

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121

County Clerk
County Government Center
San Luis Obispo, CA 93408

From: Cuesta College
Highway 1
PO Box 8106
San Luis Obispo, CA 93401-8106
trcee@cuesta.edu

(ENDORSED)
FILED

Project Title: Early Childhood Education Building

Project Location - Specific: 2800 Buena Vista, Paso Robles

Project Location - City: Paso Robles

Project Location - County: San Luis Obispo

SEP 05 2017

TOMMY GONG, COUNTY CLERK
A. Bautista
DEPUTY CLERK

Description of Project:

The proposed project is the construction of a 11,598 sf Early Childhood Education building at the North County Campus

Name of Public Agency Approving Project: San Luis Obispo County Community College District

Name of Person or Agency Carrying Out Project: San Luis Obispo County Community College District,
Terry Reece, Director, Facilities Services, Planning and Capital Projects.

Exempt Status:

Categorical Exemption Class 14 Minor additions to schools (CEQA Guidelines 15314)

Reasons why project is exempt:

The proposed project meets the criteria in the CEQA Guidelines section 15314 which state the exemption applies if the project would not increase the original student capacity by more than 25% or ten classroom, whichever is less, it is determined the project is eligible for a Class 14 Categorical Exemption.

Furthermore, a Preliminary Exemption Assessment (PEA) analysis was completed Pursuant to the CEQA Guidelines section 15300.2 (c) and (f) undertaken to determine if any unusual circumstances exist that might result in a significant impact on the environment. On the basis on the evidence presented in the PEA no unusual circumstances exist that might result in significant effects on the environment.

Lead Agency

Contact Person: Terry Reece, Director, Facilities Services
Area Code/Telephone/Extension: (805) 546-3283

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: *Terry Reece*

Date: 9.5.17

Title: Consultant

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project: Early Childhood Education Center

2. Location: Dallons Drive, Paso Robles

3. Entity or person undertaking project:

A. San Luis Obispo County Community College District

B. Other (Private)

(1) Name: _____

(2) Address: _____

4. Staff Determination:

The School District's Staff, having undertaken and completed a preliminary review of this project in accordance with the School District's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" (refer to attached analysis) has concluded that this project does not require further environmental assessment because:

a. The proposed action does not constitute a project under CEQA.

b. The project is a Ministerial Project.

c. The project is an Emergency Project.

d. The project constitutes a feasibility or planning study.

e. The project is categorically exempt.

Applicable Exemption Class: Class 14 (CEQA Guidelines, Section 15314)

f. The project is statutorily exempt.

Applicable Exemption Class: _____

g. The project is otherwise exempt on the following basis: _____

h. The project involves another public agency which constitutes the Lead Agency.

Name of Lead Agency: _____

Date: _____

Staff

Preliminary Exemption Assessment Analysis

1. Campus History and Determination of Original Capacity

The North County Campus has been evolving under Campus Master Plans created in 1997 and updated in 2016. The Proposed Project is the fourth permanent campus structure, with the third structure, the Campus Center, currently under construction. Currently six re-locatable modular classroom building are being used on the site. The baseline capacity for the purposes of the CEQA Class 14 Categorical Exemption is reflected in current enrollment of approximately 3,800 students.

2. Proposed Action

The R & B Shultz Early Childhood Education Center is a one story education building equipped with site utilities, landscape, and surrounding site development including new parking. The program spaces include classrooms, video room, observation rooms, offices, lounge, reception, work rooms, and kitchens. The building is 11,032 sf and is classified as Type II-B construction. The building will be fully sprinkled and have fire alarm and smoke detection. There is a covered play area that serves the children's program and is 2,178 sf. The covered play area is sprinkled. There is an outdoor play area that serves the children's program that is 10,892 sf and has (2) outdoor storage buildings (566 sf) serving the area. The Proposed Project will not add students to the campus.

3. Previous environmental review

In 2015, the College adopted a Mitigated Negative Declaration for a new Campus Center Building, currently under construction, herein incorporated by reference. This CEQA document included mitigation measures to ensure that no significant impacts to the environment would result from the project. The previous MND identified potentially significant effects for biological resources, cultural resources and construction noise. All other study topics were not identified to have potential for significant effects and are therefore not deemed to be relevant to this PEA analysis because the proposed project is in every respect similar in scope, size and setting to the Campus Center building.

The nature of these measures, discussed more fully in section 4 below, is such that they are applicable to most general construction within the campus core. For this reason, this document is the basis for standard measures that will be included in the construction plan set for the Data Center project.

4. Analysis of Potential for Significant Environmental Effects

- a. Biological Resource: The Campus Center Initial Study / MND identified potential impacts on nesting birds and tree removal. The Proposed Project has trees in proximity but will not remove trees. The application of standard nesting bird surveys as specified in the measures would avoid any significant impact to biological resources.
- b. Cultural Resources: There are no known or documented archaeological resources present on the site. However, the area is known to have had prehistoric occupation by Native Americans. The Initial Study for the Campus Center building

concluded the likelihood of encountering cultural resources or human remains is minimal. Standard measures to address activities that could impact cultural resources were adopted. These measures are incorporated into the Proposed Project Description and will be implemented by the District.

