaces. The proposed project would require various utility improvements including the installation of a new storm drain inlets on campus and pipes to connect to existing infrastructure and the connection of the addition to Building B to the existing sanitary sewer line and water line. The alterations to the parking lot and utility infrastructure on-site would be required to accommodate the expansion of Building B, but those improvements would not induce any further growth that might result in an increase in student capacity on-site.

The project has been designed to meet all California Green Building Standards Code requirements and the Division of the State Architect ensures project compliance with all structural, accessibility, and fire and life safety codes.

As discussed above, in order for this addition to meet the criteria for a Class 2 Replacement or Reconstruction exemption, the new structure would have to be located on the same site and have substantially the same purpose and capacity as the structures being replaced. The new structure would not be allowed to increase capacity by more than 50 percent.

The proposed addition would be constructed in the place of the demolished Building A and partially demolished Building B. Building A currently serves as the administration office for the school and Building B contains a teachers lounge and multi-use area. The new addition to the multi-use building would provide expanded space for administration offices, food service areas, and multi-purpose uses.

These are substantially the same purposes provided by the existing buildings that would be replaced. Although the total area of the buildings on-site would be increased, the proposed addition would not increase student capacity, as no new teaching stations would be added as part of the proposed addition. The project would be located on the same site as the existing structures, it would serve substantially the same purpose, and it would not increase capacity by more than 50 percent. Based on this discussion, the proposed project qualifies for a Categorical Exemption under Class 2.

Conclusion

With incorporation of the standard measures detailed in this memorandum, the proposed project meets the criteria for a Class 2 Replacement or Reconstruction exemption. None of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.

MINOR ADDITIONS TO SCHOOLS CRITERIA

This section documents that the proposed project qualifies for a Class 14 Minor Addition to Schools exemption because it meets the criteria set forth in CEQA Guidelines Section 15314.

CEQA Guidelines Section 15314 – Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The project site is within a fully operational elementary school that currently consists of 14 existing buildings, play structures, recreational areas, landscaping, and two surface parking lots. The proposed project would demolish the existing 1,225 square foot administration building (Building A), partially demolish and renovate the existing 6,395 square foot multi-use building (Building B), and construct a new 11,203 square foot addition to the east side of the Building B. The renovation and addition to Building B would result in a 13,515 square foot building with expanded administrative office space, food service facilities, and multi-use space. All proposed work would take place within existing school grounds. No new teaching stations would be added as part of this proposed project, so there would be no increase in student capacity as a result of this work. The size of the proposed addition would not be equivalent to the capacity of 10 classrooms or 25 percent of the existing student capacity.

Conclusion

Based on this discussion, the proposed project meets the criteria for a Class 14 Minor Additions to Schools exemption. None of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.