

2019110484

CEQA: California Environmental Quality Act

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Colton Joint Unified School District
1212 Valencia Drive
Colton, CA 92324

☒ County Clerk
County of San Bernardino
385 N. Arrowhead Ave., 2nd Floor
San Bernardino, CA 92415

COUNTY OF
SAN BERNARDINO
NOV 22 2019

Terrace Hills Middle School Parking Lot Expansion Project
Project Title

CLERK OF THE BOARD

22579 De Barry Street
Project Location - Specific

Grand Terrace
Project Location - City

San Bernardino
Project Location - County

The proposed project consists of renovations to the existing parking lot at Terrace Hills Middle School to improve circulation and accessibility. The new parking lot will include a total of 99 parking spaces, ADA accessible curb ramps and handrails, walkways, parking lot asphaltic concrete paving, fencing and gates, stripping, signage, and landscaping.

Description of Nature, Purpose, and Beneficiaries of Project

Colton Joint Unified School District
Name of Public Agency Approving Project

Colton Joint Unified School District
Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 2, CCR §15302, Replacement and Reconstruction, Class 3, CCR §15303, New Construction or Conversion of Small Structures, Class 4, CCR §15304, Minor Alterations to Land, and Class 11, CCR §15311, Accessory Structures

☐ Statutory Exemptions. State code number:

DATE FILED & POSTED

Posted On: 11/22/19
Removed On: 01/04/20
Receipt No: 301122019-810

The project consists of new improvements and replacement of existing components of the parking lot which will require minor grading during construction. The new parking lot will include the construction of small new equipment and facilities such as fences and gates, new walkway, and associated stripping and signage. No new building construction will occur. No expansion of existing school capacity or changes in facility use would occur; therefore, the project is exempt from CEQA under Sections 15302, 15303, 15304, and 15311. The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply. See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the District Facilities and Construction Office, 325 Hermosa Street, Colton, CA 92324.

Reasons why project is exempt

Owen Chang

909.580.6643

Contact Person:

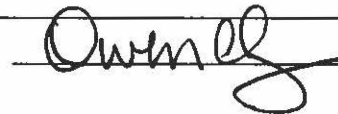
Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving ☒ Yes ☐ No the project

Date
Received for
Filing:

Signature:



Title:



Governor's Office of Planning & Research

NOV 22 2019

STATE CLEARINGHOUSE

Attachment to Notice of Exemption

TERRACE HILLS MIDDLE SCHOOL PARKING LOT EXPANSION PROJECT

Colton Joint Unified School District

SUPPLEMENTAL INFORMATION

The Colton Joint Unified School District (District) proposes to expand its exiting parking lot and create a new access driveway at Terrace Hills Middle School (Terrace Hills MS). This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14 § 15302, 15303, 15304, and 15311.

1. EXISTING CONDITIONS

PROJECT LOCATION

The project site is at Terrace Hills MS at 22531 De Barry Street, in the City of Grand Terrace, in San Bernardino County. Regional access to the campus is from Interstate 215 (Riverside Freeway), approximately 0.74 mile to the northwest of the campus. The Terrace Hills MS campus is bordered by De Barry Street to the north, Mount Vernon Avenue to the west, Cardinal Street to the south, and the Richard Rollins Community Park to the east (see Figure 1, Regional Location and Figure 2, Local Vicinity).

EXISTING CONDITIONS

Terrace Hills MS is a 7th and 8th grade public school with a 2018/2019 enrollment of 994 students (CDE 2019). The campus is currently developed with 14 permanent classrooms, 29 portable classrooms, restrooms, a computer lab, four science labs, staff lounge, library, band room, multipurpose room, administration offices, staff/visitor parking lot, pool, a multipurpose field, hardcourts, pedestrian walkways, and landscaped areas (CJUSD 2019). The current Terrace Hills MS parking lot provides 67 spaces and main vehicular access to the parking lot is provided via De Barry Street. Staff parking is provided in the lot located at the northwest corner of the school (Parking Lot A) while visitor parking are provided along De Barry Street (Parking Lot B). Currently, no student drop off/pick-up is allowed other than bus loading and unloading. The student loading zone is located along the sidewalk on De Barry Street and is approximately 260ft in length (see Figure 3, *Aerial Photograph*).

