

Notice of Exemption

21-2025-031

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Marin
3501 Civic Center Drive
San Rafael, CA 94903

From: (Public Agency): Shoreline Unified School District
10 John Street
Tomales, CA 94971
(Address)

Project Title: Bodega Bay Elementary School Exterior Improvements Project

Project Applicant: Shoreline Unified School District

Project Location - Specific:
1200 Cannon Street, Bodega Bay, CA 94923

Project Location - City: Bodega Bay Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The project would consist of demolition, preparation, installation, and all other associated work with window replacements, roofing replacement and repair, painting, and siding replacement and repair at the school.

Name of Public Agency Approving Project: Shoreline Unified School District

Name of Person or Agency Carrying Out Project: Shoreline 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
Statutory Exemptions. State code number:

Reasons why project is exempt:

Project includes replacement and repairs to roofing, siding, and windows at existing school building (complies with Class 1 exemption). Exceptions to Class 1 exemption have been reviewed and do not apply. See attached Discussion.

Lead Agency
Contact Person: Katie Anderson, CBO Area Code/Telephone/Extension: (707) 878-2226

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? [X] Yes [] No

Signature: [Signature] Date: 02/25/2025 Title: CBO

[X] 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:

FILED

MAR 11 2025

SHELLY SCOTT
MARIN COUNTY CLERK
BY: [Signature], Deputy

POSTED 3/11/25 TO 4/10/25

BODEGA BAY ELEMENTARY SCHOOL EXTERIOR IMPROVEMENTS PROJECT
CEQA NOTICE OF EXEMPTION DISCUSSION

Project Description

Existing Facilities

The Bodega Bay Elementary School, located at 1200 Cannon Street, Bodega Bay, CA, is owned and operated by the Shoreline Unified School District. The school consists of one large permanent classroom building and a single 1280 sq. ft. modular building. It is located in a mostly single-family residential neighborhood, with houses immediately adjacent to the school to the west and south, a business adjacent to the north, and a large expanse of open space to the east.

The project improvements would occur at the existing main classroom building.

Proposed Project

The project would consist of removing and replacing existing roofing, windows, doors, and siding at the main school building. The materials would be similar in design to existing materials, and windows would be in the same openings. The existing composition shingle roofing would be replaced by new composition shingle roofing. The project would be constructed in the summer of 2025.

Categorical Exemption Analysis

Class 1 Exemption

The CEQA Class 1 Exemption (Class 1-Existing Facilities [CEQA Guidelines, Section 15301]) applies to operation and minor expansions of existing facilities. It includes upgrades of existing building interiors and exteriors, demolition and removal of small structures, addition of safety or health protection devices, restoration or rehabilitation of deteriorated structures, and additions to existing structures that will not result in an increase of more than 50% of the floor area before the addition, or 2500 sq. ft., whichever is less.

The proposed project would consist of replacement of deteriorating windows, siding, and roofing, as well as associated repairs, at the existing main building on the site. Therefore, this exemption would apply.

Analysis of Possible Exceptions to Class 1 Exemption

The exemptions are subject to the following exceptions:

- **Cumulative Impact.** This exception would apply if the project were to contribute to significant impacts to a resource in combination with other proposed new development nearby. No other such development is proposed at the school or in the neighborhood, so this exception would not apply.

- **Scenic Highways.** This exception would apply if the project were to result in damage to scenic resources within a scenic highway corridor. The Bodega Bay School is near Highway 1, which is a designated state scenic highway in the project area. However, the proposed new modular building on the campus would be similar in size to the existing structure to be replaced and would not be visible from the highway. Therefore the project would not affect any scenic resources the designated scenic highway.
- **Hazardous Waste Sites.** This exception would apply if the project were to be located on a hazardous waste site listed pursuant to California Government Code Section 65962.5. A search of the State Envirostor database conducted on January 6, 2025, found no listed hazardous wastes sites on or near the school site. In addition, per the construction plans, there are no known hazardous materials in the main classroom building
(https://www.envirostor.dtsc.ca.gov/public/map/?global_id=21880002)
- **Historical Resources.** This exception would apply if the project were to potentially significantly adversely affect an historical resource. The proposed project includes replacement of a non-historic modular building and parking lot improvements, and therefore would not have the potential to adversely affect any historical resources.
- **Significant Effect.** The exception would apply if the project would have the potential for a significant effect to the environment due to unusual circumstances. Unusual circumstances may include historic structures, hazardous materials contamination, protected species or habitats, and other similar conditions. There are no unusual circumstances on the site and there is no potential for significant effect, therefore this exception would not apply.

Conclusions

As discussed above, the project is within the parameters of the Class 1 Exemption. Further, as detailed above, none of the exceptions to the exemption would apply. Therefore, this exemption would apply to the proposed project.