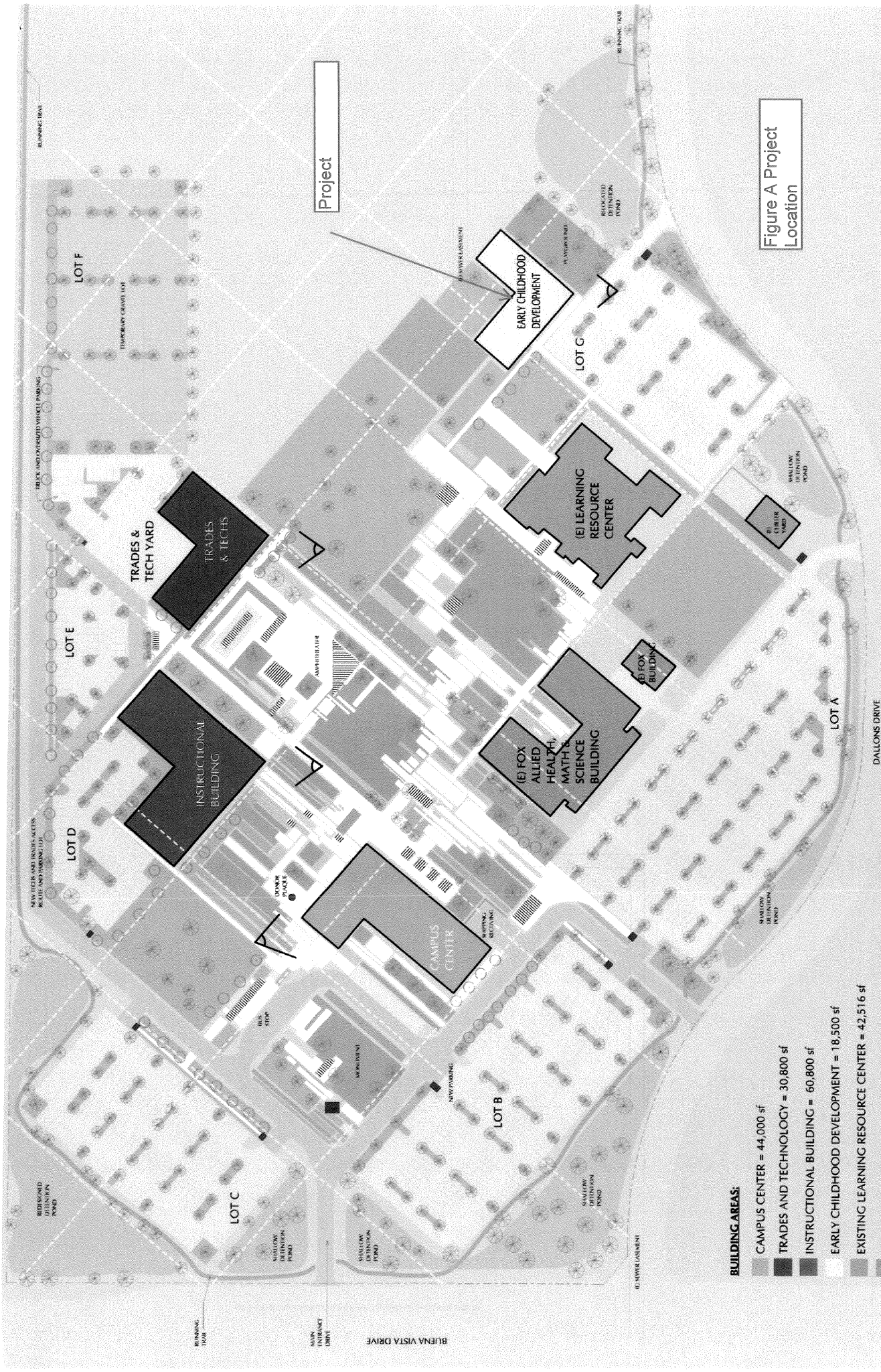
- c. Short-term Construction Effects: Construction noise was identified as a potentially significant short-term impact in the North County Campus Center IS / MND. However, the standard of impact significance could be considered as overstating the impact. The cited standard was the Office of Planning and Research General Plan Guidelines. The noise standards suggested in this Guideline are not for temporary stationary noise sources, but rather for exposure of land uses, such as schools, to transportation noise, e.g. "community noise". In this case, schools would be subject to noise standards from adjoining land uses or noise sources. A more appropriate guide for a noise standard would be the City of Paso Robles Noise Element Table N-5 for stationary noise. Stationary noise is short term, episodic noise. The standard is applied adjoining properties, not to uses that might be present on the site of the construction activity. Therefore, the application of a standard for construction noise within the campus, along with any applicable mitigation, is solely at the discretion of the District. Under the City Noise Element, the standard for stationary noise control is the property line: a maximum of 70 decibels (dB). Using the Campus Center Initial Study table 9, noise is estimated at less than 70 dB at 600 feet from the source. The Data Center site is over 600 feet from the nearest noise receptors (residences) on adjoining properties around the construction site. Therefore no significant impact on surrounding sensitive receptors would result for construction noise.