The District operates 18 elementary schools, one state preschool, four middle schools, three traditional comprehensive high schools, one continuation high school and one alternative high school. The District spans about 46.8 square miles including the cities of Colton and Grand Terrace; parts of the cities of San Bernardino, Rialto, and Fontana; and some unincorporated areas of San Bernardino County including the Community of Bloomington. Districtwide enrollment in the 2018-19 school year was 22,041 (CDE 2019).

GENERAL PLAN AND ZONING

The 2010 City of Grand Terrace General Plan designates the school as Public and it is zoned as Public Facilities (PUB) (Grand Terrace 2010; 2017).

SURROUNDING LAND USES

The Terrace MS campus is primarily surrounded by residential uses. Single-family homes border the campus directly to the north and south along with Richard Rollins Community Park to the east. To the west across Mount Vernon Avenue is a church.

2. PROJECT DESCRIPTION

The project consists of improvements and expansion to the existing parking lot and a new access driveway on Mount Vernon Avenue (see Figure 4, *Site Plan*). The new parking lot will include a total of 99 parking spaces, ADA accessible curb ramps and handrails, walkways, parking lot asphaltic concrete paving, fencing and gates, stripping, signage, and landscaping. Parking Lot A will be expanded to include 76 spaces and parking lot B will include 23 spaces. The new access driveway will be designed as a two-way, right-in/right-out, stop controlled access drive. The new driveway will connect to the internal student loading zone. Some landscaping and two trees will be removed for the expansion of the parking lot and an internal walkway will be constructed connect access with the sidewalk on De Berry Street. A bioretention basin and pipes will be constructed or relocated to ensure proper drainage onsite.

Improvements will occur on campus, and no off-site improvements will be included as part of the project. The project will not involve an increase in student capacity and is intended to improve parking occupancy, circulation, and access at the campus.

CONSTRUCTION

The expansion of the parking lot will be implemented in late April 2020. All construction equipment and workers will be located within the boundaries of the campus and will not interfere with school operations. Development of the project site will be subjected to local and state codes and requirements for erosion control and grading during construction. Contractors will adhere to construction noise regulations to avoid disruption to campus operations.

3. REASONS WHY THE PROJECT IS EXEMPT

The project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) because it is consistent with Class 2, Replacement and Reconstruction, Class 3, New Construction or Conversion of Small Structures, Class 4, Minor Alterations to Land, and Class 11, Accessory Structures, as explained below.

Class 2, Replacement and Reconstruction (CEQA Guidelines § 15302) 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.

Class 3, New Construction or Conversion of Small Structures (CEQA Section § 15303) consists of 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. The numbers of structures described in this section are the maximum allowable on any legal parcel.

Class 4, Minor Alterations to Land (CEQA Guidelines § 15304) consists of minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

Class 11, Accessory Structures (CEQA Guidelines § 15311) consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-Premise signs;
- (b) Small parking lots;

- (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

The project consists of new improvements and replacement of existing components of the parking lot which will require minor grading during construction. The new parking lot will include the construction of small new equipment and facilities such as fences and gates, new walkway, and associated stripping and signage. No new building construction will occur. No changes in the Terrace Hills MS occupancy capacities or square footage increases will occur, and no off-campus improvements will occur. Existing uses of the facility as an elementary school will stay the same under the proposed project.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The project has been reviewed under CEQA Guidelines § 15300.2 - Exceptions, for any characteristics or circumstances that might invalidate findings that the project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the project.

- (a) **Location.** Classes 3,4,5,6 and 11 are qualified by consideration of where the project would 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.

The project site is on an existing middle school campus surrounded by developed residential uses and open space. The campus has buildings, asphalt hardcourts and parking lots, concrete driveways and walkways, turf playfields, and ornamental landscaping. Due to the school's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. No mapped wetlands exist on the site (FWS 2019). Additionally, there is no risk of hazardous materials or substances on the site (see section (e) below). Therefore, this exception does not apply to the project.

- (b) **Cumulative Impacts.** 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.

