

NOTICE OF EXEMPTION

2020020022

TO: — County Clerk-Recorder
 County of Santa Clara
 70 W. Hedding Street
 1st Fl., E. Wing
 San Jose, CA 95110

95070 [filing pursuant to Government
 Code Section 21152(b)]

FROM:
West Valley – Mission
Community College District
14000 Fruitvale Avenue
Saratoga, CA

 x State Clearinghouse
 1400 Tenth Street
 Sacramento, CA 95814

Project Title: West Valley College Visual Arts Building Replacement

Project Location: This project is situated on the West Valley College (WVC) campus in the City of Saratoga, County of Santa Clara. The campus is located at the intersection of Fruitvale and Allendale avenues (14000 Fruitvale Avenue).

Description of Nature, Purpose, and Beneficiaries of Project:

West Valley College is in the process of renovating, replacing, and constructing proposed facilities consistent with its *Long-Range Development Plan/Master Plan* (LRDP). The LRDP was completed and approved in 2005, and has undergone review and revision as required, specifically with the *West Valley College 2020 Educational and Facilities Master Plan* (2015). A Final Environmental Impact Report (FEIR) for the LRDP was certified in September 2005. The FEIR addressed planned campus improvement projects and also acknowledged that further environmental review may be required for specific projects when more detailed plans become available. The LRDP/Master Plan includes the following goal for campus improvements:

“Demolition Projects

The Facilities Plan indicates that all temporary structures would be demolished since many of these are over 25 years old. Uses within most of these structures would be relocated to modified, existing permanent buildings. Although the Facilities Plan identifies temporary structures to be demolished, it is now anticipated that two temporary buildings (Police and Warehouse and Facilities Annex) would be retained and remain in service, as indicated in the LRDP. Other temporary structures would be demolished but rebuilt as permanent structures. Temporary structures and their anticipated use as well as permanent structures to be demolished are listed as follows: ¹¹_{SEP}

- Art Labs (AL Building) – to be demolished and rebuilt (same size)
- Art Studios (AS Building) – to be demolished and rebuilt (same size)”

It should be noted that the Art Studios and Art Labs facilities were determined by the District to be outdated at the time of the 2004 LRDP and 14 years have passed since that determination without any notable facilities improvements, resulting in an outdated facility that has served the educational purposes of the College since the original development of the campus.

Plans for improving the College's educational facilities are further supported by the West Valley College Educational and Facilities Master Plan (2019) with the following commitment:

"SEQUENCE IIA: Art Studios and Labs Replacement

West Valley College is currently creating a new flagship program, The College of Art and Design. Some of the degree offerings in the new college will be in the Applied Arts and Sciences building. Classes for Visual Arts are currently housed in the Art Studios (ART) and Art Labs (AL), which are, in summary, at the end of their useful lives. Existing exterior ramps and stairways render parts of the building nearly inaccessible, and the classrooms are too small for standard art equipment. Recurring serious electrical, mechanical, and plumbing issues routinely force the College to cancel classes. In fact, the District reorganized the Bond Prioritization List in order to sooner address the immediate life safety hazards posed by ART.

This Master Plan recommends the total replacement of both ART and AL. A new two-story building nearly the same footprint as ART, that incorporates the existing exterior circulation, should accommodate the functions of both facilities, and in larger spaces."

Additionally, the integration of art facilities currently housed in two separate buildings into one, updated building would provide a comprehensive arts facility allowing a cohesive instructional program for the College of Art and Design.

This project proposes to demolish the existing art studios and art labs buildings and replace these buildings with one integrated structure on the current site of the art labs. The replacement building would reconstruct West Valley College's 43- year old art instruction facilities to modernize instructional space and improve service delivery. The art studios and labs, originally constructed in 1971-72, or afterwards, encompass a building footprint of 18,694 Gross Square Feet (GSF). The existing art studios and labs would be replaced with a Visual Arts building with a footprint of 19,760 GSF, resulting in approximately a six percent increase in the building footprint. Runoff from new impervious surface areas of the proposed project would be collected and treated in a bioretention basin; current storm runoff receives no treatment.

The existing art facilities are functionally and physically inadequate and unable to accommodate current needs. The inefficient use of space and antiquated technology within the buildings impedes West Valley College's ability to reach instructional goals and the ability of students to perform in an optimal setting. The proposed project would alleviate problems within the current buildings by reconstructing the existing facilities to meet programmatic needs. The reconstruction and replacement effort will improve functional space, promote sharing of resources, and upgrade technology and building systems with minimal changes to the overall building footprint.

The proposed Visual Arts facility would be used as a vehicle not only to educate the students of West Valley College, but would also benefit the community. The modernization of these campus facilities would ensure not only the safety of students, staff, and employees of the District, but also general public visitors using the college facilities. Consequently, the West Valley College Visual Arts facility project would benefit: 1) the College's students, staff, and visitors; 2) the residents of the Saratoga and surrounding communities; and 3) the general public.

Name of Public Agency Approving Project:

West Valley – Mission
Community College District

Name of Person or Agency Carrying out Project:

West Valley – Mission
Community College District

Exempt Status: (Check one)

- ☐ Ministerial (§15073, State Guidelines; §4.5, Local Guidelines)
- ☐ Declared Emergency (§15269[a], State Guidelines; §4.4[A], Local Guidelines)
- ☐ Emergency Project (§15269 [b] and [c], State Guidelines; §4.4[B] and [C], Local Guidelines)
- ☒ Categorical or Statutory Exemption, State type and section number:

State Guidelines: §15302, Class 2: Replacement or Reconstruction

Reasons why project is exempt: This project is exempt pursuant to categorical exemption per CEQA Guidelines §15302 – Class 2, *Replacement or Reconstruction*, which identifies exemptions for 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. This proposed project involves the replacement and reconstruction of existing art studios and labs with a new Visual Arts Building on the site of the existing art labs. The size of the proposed replacement building would be located on the same site as existing facilities and have the same purpose and capacity as the structures replaced.

The reconstructed Visual Arts building envisioned for this project would serve the same purpose as existing art studios and art labs facilities, updated to current and future standards for an improved educational experience. As a result of the proposed reconstruction of the existing arts facilities, the proposed project would enhance the quality of educational facilities on the campus and improve the educational opportunities at West Valley College for College students and faculty, K – 12 grade students and teachers in the community, and the community of Saratoga in general.

The project does not include any of the exceptions to applicable exemptions listed in CEQA Guidelines §15300.2, which would disallow use of a categorical exemption. Those exceptions are:

- *The cumulative impact of the project and successive projects of the same type in the same place, over time is significant.*
- *There is a reasonable possibility that the project would result in a significant adverse impact due to unusual circumstances.*
- *The project will adversely affect a scenic highway or other scenic resources.*
- *The project site is located on a hazardous waste site listed pursuant to Government code Section 65962.5 (i.e. Cortese List).*
- *The project may cause a substantial adverse change in the significance of a historical resource.*

None of these exceptions apply to the proposed project.

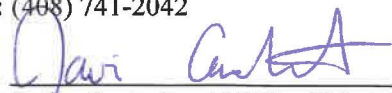
Staff believes this project qualifies for CEQA Guidelines §15302 – Class 2, *Replacement or Reconstruction* Categorical Exemptions; therefore preparation of a CEQA Initial Study is not required.

Contact Person: Javier Castruita

Telephone: (408) 741-2042

Date Mailed: February 3, 2020

Signature:


Javier Castruita, AVC Facilities
Development & Operations

Governor's Office of Planning & Research

February 3, 2020

STATE CLEARINGHOUSE