5. Reasons for the Exemption Finding

Pursuant to the CEQA Guidelines section 15300.2 (c) and (f), the above analysis was undertaken to determine any unusual circumstances exist that might result in a significant impact on the environment. On the basis on the evidence presented above no unusual circumstances exist that might result in significant effects on the environment.

Because the proposed project meets the criteria in the CEQA Guidelines section 15314 which state the exemption applies if the project would not increase the original student capacity by more than 25% or ten classroom, whichever is less, it is determined the project is eligible for a Class 14 Categorical Exemption.

Figure A Project Location



Project

BUILDING AREAS:

- CAMPUS CENTER = 44,000 sf
- TRADES AND TECHNOLOGY = 30,800 sf
- INSTRUCTIONAL BUILDING = 60,800 sf
- EARLY CHILDHOOD DEVELOPMENT = 18,500 sf
- EXISTING LEARNING RESOURCE CENTER = 42,516 sf
- EXISTING ALLIED HEALTH, MATH & SCIENCE BUILDING = 30,420 sf

▲ PERSPECTIVE VIEW LOCATION

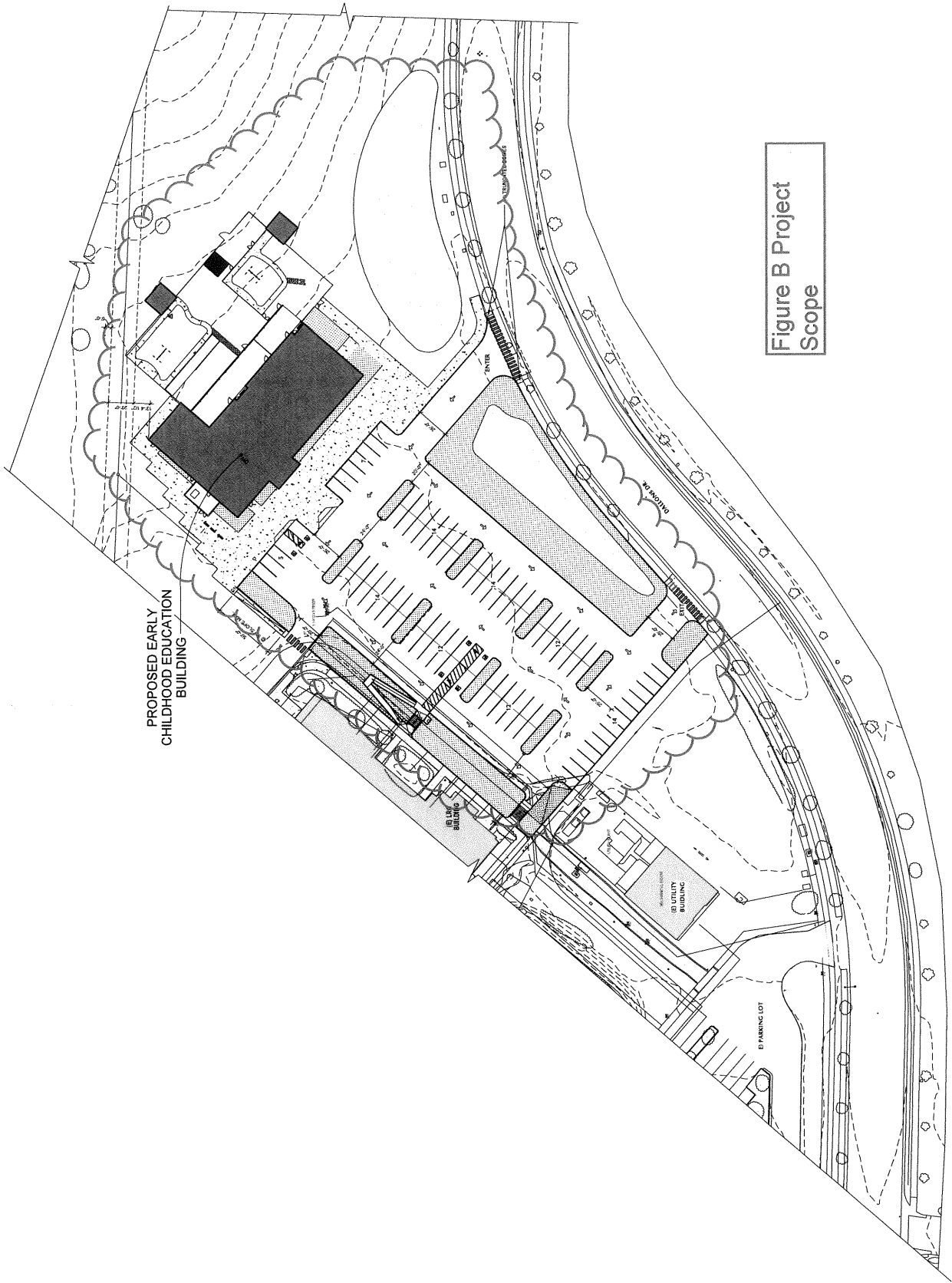


Figure B Project Scope