No other cumulative projects are ongoing at the project site. Additional District projects are currently underway at nearby schools; however, there are no other known successive projects—planned, approved, or under construction—of the same type at or near the school that when combined with the project will result in a cumulative environmental impact. This exception does not apply to the proposed project.

- (c) **Significant Effects.** 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 project site is on a currently occupied middle school campus and surrounded by residential development and open space. There is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. Proposed improvements will not alter the capacity of the campus or existing uses. The construction manager will execute construction activities per current local, state, and federal laws, regulations, construction Best Management Practices, District standards and guidelines. Operation of the middle school will not change. Facility improvements have been designed to enhance pick-up and drop-off circulation and increase parking capacity on-site. No unusual circumstances

are present on or near the site, and project implementation will not cause significant impacts due to unusual circumstances. This exemption does not apply to the proposed project.

- (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.

There are no designated state scenic highways near the Terrace Hills MS campus. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the nearest officially designated state scenic highway to the school is State Route 38 (SR-38) about 7.45 miles to the northeast (Caltrans 2017). The project will not affect this highway due to intervening development and the types of surface improvements proposed. The project will not affect scenic resources along any officially designated or eligible scenic highways. Therefore, this exception does not apply to the proposed project.

- (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 Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Five environmental databases were searched for hazardous materials sites on the site and within a quarter mile radius:

GeoTracker. State Water Resources Control Board (SWRCB 2015)

EnviroStor. Department of Toxic Substances Control (DTSC 2019)

EJScreen. US Environmental Protection Agency (USEPA 2018)

EnviroMapper. US Environmental Protection Agency (USEPA n.d.)

Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2019)

The database search did not return any sites within a 0.25-mile (1,320 feet) radius. The project site is not identified on any of the databases; therefore, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and the project will not create a hazard to the public. This exception does not apply to the proposed project.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be an historical resource.

Terrace Hills Middle School was built in 1959 (CJUSD 2019). There are no historic resources on or within a 0.25-mile radius of the campus that are listed on the National Register of Historic Places (NPS 2014), the California Register of Historical Resources (OHP n.d.), or as a California State Historical Landmark (OHP n.d.). Project implementation will not cause significant impacts to historical resources, and the historical resources exception will not apply to this project.

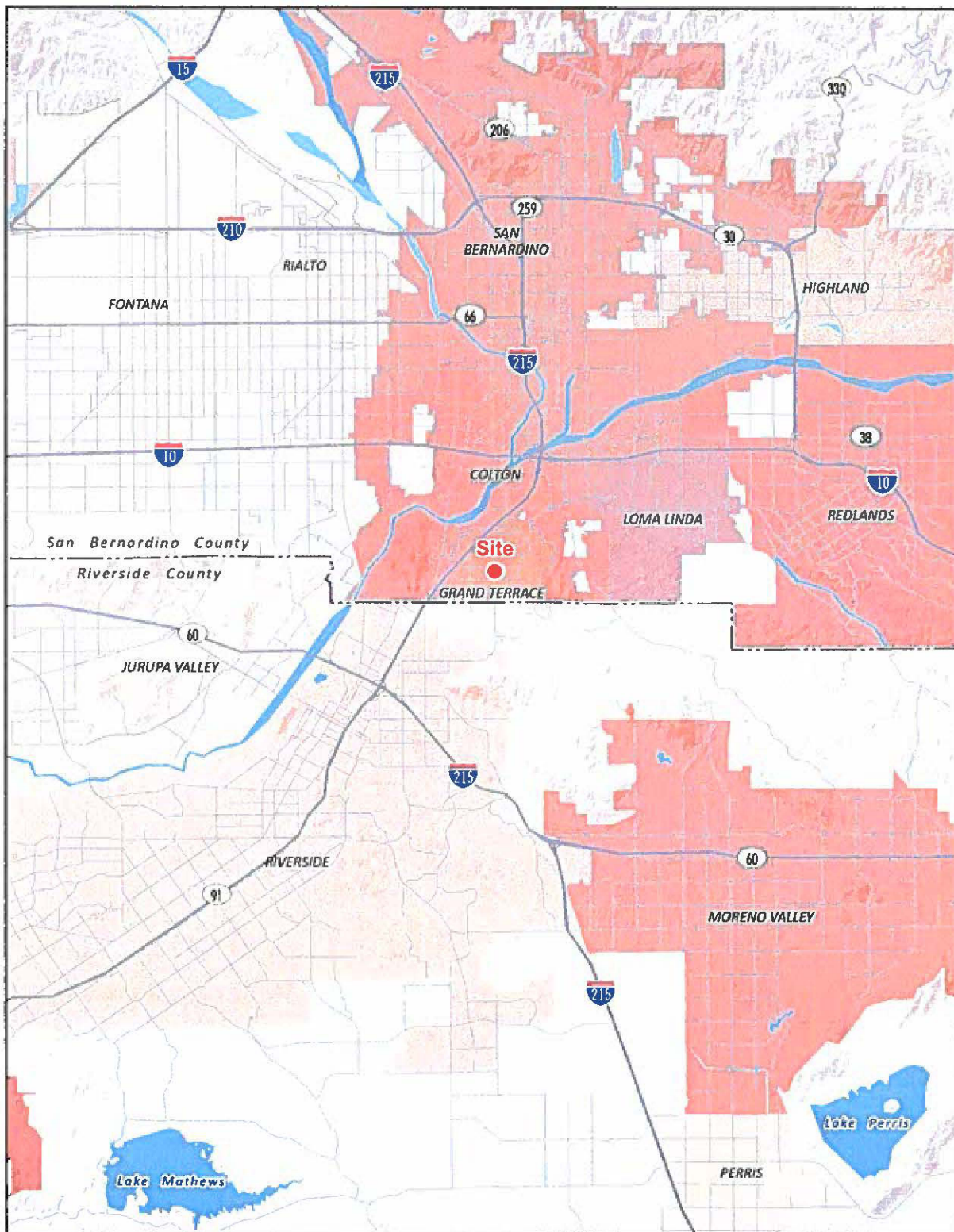
5. CONCLUSION

The proposed project at Terrace Hills MS is exempt from CEQA review pursuant to CEQA Guidelines Section 15302, 15303, 15304, and 15311. As substantiated in this document, the proposed project will not meet the conditions specified in § 15300.2, Exceptions, of the CEQA Guidelines, and the project is categorically exempt under Class 2, 3, 4 and 11.

6. REFERENCES

- California Department of Education (CDE). 2019, October 18. Dataquest. <http://dq.cde.ca.gov/dataquest/>.
- California Department of Resources Recycling and Recovery (CalRecycle). 2019. SWIS Facticity/Site Search. <https://www2.calrecycle.ca.gov/SWFacilities/Directory>
- California Department of Transportation (Caltrans). 2017, February 24. California Scenic Highways. <https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=f0259b1ad0fe4093a5604c9b838a486a>.
- Colton Joint Unified School District (CJUSD). 2017, February. Terrace Hills Middle School 2017-18 School Accountability Report Card. <https://docs.google.com/viewerng/viewer?url=https://www.colton.k12.ca.us/cms/lib/CA02218339/Centri-city/Domain/833/Terrace+Hills+MS+2017-18+SARC.pdf>
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- Grand Terrace, City of. 2017, September 1. City of Grand Terrace Zoning Map. https://www.grandterrace-ca.gov/UserFiles/Servers/Server_12337255/File/Departments/Planning%20&%20Development/Planning/zoning_map_sep_2017.pdf
- National Park Service (NPS). 2014, April. National Register of Historic Places. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>.
- Office of Historic Preservation (OHP). n.d. California Historical Resources. <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=36>.
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- US Environmental Protection Agency (USEPA). 2018. EJSCREEN. <https://ejscreen.epa.gov/mapper/>.
- US Environmental Protection Agency (USEPA). n.d. EnviroMapper for EnviroFacts. <https://www3.epa.gov/enviro/index.html>.
- U.S. Fish & Wildlife Service (FWS). 2019, October 18. National Wetlands Inventory – Wetlands Mapper. <https://www.fws.gov/wetlands/data/mapper.HTML>.

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2019

0 3
Scale (Miles)



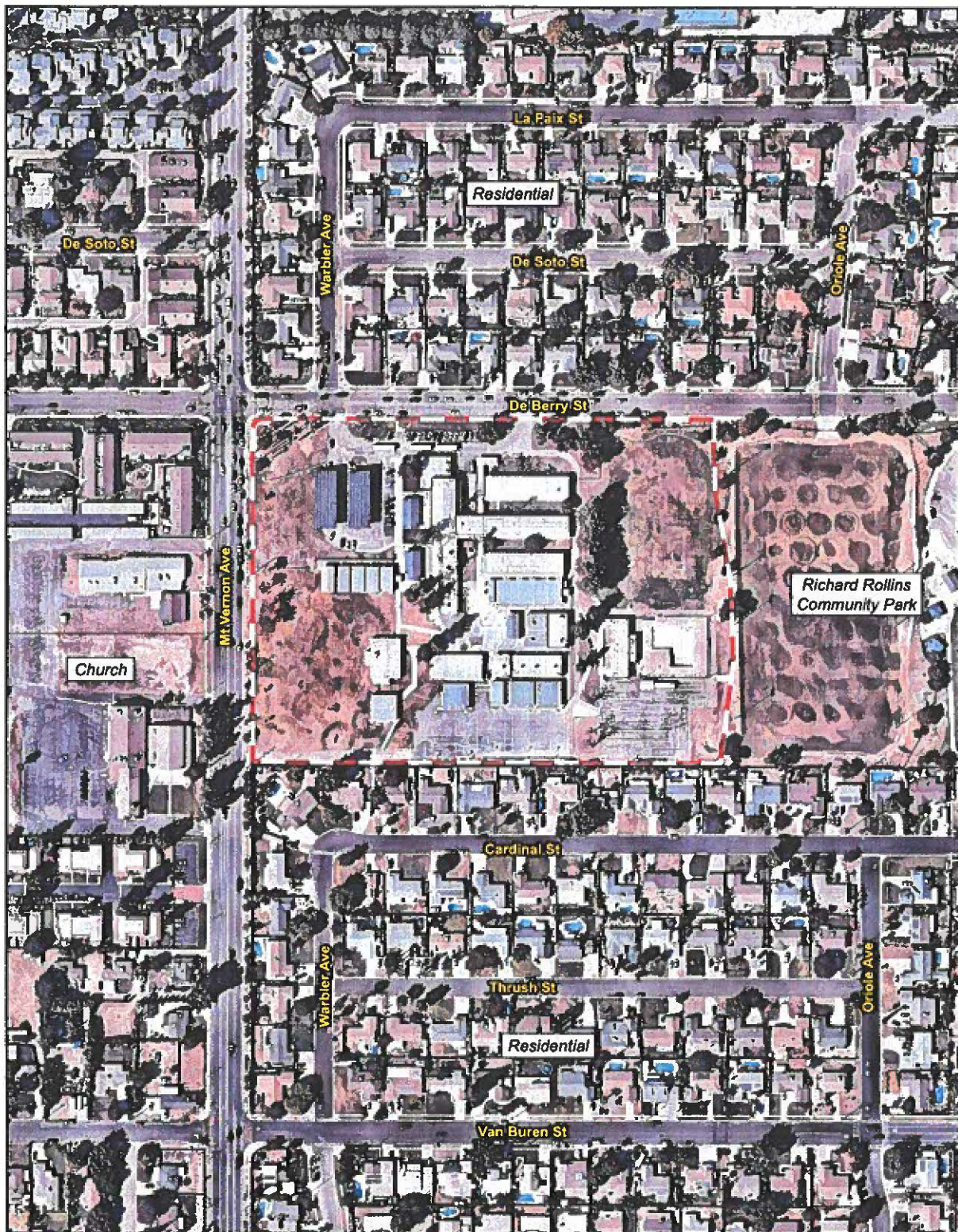
PlaceWorks

Figure 2 - Local Vicinity



PlaceWorks

Figure 3 - Aerial Photograph



— School Boundary

0 275
Scale (Feet)



Source: Nearmap, 2019

PlaceWorks

Figure 4 - Site Plan

